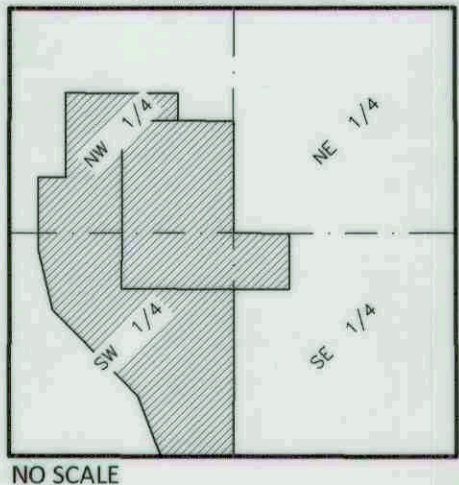


VICINITY DIAGRAM  
SECTION 11



# CERTIFICATE OF SURVEY

~ BOUNDARY LINE ADJUSTMENT & CEMETERY PARCEL ~

PARCEL A-1 & PARCEL B, COS NO. 4758RB in HES 1238 and  
SE1/4 NW1/4, N1/2 NE1/4 SW1/4, NW1/4 NE1/4 SE1/4, SECTION 11, T.33N., R.34W., P.M.MT.

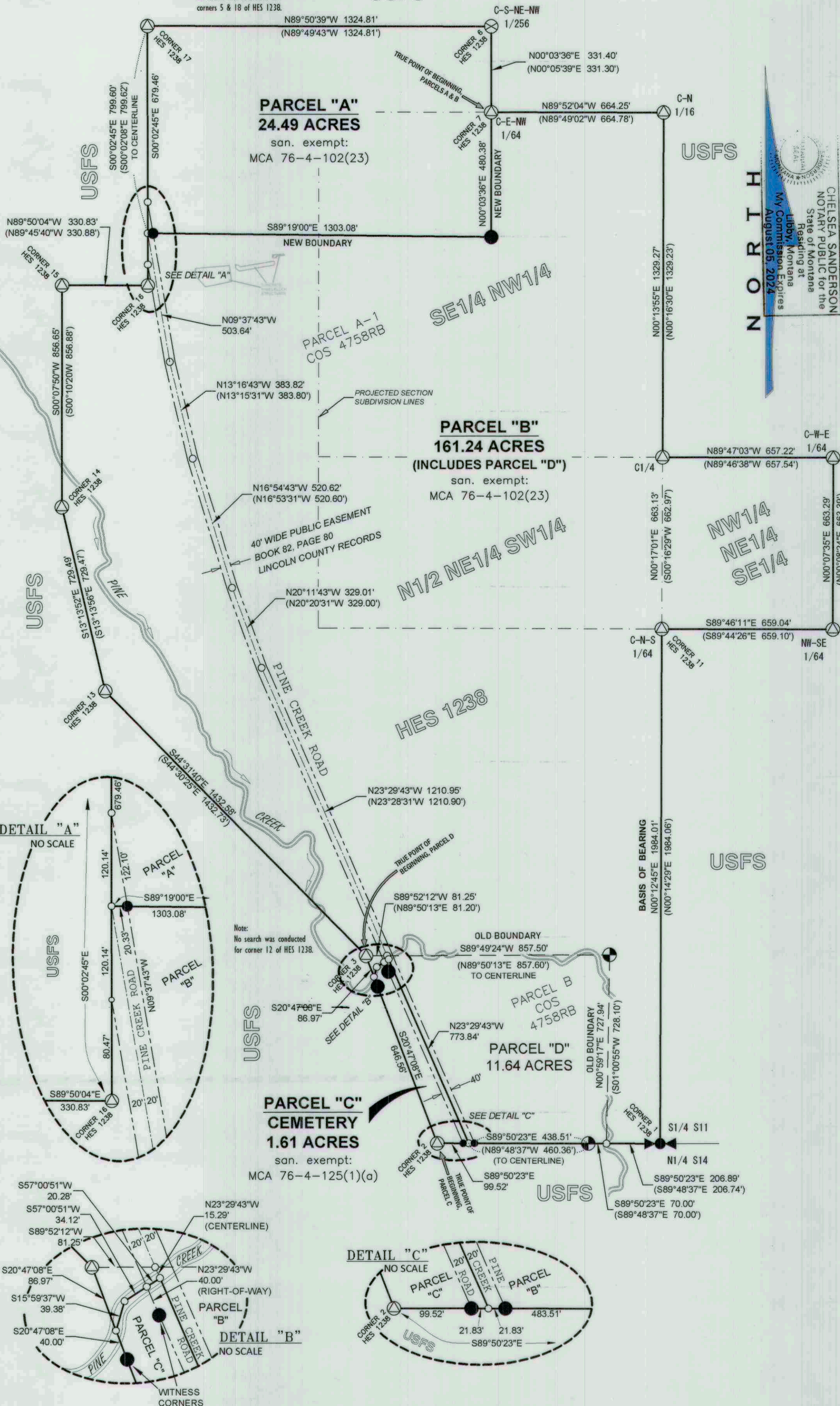
LINCOLN COUNTY, MONTANA

FOR: WINN FAMILY LIVING TRUST

DATE: JANUARY, 2022

Note:  
No search was conducted for  
corners 5 & 18 of HES 1238.

USFS



## PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

I, DAVID JOHN WINN, record owner, hereby certifies that the purpose of this survey and division of land, as relates to Parcels A and B, as shown hereon, is the relocation of common boundaries pursuant to MCA 76-3-207(1)(a): "divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties." I further certify that the purpose of survey and division of land, as it relates to Parcel C, as shown hereon, is the creation of a cemetery parcel pursuant to MCA 73-3-201(e). I further certify that Parcels A & B are each greater than 20 acres in size, exclusive of public roadways, and are therefore exempt from sanitation review by the Department of Environmental Quality pursuant to MCA 76-4-102(23). I further certify that Parcel C is exempt from sanitation review by the Department of Environmental Quality pursuant to MCA 76-4-125(1)(a), which further cites MCA 76-3-201(1)(d): "creates cemetery lots".

David John Winn 1-28-22  
David John Winn, Surviving Trustee of the Winn Family Living Trust Date

## ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary

Public for the State of Montana County of Lincoln

by DAVID JOHN WINN on this 28 day of January, 2022.  
In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Chelsea Sanderson  
residing in: Libby, MT My Commission expires: 8-5-2024

## LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this "Certificate of Survey" has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-100 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Byron Sanderson 1-28-22 BYRON SANDERSON  
Byron Sanderson, PLS, 70400LS No. 70400LS

## EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day of January, 2022, A.D.

Steven A. Boyer, 9750LS, Lincoln County Examining Land Surveyor

## COUNTY TREASURER'S CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the parcel shown hereon are paid pursuant to Section 76-3-207(3), M.C.A.

Dana Nicely For Section Callings 1-28-22  
Lincoln County Treasurer Date

## CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 31st day

of January, 2022, A.D. at 1:21 o'clock

Robin A. Benson by Michelle Byrd  
Lincoln County Clerk and Recorder Deputy

## HISTORY OF SURVEYS

1905 - GLO Section Subdivision of T33N R34W, A.B. Benedict  
1928 - GLO Homestead Entry Survey No. 1238, A.O. Modlin  
2020 - COS 4758RB, Boundary Line Adjustment, K.E. Davis, 4975-S

## METHOD OF SURVEY

A Trimble R10 Model 2 GNSS system and Trimble S6 Robotic Total Station were used to tie previously set controlling corners by Byron Sanderson & Eric Stafford, November, 2021.

