

# CERTIFICATE OF SURVEY

## "BOUNDARY LINE ADJUSTMENT"

COS No. 381, TRACT C, COS No. 2150, PARCEL 1A, COS No. 4807RB  
SW1/4 NE1/4, SECTION 4, T.31N., R.31W., P.M., MT., LINCOLN COUNTY, MT.  
FOR: TORGISON PROPERTIES, LLC DATE: APRIL, 2022  
J.B. WAGES TESTAMENTARY RESIDUARY TRUST

**PURPOSE OF SURVEY AND OWNER'S EXEMPTION**  
We, Torgison Properties, LLC and W.B. Wages Testamentary Residuary Trust, record owners, hereby certify that the purpose of this survey and division of land 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. Furthermore, Parcels A, B, C and 1A1 are excluded from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(c) a 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.

Diana L. Torgison 4-25-22  
Torgison Properties, LLC, Diana L. Torgison, Member Date  
Daniel W. Torgison 4-25-22  
Torgison Properties, LLC, Daniel W. Torgison, Member Date  
Mary Jim Wages 4/25/22  
W.B. Wages Testamentary Residuary Trust Date  
Mary Jim Wages, Representative

### HISTORY OF SURVEY

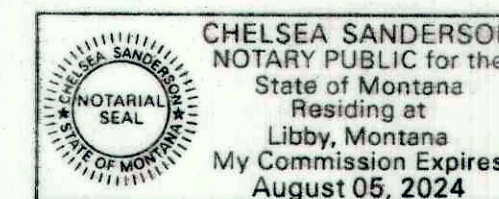
1976 - COS No. 381, Occasional Sale, J.W. Ninneman, 534ES  
1993 - COS No. 2150, Boundary Adjustment, Kenneth E. Davis, 4975S  
2021 - COS No. 4807RB, Boundary Adjustment, Kenneth E. Davis, 4975S

### BASIS OF BEARING

The basis of bearing for this survey is S00°05'31"E, derived from Survey Grade GPS system calibrated to local control between the Southwest Section corner, Section 30 and a 3/4 inch diameter uncapped rebar lying on the south right-of way limit of Montana Highway No. 37. Angular variation between this survey and Plat No. 7152 is 0°05'31".

### 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 and Brendan Hunter, September, 2021.



### ACKNOWLEDGMENT

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

by Torgison Properties, LLC, Diana L. Torgison, Member  
Daniel W. Torgison, Member

on this 25 day of April, 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

### ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Idaho County of Boundary

by J.B. Wages Testamentary Residuary Trust  
Mary Jim Wages, Representative

on this 20 day of April, 2022.  
In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Shailene Delaney  
residing in: Bonneville ID My Commission expires: 10-13-27

### 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 4-25-22  
Byron Sanderson, PLS, 70400LS Date

### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 25 of April, 2022, A.D.

Steven A. Boyer  
Steven A. Boyer, PLS, 9780LS, 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.  
Corrinna Brown  
Lincoln County Treasurer Date

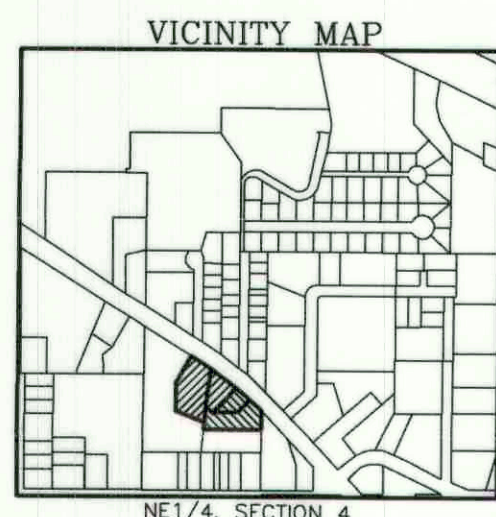
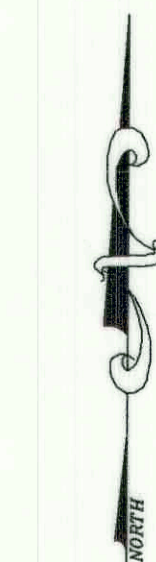
### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 26 day

of April, 2022, A.D. at 9:43 am o'clock

Robin A. Benson by Corrinna Brown  
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4869RB



### LEGEND

- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED, 4975S
- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MDL, 4232S
- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JHN, 4661S
- FOUND 5/8 INCH DIAMETER UNCAPPED REBAR
- RAILROAD SPIKE
- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON 70400LS
- COMPUTED POINT
- NEW BOUNDARY LINE
- ADJOINING BOUNDARIES
- SECTION SUBDIVISION LINE
- HIGHWAY CENTERLINE
- EASEMENT LIMITS
- OLD BOUNDARY LINE
- ( ) PLAT No. 4397RB, RECORD
- [ ] PLAT No. 7152, RECORD

