

# CERTIFICATE OF SURVEY

## "BOUNDARY LINE ADJUSTMENT"

N1/2 SW1/4, N1/2 SE1/4, SECTION 15, T.30N., R.31W., P.M., MT.

LINCOLN COUNTY, MONTANA

FOR: HILT VENTURE CAP, INC. DATE: MAY, 2022

### PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

HILT VENTURE CAP, INC. record owner, hereby certifies that the purpose of this survey and division of land is the relocation of common boundaries pursuant to MCA 76-3-207(2)(a) "divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties". We further certify that Parcels A, B and C1 are exempt from review by the Department of Environmental Quality pursuant to MCA 76-4-102(23): "Subdivision means a division of land or land so divided that creates one or more parcels containing less than 20 acres, exclusive of public roadways, in order that the title to or possession of the parcels may be sold, rented, leased, or otherwise conveyed and includes any resubdivision, any condominium, townhome, or townhouse, or any area, regardless of size, that provides permanent multiple space for recreational camping vehicles or mobile homes".

REPRESENTATIVE, HILT VENTURE CAP, INC.

Date

### ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for

the State of Montana County of Lincoln

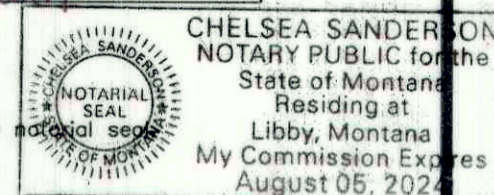
by REPRESENTATIVE, HILT VENTURE CAP, INC.

on this 31 day of May, 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



### 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  
Byron Sanderson, PLS, 70400LS

### EXAMINING LAND SURVEYOR'S CERTIFICATION

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

Steven A. Boyer  
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)(a), M.C.A.

Robert A. Starbuck  
Lincoln County Treasurer Date 6-3-2022

### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 3rd day

of June, 2022, A.D. at 1:34 o'clock

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

### REFERENCED SURVEYS & DOCUMENTS

- 1957 - Irregular Plat 478, Creates 2.60 acre tract, R.F. Burdick, 649S.
- 1963 - Irregular Plat 910, Creates "Bassaraba" tract, J.W. Ninneman, 534ES.
- 1966 - Irregular Plat 1200, Creates 5.05 acre tract, I.M. Miller, 402S.
- 1975 - COS 108, Retracement, J.W. Ninneman, 534ES.
- 1979 - COS 641, Occasional Sale, M.D. Lauteren, 4232S.
- 1979 - COS 673, Occasional Sale, M.D. Lauteren, 4232S.
- 2015 - COS 4348RB, Boundary Line Adjustment, A.F. Hughes, 7322LS.
- 2021 - COS 4783RB, Boundary Line Adjustment, B. Sanderson, 70400LS.

### METHOD OF SURVEY

A Trimble R10-2 GNSS system and Trimble S6 Robotic Total Station were used to tie previously set controlling corners by Eric Stafford February, 2022.

