

**CORRECTION of COS 4854RB**  
**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: JANUARY. 2022

**PURPOSE OF CORRECTION**

The purpose of this certificate of survey is to correct a distance error discovered along the west boundary of Lot 1A, COS 4854RB. The distance of 100.48 feet reported on said COS is incorrect and has hereon been changed to the correct distance of 100.49 feet.

**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 and 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*  
Byron Sanderson, PLS, 70400LS

3-7-22  
Date

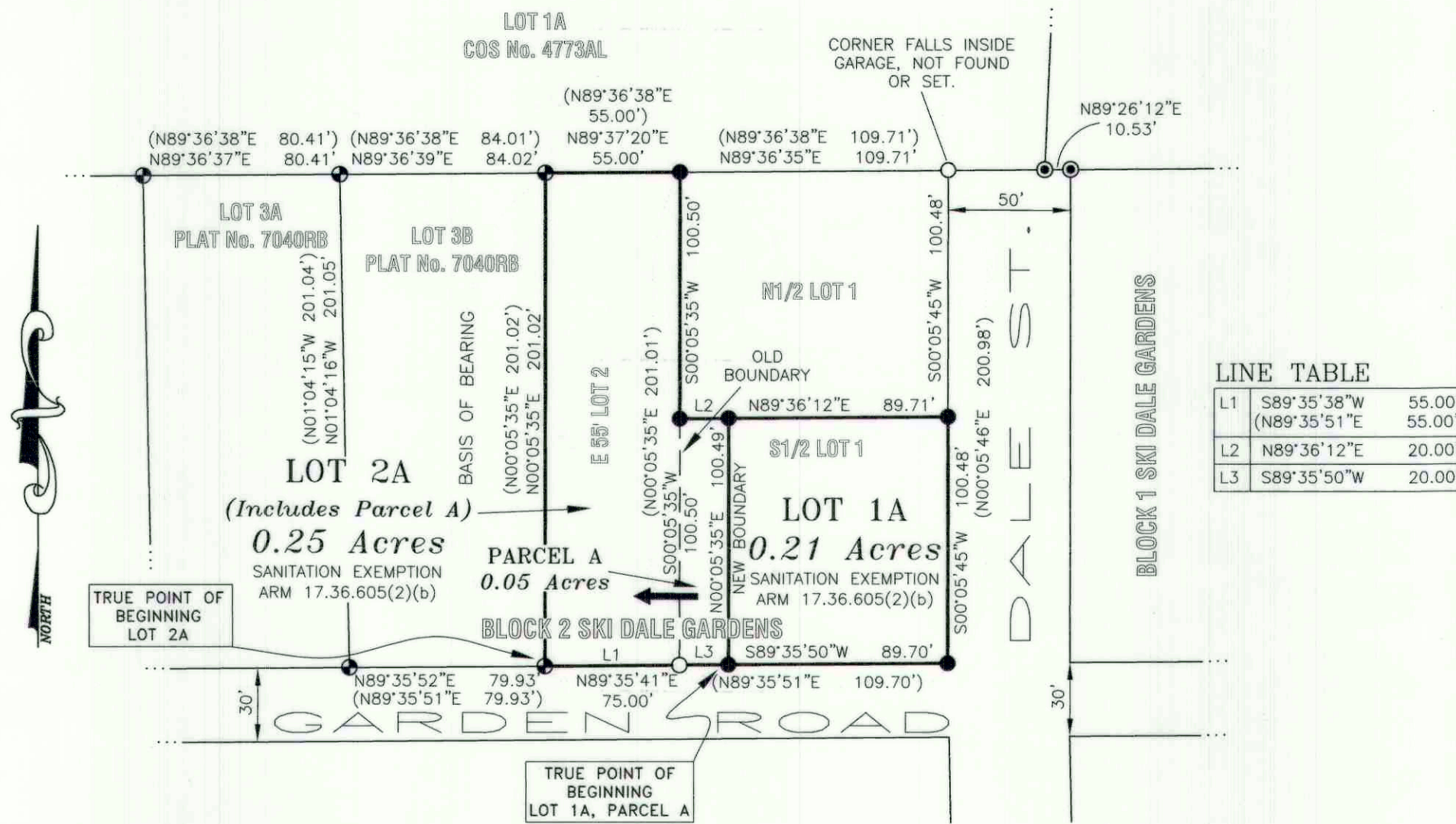
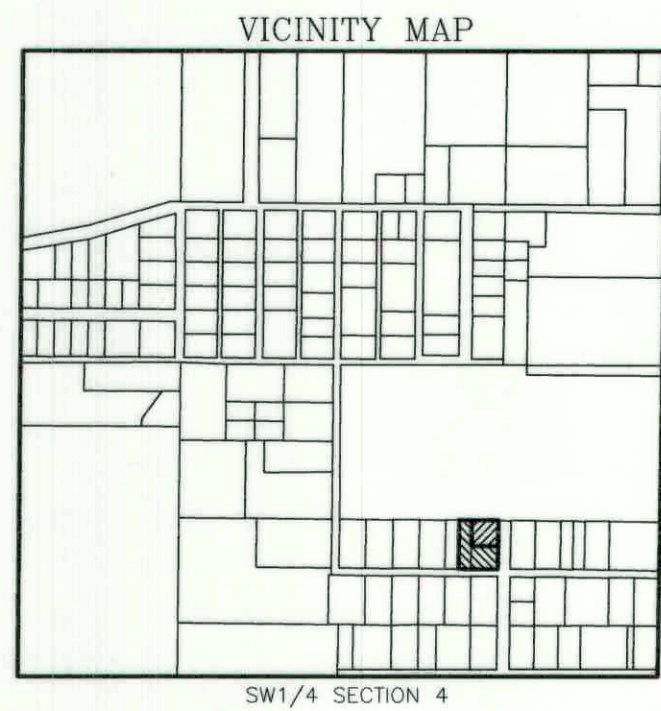
**CLERK AND RECORDER'S CERTIFICATION**

State of Montana, County of Lincoln, filed this 15<sup>th</sup> day

of March 2022 A.D. at 9:55 o'clock

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

CERTIFICATE OF SURVEY No. 4860RB



**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°05'35"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 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.

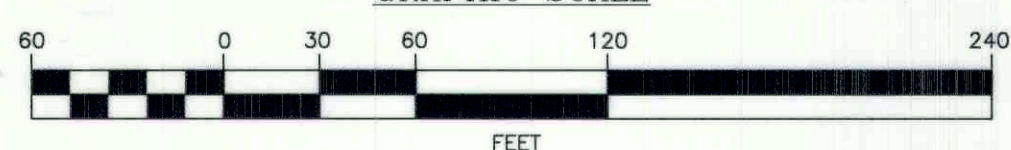
**LEGAL DESCRIPTION: LOT 2A**

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 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, 100.49 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.

**GRAPHIC SCALE**



**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