## BASIS OF BEARING

The basis of bearing for this survey is N00°12'45"E between the south one-quarter corner, Section 11, a found 2.5 inch diameter BLM brass capped monument, and the C-N-S 1/64 corner, Section 11, a found 3 1/4 inch diameter USFS aluminum capped monument marked 2520S. This bearing is derived from a survey grade GNSS GPS system calibrated to true north. The reference bearing, as reported on COS 4758RB is N00°14'29"E. Angular variation between surveys is 00°01'44".

## LEGEND

- UNMARKED COMPUTED POINT
- SET 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED "SANDERSON 70400LS"
- ⊗ FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED "KED 4975-S"
- ⊗ FOUND 2 INCH DIAMETER USFS BRASS CAP MARKED "HES 1238, 1/256 S11, 1927"
- ⊗ FOUND 3.25 INCH DIAMETER ALUMINUM CAP FOR HES AND SECTION SUBDIVISION CORNER MARKED "2520S" AND MORE PARTICULARLY AS NOTED
- ⊗ FOUND ONE-QUARTER CORNER COMMON TO SECTIONS 11 AND 14, A 2.5 INCH DIAMETER BLM BRASS CAP MONUMENT
- PROPERTY BOUNDARY - THIS SURVEY
- - - SECTION SUBDIVISION LINE
- - - ROAD RIGHT-OF-WAY or EASEMENT
- - - ROAD CENTERLINE
- OLD BOUNDARY
- ..... DIMENSION LINE
- ( ) RECORD DATA, COS 4758RB

## NOTE

The area that is being removed from one tract of record and joined with another tract of record is not a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with this certificate of survey on which said area is described, unless said area is included with or excluded from adjoining tracts of record.



# CERTIFICATE OF SURVEY

## ~ BOUNDARY LINE ADJUSTMENT & CEMETERY PARCEL ~

PARCEL A-1 & PARCEL B, COS NO. 4758RB in HES 1238 and  
SE1/4 NW1/4, N1/2 NE1/4 SW1/4, NW1/4 NE1/4 SE1/4, SECTION 11, T.33N., R.34W., P.M.MT.  
LINCOLN COUNTY, MONTANA  
FOR: WINN FAMILY LIVING TRUST DATE: JANUARY, 2022

### LEGAL DESCRIPTION: PARCEL "A"

An irregular tract of land lying northwesterly from Troy, Montana, Lincoln County, within HES 1238 and SE1/4 NW1/4, Section 11, T.33N., R.34W., P.M.,MT, and more particularly described as follows: Commencing at the C-E-NW 1/64 corner, said Section 11, also being Corner No. 7, HES 1238, a 3.25 inch diameter aluminum capped monument marked "2520S" and the TRUE POINT OF BEGINNING;

Thence along the easterly boundary of HES 1238 N00°03'36"E, 331.40 feet to the C-S-NE-NW 1/256 corner, said Section 11, also being Corner No. 6, HES 1238, a 2 inch diameter USFS brass capped monument marked "6HES 1238, 1/256 S11, 1927"; Thence along the northerly boundary of HES 1238 N89°50'39"W, 1324.81 feet to Corner No. 17, HES 1238, a 3.25 inch diameter aluminum capped monument marked "2520S"; Thence along the westerly boundary of HES 1238 S00°02'45"E, 679.46 feet to an unmarked computed point lying on the northerly right-of-way limit of "Pine Creek Road"; Thence continuing along said westerly boundary S00°02'45"E, 120.14 feet to an unmarked computed point lying on the centerline of said road; Thence S89°19'00"E, 20.33 feet to the easterly right-of-way limit of said road, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence S89°19'00"E, 1303.08 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence N00°03'36"E, 480.38 feet to the C-E-NW 1/64 corner, said Section 11, also being Corner No. 7, HES 1238, a 3.25 inch diameter aluminum capped monument marked "2520S" and the TRUE POINT OF BEGINNING, containing 24.49 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL "B"