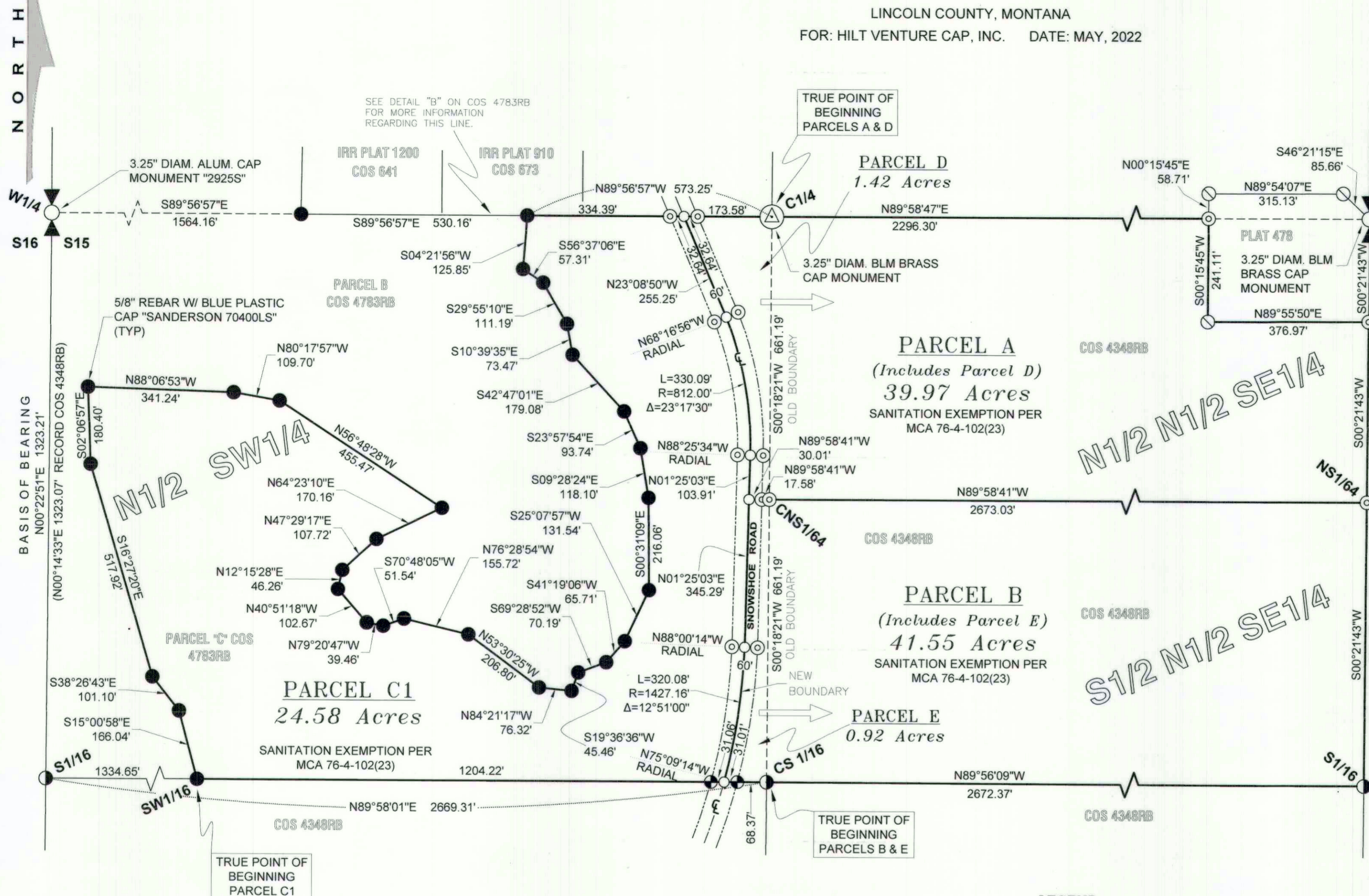
### BASIS OF BEARING

The basis of bearing for this survey is N00°22'51"E between the S1/16 and W1/4 corners of Section 15, T.30N., R.31W. as established with a Trimble R10-2 GNSS system calibrated to True North. The bearing between these corners is shown as N00°14'33"E on COS 4348RB. Angular variation between these surveys is 00°08'18".

### BOUNDARY ADJUSTMENT 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 No. 4884 RB

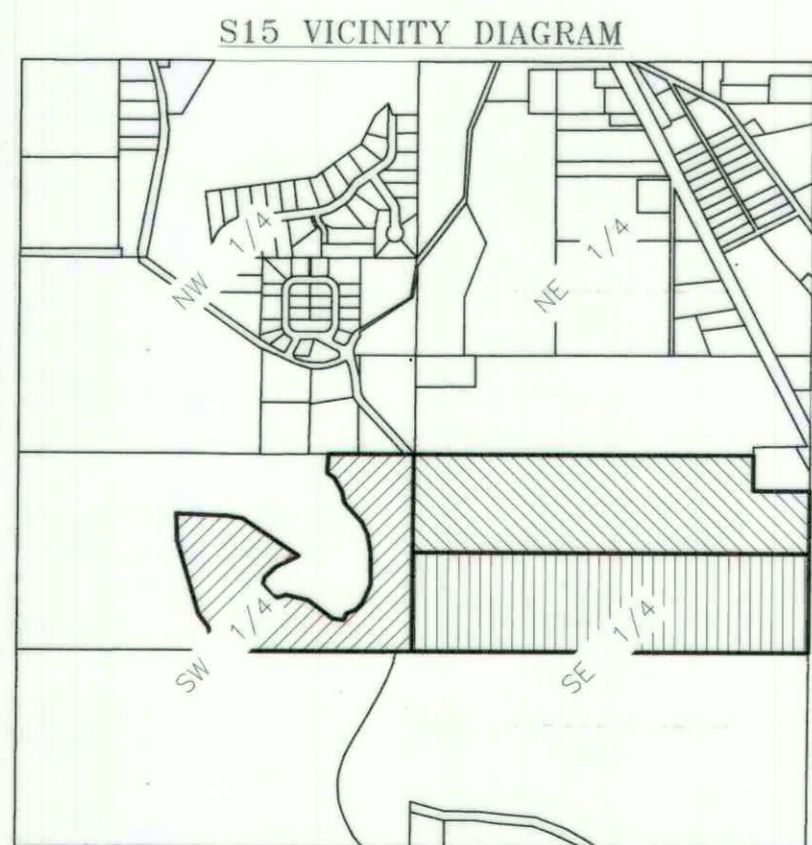
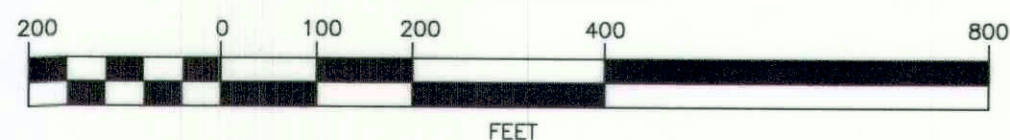