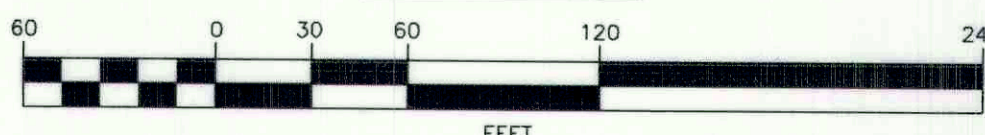
### LINE TABLE

L1	N39°58'18"E	7.25'
L2	N03°49'06"E	53.22'
L3	N04°07'49"E	47.48'
L4	N72°28'04"W	16.70'
L5	N14°16'29"E	39.60'
L6	N79°12'44"E	9.38'
L7	N79°12'44"E	22.26'
L8	S59°39'19"E	26.73'
L9	S03°51'31"W	16.36'
L10	S54°39'44"W	10.95'
L11	S54°39'44"W	46.45'
L12	S79°12'44"W	23.04'
L13	S03°51'31"W	45.27'
L14	S39°58'18"W	51.05'
L15	S59°39'19"E	24.06'
L16	N39°58'18"E	112.58'

### 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 certificate of survey on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

### GRAPHIC SCALE





# CERTIFICATE OF SURVEY

## "BOUNDARY LINE ADJUSTMENT"

COS No. 381, TRACT C, COS No. 2150, PARCEL 1A, COS No. 4807RB  
SW1/4 NE1/4, SECTION 4, T.31N., R.31W., P.M., MT., LINCOLN COUNTY, MT.  
FOR: TORGISON PROPERTIES, LLC DATE: APRIL, 2022  
J.B. WAGES TESTAMENTARY RESIDUARY TRUST

### LEGAL DESCRIPTION: PARCEL 1A1

A tract of land in Libby, Montana, Lincoln County, and lying within the SW1/4 NE1/4, Section 4, T.30N., R.31W., P.M., MT., and more particularly described as follows:  
Commencing at the southeast corner of the 0.445 acre tract, COS No. 381, a railroad spike and the TRUE POINT OF BEGINNING: Thence along the southeast boundary of said 0.445 acre tract N39°58'18"E, 7.25 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence along the south boundary of Tract C, COS No. 2150, S89°41'40"E, 113.78 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence along the southeast boundary of said Tract C, N47°50'47"E, 90.69 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the southerly right-of-way limit of U.S. Highway No. 2; Thence along said highway right-of-way limit through a curve to the right: Delta 02°32'14", Radius 2825.00 feet, arc length 125.10 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence leaving said highway right-of-way limit along the east boundary of Parcel 1A, COS No. 4807RB, S00°20'57"E, 61.92 feet to a 5/8 inch diameter rebar with plastic cap marked MDL, 4232S; Thence continuing along said east boundary S00°04'45"E, 56.26 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence along the north boundary of Parcel 1C, COS No. 4807RB, N89°46'43"W, 332.66 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence along the west boundary of Parcel 1A, COS No. 4807RB, N03°49'06"E, 53.22 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence continuing along said west boundary N04°07'49"E, 47.48 feet to a 5/8 inch diameter uncapped rebar; Thence along the south boundary of the 1.150 acre tract, COS No. 381, N72°28'04"W, 16.70 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence leaving said south boundary N14°16'29"E, 39.60 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N79°12'44"E, 9.38 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the east boundary of the 1.150 acre tract, COS No. 381; Thence leaving said east boundary N79°12'44"E, 22.26 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the southwest boundary of the 0.445 acre tract, COS No. 381; Thence along said southwest boundary S59°39'19"E, 26.73 feet to a railroad spike and the TRUE POINT OF BEGINNING, containing 1.171 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL A

A tract of land in Libby, Montana, Lincoln County, and lying within the SW1/4 NE1/4, Section 4, T.30N., R.31W., P.M., MT., and more particularly described as follows:  
Commencing at the southwest corner of the 1.150 acre tract, COS No. 381, a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING; Thence along the west boundary of said 1.150 acre tract N00°38'57"W, 140.93 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence continuing along said west boundary N33°47'53"E, 177.36 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the southerly right-of-way limit of U.S. Highway No. 2; Thence along said highway right-of-way limit through a curve to the right: Delta 02°29'09", Radius 2825.00 feet, arc length 122.57 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence leaving said highway right-of-way limit along the east boundary of the 1.150 acre tract, COS No. 381, S03°51'31"W, 213.94 feet to an unmarked computed point; Thence continuing along said east boundary S03°51'31"W, 16.36 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence leaving said east boundary S79°12'44"W, 9.38 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S14°16'29"E, 39.60 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence along the south boundary of the 1.150 acre tract, COS No. 381, N72°28'04"W, 171.17 feet to a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING, containing 1.140 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL B