An irregular tract of land lying northwesterly from Troy, Montana, Lincoln County, within HES 1238 and SE1/4 NW1/4, N1/2 NE1/4 SW1/4, NW1/4 NE1/4 SE1/4, Section 11, T.33N., R.34W., P.M.,MT, and more particularly described as follows: Commencing at the C-E-NW 1/64 corner, said Section 11, also being Corner No. 7, HES 1238, a 3.25 inch diameter aluminum capped monument marked "2520S" and the TRUE POINT OF BEGINNING;

Thence along the north boundary of the SE1/4 NW1/4, Section 11, S89°52'04"E, 664.25 feet to the C-N 1/16 corner, said Section 11, a 3.25 inch diameter aluminum capped monument marked "2520S"; Thence along the east boundary of the SE1/4 NW1/4, Section 11, S00°13'55"W, 1329.27 feet to the Center one-quarter corner, said Section 11, a 3.25 inch diameter aluminum capped monument marked "2520S"; Thence along the north boundary of the NW1/4 NE1/4 SE1/4, Section 11, S89°47'03"E, 657.22 feet to the C-W-E 1/64 corner, said Section 11, a 3.25 inch diameter aluminum capped monument marked "2520S"; Thence along the east boundary of the NW1/4 NE1/4 SE1/4, Section 11, S00°07'35"W, 663.29 feet to the NW-SE 1/64 corner, said Section 11, a 3.25 inch diameter aluminum capped monument marked "2520S"; Thence along the south boundary of the NW1/4 NE1/4 SE1/4, Section 11, N89°46'11"W, 659.04 feet to the C-N-S 1/64 corner, said Section 11, also being Corner No. 11, HES 1238, a 3.25 inch diameter aluminum capped monument marked "2520S"; Thence along the easterly boundary of HES 1238 S00°12'45"W, 1984.01 feet to the one-quarter corner common to Sections 11 and 14, a 2.5 inch diameter BLM brass capped monument; Thence along the south boundary of HES 1238, N89°50'23"W, 276.89 feet to a 5/8 inch diameter rebar with plastic cap marked "KED 4975-S"; Thence continuing along said south boundary N89°50'23"W, 438.51 feet to the easterly right-of-way limit of "Pine Creek Road", a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence continuing along said south boundary N89°50'23"W, 21.83 feet to an unmarked computed point lying on the centerline of said road; Thence along said centerline N23°29'43"W, 773.84 feet to an unmarked computed point lying on the approximate centerline of the stream known as "Pine Creek"; Thence along said stream centerline S57°00'51"W, 20.28 feet to the westerly right-of-way limit of "Pine Creek Road", an unmarked computed point; Thence continuing along said stream centerline S57°00'51"W, 34.12 feet to an unmarked computed point; Thence continuing along said stream centerline S15°59'37"W, 39.38 feet to the westerly boundary of HES 1238, an unmarked computed point; Thence along said westerly boundary N20°47'08"W, 86.97 feet to Corner 3, HES 1238, a 3.25 inch diameter aluminum capped monument marked "2520S"; Thence along the westerly boundary, HES 1238 N44°31'40"W, 1432.58 feet to Corner No. 13, HES 1238, a 3.25 inch diameter aluminum capped monument marked "2520S"; Thence continuing along said westerly boundary N13°13'52"W, 729.49 feet to Corner No. 14, HES 1238, a 3.25 inch diameter aluminum capped monument marked "2520S"; Thence continuing along said westerly boundary N00°07'50"E, 856.65 feet to Corner No. 15, HES 1238, a 3.25 inch diameter aluminum capped monument marked "2520S"; Thence along a northerly boundary of HES 1238 S89°50'04"E, 330.83 feet to Corner No. 16, HES 1238, a 3.25 inch diameter aluminum capped monument marked "2520S"; Thence along the westerly boundary of HES 1238 N00°02'45"W, 80.47 feet to the westerly right-of-way limit of said road, an unmarked computed point; Thence N00°02'45"W, 120.14 feet to an unmarked computed point lying on the centerline of said road; Thence S89°19'00"E, 20.33 feet to the easterly right-of-way limit of said road, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence S89°19'00"E, 1303.08 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence N00°03'36"E, 480.38 feet to the C-E-NW 1/64 corner, said Section 11, also being Corner No. 7, HES 1238, a 3.25 inch diameter aluminum capped monument marked "2520S" and the TRUE POINT OF BEGINNING, containing 161.24 acres. Subject to and together with all appurtenant easements of record