- NOTES:
- RIGHT-OF-WAY LOCATION OF SNOWSHOE ROAD WAS DETERMINED FROM ROAD CENTERLINE AS SURVEYED FEBRUARY, 2022.
  - FOR RECORD BEARING AND DISTANCE INFORMATION, REFER TO THE SURVEYS CITED HEREON.

**KSI**

LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL  
LIBBY, MONTANA (406)293-4354

GRAPHIC SCALE



NO SCALE

### LEGEND

- SET THIS SURVEY - 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED "SANDERSON 70400LS"
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED "HUGHES 7322LS"
- 5/8 INCH DIAMETER UNCAPPED REBAR
- 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED "SANDERSON 70400LS" PER COS 4783RB
- UNRECORDED 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED "JRS 9958S"
- UNMARKED COMPUTED POINT
- 1.5 INCH DIAMETER ALUMINUM CAP MONUMENT MARKED "7322LS"
- CENTER QUARTER - 3.25 INCH DIAMETER BLM BRASS CAP MONUMENT
- ONE-QUARTER CORNER - AS NOTED
- NORTHWEST CORNER, SECTION 15, 3.25 INCH DIAMETER BLM BRASS CAP MONUMENT
- RIGHT-OF-WAY OR EASEMENT LIMITS
- ROADWAY OR EASEMENT CENTERLINE
- PREVIOUS BOUNDARY LINE

# CERTIFICATE OF SURVEY

## "BOUNDARY LINE ADJUSTMENT"

N1/2 SW1/4, N1/2 SE1/4, SECTION 15, T.30N., R.31W., P.M.,MT.

LINCOLN COUNTY, MONTANA

FOR: HILT VENTURE CAP, INC. DATE: MAY, 2022

### LEGAL DESCRIPTION: PARCEL "A"

BS  
SW 1/4  
An irregular tract of land lying southerly from Libby, Montana, Lincoln County, within N1/2 SW1/4 & N1/2 SE1/4, Section 15, T.30N., R.31W., P.M.,MT, and more particularly described as follows: Commencing at C1/4 corner, said Section 15, a 3.25 inch diameter BLM brass cap monument and the TRUE POINT OF BEGINNING; Thence along the east-west mid section line, Section 15 N89°58'47"E, 2296.30 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" lying on the west boundary of Plat No. 478; Thence along the west boundary of said plat, S00°15'45"W, 241.11 feet to an unrecorded 5/8 inch diameter rebar with plastic cap marked "JRS 9958S"; thence along the south boundary of said plat N89°55'50"E, 376.97 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" lying on the east section line, Section 15; Thence along said east section line S00°21'43"W, 422.38 feet to the NS1/64 corner, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along the south boundary of the N1/2 N1/2 SE1/4, Section 15 N89°58'41"W, 2673.03 feet to the CNS1/64 corner, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence N89°58'41"W, 17.58 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" lying on the easterly right-of-way limit of a 60.00 foot wide county road known as "Snowshoe Road"; Thence leaving said road right-of-way limit N89°58'41"W, 30.01 feet to an unmarked computed point lying on the centerline of said county road; Thence along said centerline the following three courses, each ending in an unmarked computed point: Thence N01°25'03"E, 103.91 feet; Thence through a curve to the left: Delta 23°17'30", Radius 812.00 feet, arc length 330.09 feet; Thence N23°08'50"W, 255.25 feet to the east-west mid-section line, Section 15; Thence leaving said centerline and along said east-west mid-section line S89°56'57"E, 32.64 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" lying on the easterly right-of-way limit of a 60.00 foot wide county road known as "Snowshoe Road"; Thence along said east-west mid-section line, S89°56'57"E, 173.58 feet to a 3.25 inch diameter BLM brass cap monument, and the TRUE POINT OF BEGINNING. Containing 39.97 acres. Subject to and together with all other appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL "B"

