

AMENDED PLAT

"BOUNDARY LINE ADJUSTMENT"

S1/2 LOT 1 and E55' LOT 2, BLOCK 2, SKI-DALE GARDENS, PLATS No. 30 & 94
S1/2 SE1/4 SW1/4, SECTION 4
T.30N., R.31W., P.M., MT., LINCOLN COUNTY, MT.
FOR: O'NEIL DATE: DECEMBER, 2021

PURPOSE OF SURVEY AND OWNER'S EXEMPTION
I, Kaitlin M. O'Neil, record owner, hereby certify that the purpose of this survey and division of land is the relocation of common boundaries pursuant to MCA 76-3-207(2)(d) for five or fewer lots within a platted subdivision, the relocation of common boundaries. Furthermore, Lot 1A and 2A are excluded from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(c) parcel that will be affected by a proposed boundary line adjustment, if the parcel has existing facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal that were not subject to review, and have not been reviewed, under Title 76, chapter 4, part 1, MCA, and if: (i) no facilities, other than those in existence prior to the boundary line adjustment, or those that were previously approved as replacements for the existing facilities, will be constructed on the parcel; (ii) existing facilities on the parcel complied with state and local laws and regulations, including permit requirements, which were applicable at the time of installation; and (iii) the local health officer determines that existing facilities are adequate for the existing use. As a condition of the exemption, the local health officer may require evidence that: (A) existing septic tanks have been pumped within the previous three years; (B) the parcel includes acreage or features sufficient to accommodate a replacement drainfield; (C) existing wells are adequate for the proposed uses; and (D) adequate storm drainage and solid waste disposal are provided.

Kaitlin M. O'Neil 2/15/22
Kaitlin M. O'Neil Date

ACKNOWLEDGMENT
The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln

by Kaitlin M. O'Neil
on this 15 day of February, 2022.
In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Chelsea Sanderson
residing in: Libby, MT My Commission expires: 8-5-24

HISTORY OF SURVEY
1955 - Plat No. 30, Ski-Dale Gardens Subdivision, Ira C. Miller, 402S
2010 - Plat No. 7040RB, Boundary Line Adjustment, Alvah F. Hughes, 7322LS

SURVEYORS 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 amended plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

BASIS OF BEARING
The basis of bearing for this survey is N00°05'35"E, between the northeast and southeast corners Lot 3B, Plat No. 7040RB, each being a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS.

METHOD OF SURVEY
A Trimble R10 GNSS GPS system was used with RTK radial procedures to tie the previously set controlling corners and road alignments by Eric Stafford, October, 2021.

