

# CERTIFICATE OF SURVEY

## -RETRACEMENT-

ALL OF LOTS 5-7 & PORTION OF LOTS 8-11, BLOCK 17, FAUST ADDITION  
SE1/4 SW1/4, SECTION 3, T.30N., R.31W., P.M., MT.

LINCOLN COUNTY, MT.

FOR: MOUNTAIN WEST FEDERAL CREDIT UNION

DATE: FEBRUARY, 2022

### PURPOSE OF SURVEY

The purpose of this survey is the retracement of record parcels. Therefore no division of land is hereby created and is exempt from review as a subdivision, pursuant to MCA 76-3-404.

### HISTORY OF SURVEY

1909 - Plat No. 4, Faust Addition  
1964 - Plat No. 1500, Book 4 Page 886

### BASIS OF BEARING

The basis of bearing for this survey is N89°44'48"W, between the intersection of Wisconsin Avenue and E. Spruce Street, a found 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS and the intersection of E. Spruce Street and Utah Avenue, a found 5/8 inch diameter uncapped rebar. This bearing is derived from a survey grade GPS system calibrated to True North. Angular variation between this survey and Plat No. 4 is 00°07'12".

### METHOD OF SURVEY

A Trimble R10 GNSS GPS system was used to tie the previously set controlling corners and road alignments by Eric Stafford December, 2021.

### VICINITY MAP

SW 1/4 SECTION 3

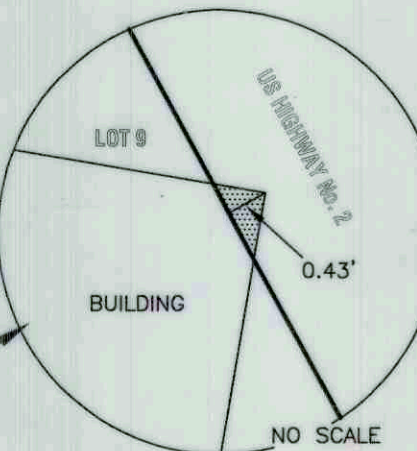


NOT TO SCALE

LOTS 5-11 LESS  
BOOK 4 PAGE 886  
0.352 Acres

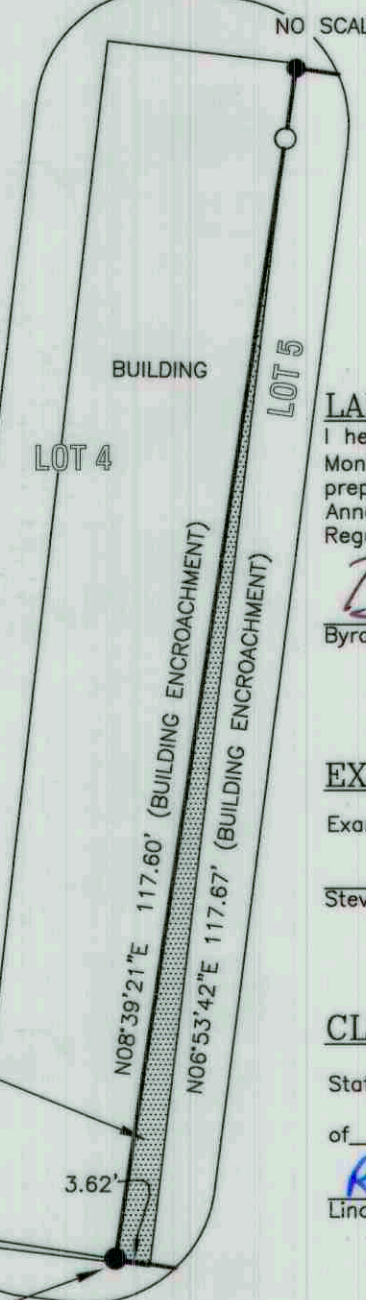
#### DETAIL A

#### DETAIL B



STATE OF MONTANA  
WARRANTY DEED: BOOK 4 PAGE 886  
PLAT No. 1500  
HIGHWAY PROJECT F-250(7)

#### DETAIL A



CORNER FALLS  
UNDER EAVE  
OF BUILDING

NORTH

BLOCK 19  
COS 4830

UTAH AVENUE

E. TENTH STREET

DAKOTA AVENUE

BLOCK 17

E. SPRUCE STREET

US HIGHWAY No. 2

WISCONSIN AVENUE

#### LEGEND

- FOUND 5/8 INCH DIAMETER UNCAPPED REBAR
- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON 70400LS
- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON 70400LS
- UNMARKED COMPUTED POINT
- PROPERTY BOUNDARIES - THIS SURVEY
- ADJOINING BOUNDARIES
- CENTERLINE OF ROAD
- SECTION SUBDIVISION LINE
- BACK OF CURBING - US HIGHWAY 2
- ( ) PLAT No. 4 RECORD
- [ ] COS No. 4830 RECORD

#### SURVEYORS NOTE:

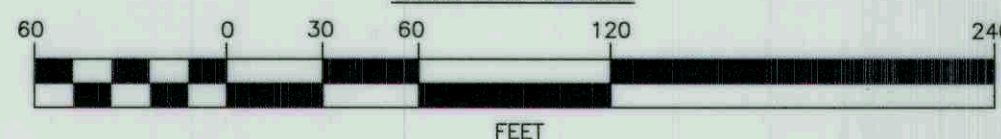
The original plat of Faust Addition indicates that the south boundary of Block 17 is to be established at an offset distance of 27.0 feet north of the south line of Section 3. When utilizing this offset to calculate the lots within Block 17, an excess of 3.0 feet in the north-south block lines was found when compared to the record block dimensions of the Faust Addition plat. This excess created calculated lot corners that were significantly out of position when compared to sidewalks, curbing, and lines of occupation such as fences and vegetative lines. By utilizing an offset of 30.0 feet north of the south line of Section 3, I find that those features listed above fall in harmony with the calculated lots within Block 17. With regard to this survey, I believe that the 27.0 foot offset shown on the original plat of Faust Addition is likely erroneous and therefore a 30.0 foot offset has been used. The overall majority of features, occupation, and lot dimensions now appear to coincide with record data for Block 17.

#### LEGAL DESCRIPTION:

LOTS 5-11 LESS BOOK 4 PAGE 886

A tract of land lying within the city limits of Libby, Montana, Lincoln County, lying within the SE1/4 SW1/4, Section 3, T.30N., R.31W., P.M. MT., and more particularly described as: All of Lots 5-7 and that portion of Lots 8-11 lying west of US Highway No. 2, Block 17, Faust Addition, containing 0.352 acres. Subject to and together with any appurtenant easements of record.

#### GRAPHIC SCALE



### 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, PLS, 70400LS

### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 30<sup>th</sup> of MARCH 2022 A.D.

Steven A. Boyer, PLS, 8750LS, Lincoln County Examining Land Surveyor

### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 3<sup>rd</sup> day

of March 2022 A.D. at 1:04 o'clock

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

CERTIFICATE OF SURVEY No. 4859