An irregular tract of land lying southerly from Libby, Montana, Lincoln County, within N1/2 SW1/4 & N1/2 SE1/4, Section 15, T.30N., R.31W., P.M.,MT, and more particularly described as follows: Commencing at the CS1/16 corner, said Section 15, a 1.5 inch diameter aluminum cap monument marked "7322LS" and the TRUE POINT OF BEGINNING; Thence along the south boundary of the N1/2 SW1/4, Section 15 S89°58'01"W, 68.37 feet to a 5/8 inch diameter rebar with plastic cap marked "HUGHES 7322LS" lying on the easterly right-of-way limit of a 60.00 foot wide county road known as "Snowshoe Road"; Thence along said south boundary and leaving said road right-of-way limit S89°58'01"W, 31.01 feet to an unmarked computed point lying on the centerline of said county road; Thence along said centerline the following two courses, each ending in an unmarked computed point: Thence through a curve to the left: Delta 12°51'00", Radius 1427.16 feet, arc length 320.08 feet; Thence N01°25'03"E, 345.29 feet; Thence leaving said centerline S89°58'41"E, 30.01 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" lying on the easterly right-of-way limit of a 60.00 foot wide county road known as "Snowshoe Road"; Thence leaving said road right-of-way limit S89°58'41"E, 17.58 feet to the CNS1/64 corner, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along the north boundary of the S1/2 N1/2 SE1/4, Section 15 S89°58'41"E, 2673.03 feet to the NS1/64 corner, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along the east section line, Section 15 S00°21'43"W, 663.17 feet to the S1/16 corner, Section 15, a 1.5 inch diameter aluminum capped monument marked "7322LS"; Thence along the south boundary of the S1/2 N1/2 SE1/4, Section 15 N89°56'09"W, 2672.37 feet to the CS1/16 corner, a 1.5 inch diameter aluminum cap monument marked "7322LS", and the TRUE POINT OF BEGINNING. Containing 41.55 acres. Subject to and together with all other appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL "C1"

An irregular tract of land lying within the municipal boundaries of Libby, Montana, Lincoln County, within N1/2 SW1/4, N1/2 SE1/4, Section 15, T.30N., R.31W., P.M.,MT, and more particularly described as follows: Commencing at the S1/16 corner, said Section 15, a 1.5 inch diameter aluminum cap monument marked "7322LS"; Thence N89°58'01"E, 1334.65 feet to the SW1/16 corner, said Section 15, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" and the TRUE POINT OF BEGINNING; Thence along the south boundary of the N1/2 SW1/4, Section 15 S89°58'01"E, 1204.22 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" lying on the westerly right-of-way limit of a 60.00 foot wide county road known as "Snowshoe Road"; Thence continuing along said south boundary and leaving said road right-of-way limit N89°58'01"E, 31.06 feet to an unmarked computed point lying on the centerline of said county road; Thence along said centerline the following five courses, each ending in an unmarked compute point: Thence through a curve to the left: Delta 12°51'00", Radius 1427.16 feet, arc length 320.08 feet; Thence N01°25'03"W, 345.29 feet; Thence N01°25'03"E, 103.91 feet; Thence through a curve to the left: Delta 23°17'30", Radius 812.00 feet, arc length 330.09 feet; Thence N23°08'50"W, 255.25 feet to the east-west mid-section line, Section 15; Thence leaving said centerline and along said east-west mid-section line N89°56'57"W, 32.64 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along said east-west mid-section line, Section 15 N89°56'57"W, 334.39 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along the following twenty seven courses, each ending in a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS": Thence S04°21'56"W, 125.85 feet; Thence S56°37'06"E, 57.31 feet; Thence S29°55'10"E, 111.19 feet; Thence S10°39'35"E, 73.47 feet; Thence S42°47'01"E, 179.08 feet; Thence S23°57'54"E, 93.74 feet; Thence S09°28'24"E, 118.10 feet; Thence S00°31'09"E, 216.06 feet; Thence S25°07'57"W, 131.54 feet; Thence S41°19'06"W, 65.71 feet; Thence S69°28'52"W, 70.19 feet; Thence S19°36'36"W, 45.46 feet; Thence N84°21'17"W, 76.32 feet; Thence N53°30'25"W, 206.80 feet; Thence N76°28'54"W, 155.72 feet; Thence S70°48'05"W, 51.54 feet; Thence N79°20'47"W, 39.46 feet; Thence N40°51'18"W, 102.67 feet; Thence N12°15'28"E, 46.26 feet; Thence N47°29'17"E, 107.72 feet; Thence N64°23'10"E, 170.16 feet; Thence N56°48'28"W, 455.47 feet; Thence N80°17'57"W, 109.70 feet; Thence N88°06'53"W, 341.24 feet; Thence S02°06'57"E, 180.39 feet; Thence S16°27'20"E, 517.92 feet; Thence S38°26'43.00"E, 101.10 feet; Thence S15°00'58"E, 166.04 feet to the SW1/16 corner, Section 15, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS", and the TRUE POINT OF BEGINNING. Containing 24.58 acres. Subject to and together with all other appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL "D"