A tract of land in Libby, Montana, Lincoln County, and lying within the SW1/4 NE1/4, Section 4, T.30N., R.31W., P.M., MT., and more particularly described as follows:  
Commencing at the southeast corner of the 1.150 acre tract, COS No. 381, a found railroad spike; Thence along the east boundary of said 1.150 acre tract N03°51'31"E, 45.27 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING; Thence continuing along said east boundary the following two courses: N03°51'31"E, 16.36 feet to an unmarked computed point; Thence N03°51'13"E, 213.94 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the southerly right-of-way limit of U.S. Highway No. 2; Thence along said highway right-of-way limit through a curve to the right: Delta 03°34'33", Radius 2825.00 feet, arc length 176.32 feet to an unmarked computed point; Thence continuing along said highway right-of-way limit through a curve to the right: Delta 00°08'22", Radius 2825.00 feet, arc length 6.88 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence leaving said highway right-of-way limit S42°16'28"W, 102.10 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S54°39'44"W, 10.95 feet to an unmarked computed point lying on the east boundary of the 0.445 acre tract, COS No. 381; Thence leaving said east boundary S54°39'44"W, 46.45 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S79°12'44"W, 23.04 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S79°12'44"W, 22.26 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING, containing 0.464 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL C

A tract of land in Libby, Montana, Lincoln County, and lying within the SW1/4 NE1/4, Section 4, T.30N., R.31W., P.M., MT., and more particularly described as follows:  
Commencing at the southeast corner of the 0.445 acre tract, COS No. 381, a railroad spike and the TRUE POINT OF BEGINNING: Thence along the southwest boundary of said 0.445 acre tract N59°39'19"W, 26.73 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence leaving said southwest boundary N79°12'44"W, 23.04 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N54°39'44"E, 46.45 feet to an unmarked computed point lying on the southeast boundary of the 0.445 acre tract, COS No. 381; Thence leaving said southeast boundary N54°39'44"E, 10.95 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N42°16'28"E, 102.10 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the southerly right-of-way limit of U.S. Highway No. 2; Thence along said highway right-of-way limit through a curve to the right: Delta 01°53'21", Radius 2825.00 feet, arc length 93.14 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence leaving said highway right-of-way limit along the southeast boundary of Tract C, COS No. 2150, S47°50'47"W, 90.69 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence along the south boundary of said Tract C, N89°41'40"W, 113.78 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence along the southeast boundary of the 0.445 acre tract, COS No. 381, S39°58'18"W, 7.25 feet to a railroad spike and the TRUE POINT OF BEGINNING, containing 0.269 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL D

A tract of land in Libby, Montana, Lincoln County, and lying within the SW1/4 NE1/4, Section 4, T.30N., R.31W., P.M., MT., and more particularly described as follows:  
Commencing at the southeast corner of the 1.150 acre tract, COS No. 381, a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING: Thence along the south boundary of said 1.150 acre tract N72°28'04"W, 16.703 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence leaving said south boundary N14°16'29"E, 39.60 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N79°12'44"E, 9.38 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the east boundary of the 1.150 acre tract, COS No. 381, S03°51'31"W, 45.27 feet to a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING, containing 0.012 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL E

A tract of land in Libby, Montana, Lincoln County, and lying within the SW1/4 NE1/4, Section 4, T.30N., R.31W., P.M., MT., and more particularly described as follows:  
Commencing at the southeast corner of the 0.445 acre tract, COS No. 381, a railroad spike and the TRUE POINT OF BEGINNING: Thence along the southwest boundary of said 0.445 acre tract N59°39'19"W, 26.73 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence leaving said southwest boundary N79°12'44"W, 23.04 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N54°39'44"E, 46.45 feet to an unmarked computed point lying on the southeast boundary of the 0.445 acre tract, COS No. 381; Thence leaving said southeast boundary S39°58'18"W, 51.05 feet to a railroad spike and the TRUE POINT OF BEGINNING, containing 0.013 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL F

A tract of land in Libby, Montana, Lincoln County, and lying within the SW1/4 NE1/4, Section 4, T.30N., R.31W., P.M., MT., and more particularly described as follows:  
Commencing at the southeast corner of the 1.150 acre tract, COS No. 381, a 5/8 inch diameter uncapped rebar; Thence along the east boundary of said 1.150 acre tract N03°51'31"E, 45.27 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING; Thence continuing along said east boundary N03°51'31"E, 16.36 feet to an unmarked computed point; Thence along the southwest boundary of said 1.150 acre tract S59°39'19"E, 24.06 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence leaving said southwest boundary S79°12'44"W, 22.26 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING, containing 0.004 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL G

A tract of land in Libby, Montana, Lincoln County, and lying within the SW1/4 NE1/4, Section 4, T.30N., R.31W., P.M., MT., and more particularly described as follows:  
Commencing at the northeast corner of the 0.445 acre tract, COS No. 381, an unmarked computed point lying on the south right-of-way limit of U.S. Highway 2; Thence through a curve to the right: Delta 00°08'22", Radius 2825.00 feet, arc length 6.88 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING; Thence leaving said highway right-of-way limit S42°16'28"W, 102.10 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S54°39'44"W, 10.95 feet to an unmarked computed point lying the the southeast boundary of the 0.445 acre tract, COS No. 381; Thence along said southeast boundary N39°58'18"E, 112.58 feet to an unmarked computed point lying on the south right-of-way limit of U.S. Highway 2; Thence through a curve to the right: Delta 00°08'22", Radius 2825.00 feet, arc length 6.88 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING, containing 0.012 acres. Subject to and together with all appurtenant easements of record.