### LEGAL DESCRIPTION: PARCEL "C"

An irregular tract of land lying northwesterly from Troy, Montana, Lincoln County, within HES 1238, Section 11, T.33N., R.34W., P.M.,MT, and more particularly described as follows: Commencing at Corner No. 2, HES 1238, a 3.25 inch diameter aluminum capped monument marked "2520S" and the TRUE POINT OF BEGINNING;

Thence along the southerly boundary of HES 1238 S89°50'23"E, 99.52 feet to the westerly right-of-way limit of "Pine Creek Road", a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence continuing along said southerly boundary S89°50'23"E, 21.83 feet to an unmarked computed point lying on the centerline of said road; Thence along said centerline N23°29'43"W, 773.84 feet to an unmarked computed point lying on the approximate centerline of the stream known as "Pine Creek"; Thence along said stream centerline S57°00'51"W, 20.28 feet to the westerly right-of-way limit of "Pine Creek Road", an unmarked computed point; Thence continuing along said stream centerline S57°00'51"W, 34.12 feet to an unmarked computed point; Thence continuing along said stream centerline S15°59'37"W, 39.38 feet to the westerly boundary of HES 1238, an unmarked computed point; Thence along said westerly boundary S20°47'08"E, 40.00 feet to a witness corner, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence continuing along said westerly boundary S20°47'08"E, 646.56 feet to Corner No. 2, HES 1238, a 3.25 inch diameter aluminum capped monument marked "2520S" and the TRUE POINT OF BEGINNING, containing 1.61 acres. Subject to and together with all appurtenant easements of record

### LEGAL DESCRIPTION: PARCEL "D"

An irregular tract of land lying northwesterly from Troy, Montana, Lincoln County, within HES 1238, Section 11, T.33N., R.34W., P.M.,MT, and more particularly described as follows: Commencing at Corner No. 3, HES 1238, a 3.25 inch diameter aluminum capped monument marked "2520S" and the TRUE POINT OF BEGINNING;

Thence along said westerly boundary S20°47'08"E, 86.97 feet to the approximate centerline of the stream known as "Pine Creek", an unmarked computed point; Thence along said stream centerline N15°59'37"E, 39.38 feet to an unmarked computed point; Thence continuing along said stream centerline N57°00'51"E, 34.12 feet to the westerly right-of-way limit of "Pine Creek Road", an unmarked computed point; Thence continuing along said stream centerline N57°00'51"E, 20.28 feet to the centerline of said road, and unmarked computed point; Thence along said centerline S23°29'43"E, 773.84 feet to the southerly boundary of HES 1238, an unmarked computed point; Thence along said southerly boundary S89°50'23"E, 21.83 feet to the easterly right-of-way limit of said road, a 5/8 inch diameter rebar with blue plastic cap marked "KED 4975-S"; Thence continuing along said southerly boundary S89°50'23"E, 70.00 feet to an unmarked computed point; Thence along the easterly boundary of Parcel B, COS 4758RB N00°59'17"E, 727.94 feet to a 5/8 inch diameter rebar with plastic cap marked "KED 4975-S"; Thence along the north boundary of Parcel B, COS 4758RB, S89°49'24"W, 938.75 feet to Corner No. 3, HES 1238, a 3.25 inch diameter aluminum capped monument marked "2520S" and the TRUE POINT OF BEGINNING, containing 11.64 acres. Subject to and together with all appurtenant easements of record