BS  
SW 1/4  
An irregular tract of land lying southerly from Libby, Montana, Lincoln County, within N1/2 SW1/4 & N1/2 SE1/4, Section 15, T.30N., R.31W., P.M.,MT, and more particularly described as follows: Commencing at C1/4 corner, said Section 15, a 3.25 inch diameter BLM brass cap monument and the TRUE POINT OF BEGINNING; Thence north-south mid-section line, Section 15 S00°18'21"W, 661.19 feet to the CNS1/64 corner, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence N89°58'41"W, 17.58 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" lying on the easterly right-of-way limit of a 60.00 foot wide county road known as "Snowshoe Road"; Thence leaving said road right-of-way limit N89°58'41"W, 30.01 feet to an unmarked computed point lying on the centerline of said county road; Thence along said centerline the following three courses, each ending in an unmarked computed point: Thence N01°25'03"E, 103.91 feet; Thence through a curve to the left: Delta 23°17'30", Radius 812.00 feet, arc length 330.09 feet; Thence N23°08'50"W, 255.25 feet to the east-west mid-section line, Section 15; Thence leaving said centerline and along said east-west mid-section line S89°56'57"E, 32.64 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" lying on the easterly right-of-way limit of a 60.00 foot wide county road known as "Snowshoe Road"; Thence along said east-west mid-section line, S89°56'57"E, 173.58 feet to a 3.25 inch diameter BLM brass cap monument, and the TRUE POINT OF BEGINNING. Containing 1.42 acres. Subject to and together with all other appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL "E"

An irregular tract of land lying southerly from Libby, Montana, Lincoln County, within S1/2 N1/2 SW1/4, Section 15, T.30N., R.31W., P.M.,MT, and more particularly described as follows: Commencing at the CS1/16 corner, said Section 15, a 1.5 inch diameter aluminum cap monument marked "7322LS" and the TRUE POINT OF BEGINNING; Thence along the south boundary of the N1/2 SW1/4, Section 15 S89°58'01"W, 68.37 feet to a 5/8 inch diameter rebar with plastic cap marked "HUGHES 7322LS" lying on the easterly right-of-way limit of a 60.00 foot wide county road known as "Snowshoe Road"; Thence along said south boundary and leaving said road right-of-way limit S89°58'01"W, 31.01 feet to an unmarked computed point lying on the centerline of said county road; Thence along said centerline the following two courses, each ending in an unmarked computed point: Thence through a curve to the left: Delta 12°51'00", Radius 1427.16 feet, arc length 320.08 feet; Thence N01°25'03"E, 345.29 feet; Thence leaving said centerline S89°58'41"E, 30.01 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" lying on the easterly right-of-way limit of a 60.00 foot wide county road known as "Snowshoe Road"; Thence leaving said road right-of-way limit S89°58'41"E, 17.58 feet to the CNS1/64 corner, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along the north-south mid-section line, Section 15 S00°18'21"W, 661.19 feet to the CS1/16 corner, a 1.5 inch diameter aluminum cap monument marked "7322LS", and the TRUE POINT OF BEGINNING. Containing 0.92 acres. Subject to and together with all other appurtenant easements of record.

# KSI

LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL  
LIBBY, MONTANA (406)293-4354

CERTIFICATE OF SURVEY No. 4884 RB

SHEET 2 OF 2