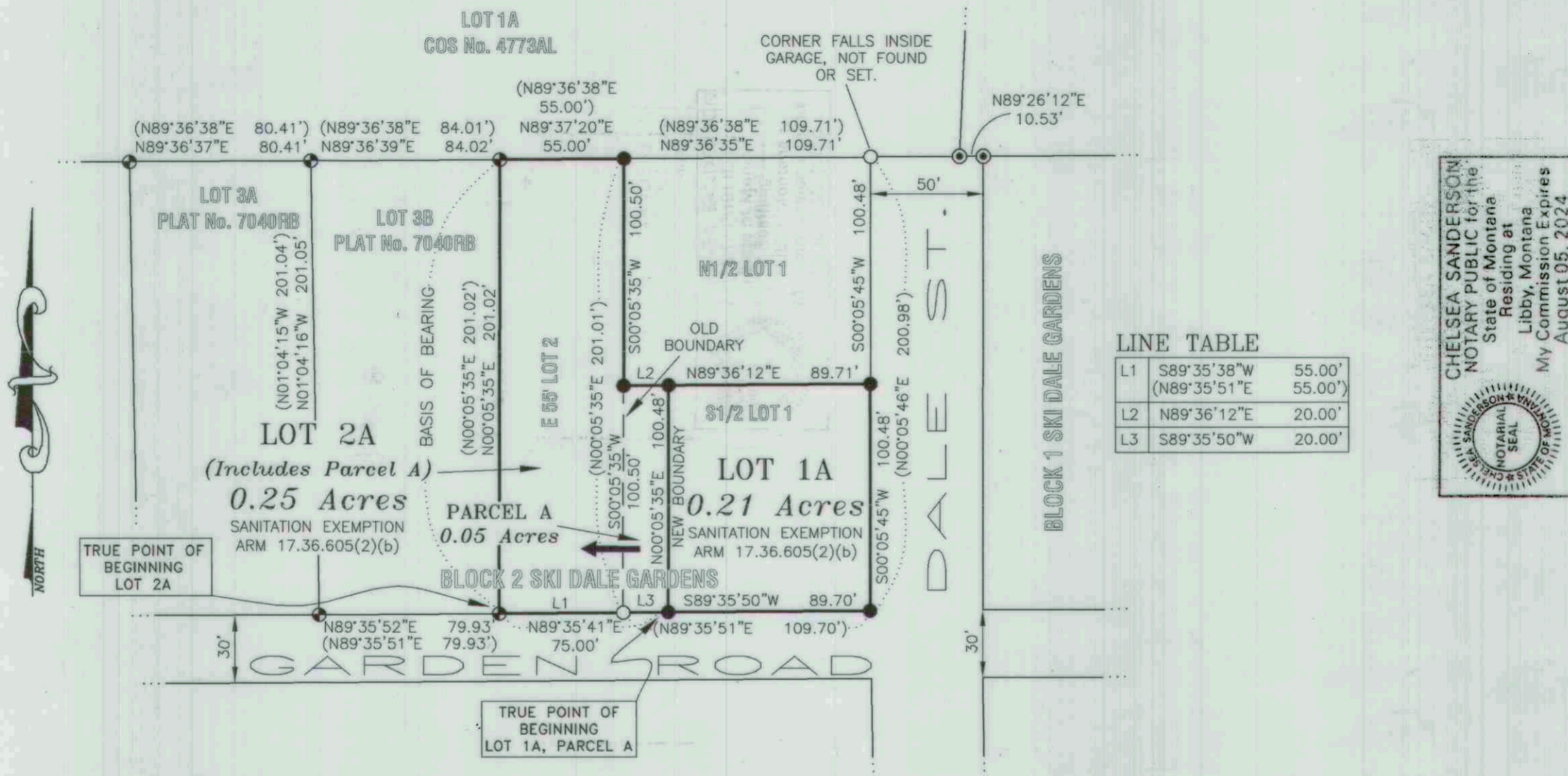
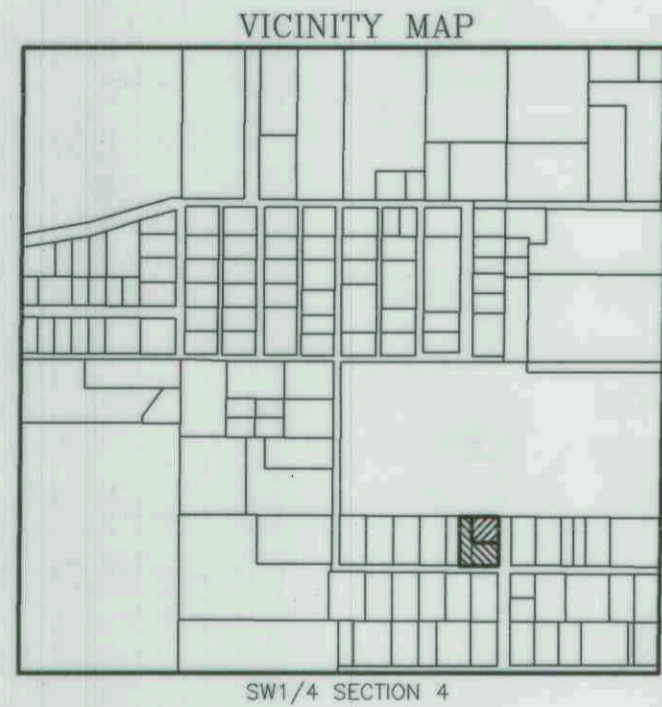
LAND SURVEYOR'S CERTIFICATION
I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this "Certificate of Survey" has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.
Byron Sanderson 1-25-22
Byron Sanderson, PLS, 70400LS Date

EXAMINING LAND SURVEYOR'S CERTIFICATION
Examined this day 17th of February, 2022, A.D.
Stevan A. Boyer
Stevan A. Boyer, PLS 97500LS, 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(2), M.C.A.
Ashlyn Hoff for Sesharis Carlberg February 16, 2022
Lincoln County Treasurer Date

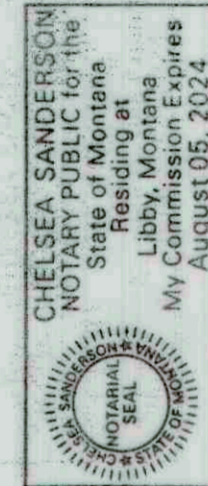
CLERK AND RECORDER'S CERTIFICATION
State of Montana, County of Lincoln, filed this 18th day of February, 2022, A.D. at 12:16 o'clock
Robin A Benson by *Corrina Beach*
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4854RB



LINE TABLE

L1	S89°35'38"W	55.00'
	(N89°35'51"E	55.00')
L2	N89°36'12"E	20.00'
L3	S89°35'50"W	20.00'



LEGAL DESCRIPTION: LOT 1A
A tract of land, west from Libby, Montana, Lincoln County, and lying within the S1/2 SE1/4 SW1/4, Section 4, T.30N., R.31W., P.M., MT., and more particularly described as follows: Commencing at the southeast corner of Lot 3B, Plat No. 7040RB, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS lying on the northerly right-of-way limit of a 30.00 foot wide county road known as "Garden Road"; Thence along said road right-of-way limit the following two courses: N89°35'38"E, 55.00 feet to an unmarked computed point; Thence N89°35'50"E, 20.00 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING; Thence leaving said road right-of-way limit N00°05'35"E, 100.49 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence along the south boundary of the N1/2 Lot 1, Plats No. 30 and 94, S89°36'12"W, 89.71 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the westerly right-of-way limits of a 50.00 foot county road known as "Dale Street"; Thence along said road right-of-way limit S00°05'45"W, 100.48 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the northerly right-of-way limit of a 30.00 foot wide county road known as "Garden Road"; Thence along said road right-of-way limit S89°35'50"W, 89.70 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING, containing 0.21 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: LOT 2A
A tract of land, west from Libby, Montana, Lincoln County, and lying within the S1/2 SE1/4 SW1/4, Section 4, T.30N., R.31W., P.M., MT., and more particularly described as follows: Commencing at the southeast corner of Lot 3B, Plat No. 7040RB, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS lying on the northerly right-of-way limit of a 30.00 foot wide county road known as "Garden Road" and the TRUE POINT OF BEGINNING; Thence along the east boundary of Lot 3B, Plat No. 7040RB, N00°05'35"E, 201.02 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the south boundary of Lot 1A, COS No. 4773AL, N89°37'20"E, 55.00 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence along the west boundary of the N1/2 Lot 1, Plats No. 30 and 94, S00°05'35"W, 100.50 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence along the south boundary of said N1/2 Lot 1, N89°36'12"E, 20.00 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence leaving said boundary S00°05'35"W, 100.48 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the northerly right-of-way limit of a 30.00 foot wide county road known as "Garden Road"; Thence along said road right-of-way limit the following two courses: S89°35'50"W, 20.00 feet to an unmarked computed point; Thence S89°35'38"W, 55.00 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING, containing 0.25 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL A
A tract of land, west from Libby, Montana, Lincoln County, and lying within the S1/2 SE1/4 SW1/4, Section 4, T.30N., R.31W., P.M., MT., and more particularly described as follows: Commencing at the southeast corner of Lot 3B, Plat No. 7040RB, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS lying on the northerly right-of-way limit of a 30.00 foot wide county road known as "Garden Road"; Thence along said road right-of-way limit N89°35'41"E, 75.00 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING; Thence along said road right-of-way limit S89°35'50"W, 20.00 feet to an unmarked computed point; Thence leaving said road right-of-way limit N00°05'35"E, 100.50 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence along the south boundary of the N1/2 Lot 1, Plats No. 30 and 94, N89°36'12"E, 20.00 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S00°05'35"W, 100.48 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the northerly right-of-way limit of a 30.00 foot wide county road known as "Garden Road" and the TRUE POINT OF BEGINNING, containing 0.05 acres. Subject to and together with all appurtenant easements of record.

- LEGEND**
- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
 - FOUND 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON 70400LS
 - SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON 70400LS
 - COMPUTED POINT
 - NEW BOUNDARY LINE
 - ADJOINING BOUNDARIES
 - - - OLD BOUNDARY LINE
 - () PLAT No. 7040RB, RECORD

