

CERTIFICATE OF SURVEY

RETRACEMENT

TRACTS DESCRIBED IN BOOK 382, PAGE 171 & BOOK 382, PAGE 172

in the W1/2 SW1/4, SECTION 36, T.31N., R.31W., P.M.MT.,

LINCOLN COUNTY, MONTANA

FOR: SCHAUER DATE: JULY, 2022

PURPOSE OF SURVEY

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

LEGAL DESCRIPTION: PARCEL "A"

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An irregular tract of land lying east from Libby, Montana, Lincoln County, in the W1/2 SW1/4, Section 36, Township 31 North, Range 31 West, P.M.M.T., and more particularly described as: Commencing at the Southwest Section Corner, said Section 36, a 3.25 inch diameter aluminum capped USFS monument; Thence along the west boundary of said Section 36, N00°05'20"E, 122.25 feet to the northwesterly right-of-way limit of Champion Haul Road, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING; Thence continuing along said west boundary of Section 36, N00°05'20"E, 386.78 feet to the southeasterly right-of-way limit of the BNSF Railroad, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along said southeasterly railroad right-of-way limit, N39°38'29"E, 2040.02 feet to the west 1/16 line of said Section 36, also being the intersection of said railroad right-of-way limit and said northwesterly right-of-way limit of Champion Haul Road, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along said northwesterly right-of-way limit of Champion Haul Road, S32°17'34"W, 538.42 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence continuing along said northwesterly right-of-way limit, S34°01'31"W, 1812.95 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING, containing 6.11 acres. Subject to and together with all other appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL "B"

An irregular tract of land lying east from Libby, Montana, Lincoln County, in the W1/2 SW1/4, Section 36, Township 31 North, Range 31 West, P.M.M.T., and more particularly described as: Commencing at the Southwest Section Corner, said Section 36, a 3.25 inch diameter aluminum capped USFS monument; Thence along the west boundary of said Section 36, N00°05'20"E, 122.25 feet to the northwesterly right-of-way limit of Champion Haul Road, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING; Thence along said west boundary of Section 36, S00°05'20"W, 89.56 feet to the centerline of Champion Haul Road, an unmarked computed point; Thence continuing along said west boundary of Section 36, S00°05'20"W, 32.69 feet to the Southwest Section Corner, said Section 36, a 3.25 inch diameter aluminum capped USFS monument; Thence along the south boundary of said Section 36, S88°51'36"E, 37.81 feet to the southeasterly right-of-way limit of Champion Haul Road, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along said southeasterly right-of-way limit of Champion Haul Road, N34°01'31"E, 1895.36 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence continuing along said southeasterly right-of-way limit of Champion Haul Road, N32°17'34"E, 381.25 feet to the west 1/16 line of said Section 36, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along said west 1/16 line of Section 36, N00°04'28"E, 93.78 feet to the centerline of Champion Haul Road, an unmarked computed point; Thence continuing along said west 1/16 line, N00°04'28"E, 93.78 feet to a point of intersection of the southeasterly right-of-way limit of the BNSF Railroad and the northwesterly right-of-way limit of Champion Haul Road, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along said northwesterly right-of-way limit of Champion Haul Road, S32°17'34"W, 538.42 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence continuing along said northwesterly right-of-way limit, S34°01'31"W, 1812.95 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING, containing 5.37 acres. Subject to and together with all other appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL "C"

An irregular tract of land lying east from Libby, Montana, Lincoln County, in the W1/2 SW1/4, Section 36, Township 31 North, Range 31 West, P.M.M.T., and more particularly described as: Commencing at the West 1/16th Corner lying on the south boundary of said Section 36, a 3.25 inch diameter aluminum capped USFS monument and the TRUE POINT OF BEGINNING; Thence along the west 1/16 line, said Section 36, N00°04'28"E, 1918.25 feet to the southeasterly right-of-way limit of Champion Haul Road, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along said southeasterly right-of-way limit of Champion Haul Road, S32°17'34"W, 381.25 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence continuing along said southeasterly right-of-way limit of Champion Haul Road, S34°01'31"W, 1895.36 feet to the south boundary of said Section 36, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along said south boundary of Section 36, S88°51'36"E, 1262.00 feet to the West 1/16th Corner lying on the south boundary of said Section 36, a 3.25 inch diameter aluminum capped USFS monument and the TRUE POINT OF BEGINNING, containing 27.53 acres. Subject to and together with all other appurtenant easements of record.

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

7.13.22
Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 15th of July, 2022, A.D.

Steven A. Boyer, 9565 Lincoln County Examining Land Surveyor

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 15th day

of July, 2022, A.D. at 8:27 o'clock

Lincoln County Clerk and Recorder

by Corrinne Brown
Deputy

BASIS OF BEARING

The basis of bearing for this survey is N00°05'20"E between the SW Section Corner, Section 36 and NW Section Corner, Section 36, Section 4 each being a 3.25 inch diameter USFS aluminum capped monument. This bearing is derived from a survey grade GPS system calibrated to True North. Angular variation between this survey and the 1893 GLO bearing is 01°05'20".

HISTORY OF SURVEYS

1893 - GLO Subdivision of T31N, R31W, Contract No. 287, Daniel P. Mumbroe (this man was a stud)
1967 - Irregular Plat No. 1376, "Compilation Plat", Robert F. Burdick, 6495
1968 - Irregular Plat No. 1424, "Compilation Plat", Robert F. Burdick, 6495
XXXX - Great Northern/BNSF Right-of-Way Plans (unknown date), "Jennings to Libby" M.P. 1323-1342

METHOD OF SURVEY

A Trimble R10 Model 2 GNSS GPS system and Trimble S6 Robotic total station were used to tie previously established controlling corners, roadway alignment, and railroad geometry by Byron Sanderson, June, 2022.

CERTIFICATE OF SURVEY No. 4892

SHEET 1 OF 2

NORTH

BASIS OF BEARINGS
(SW SECTION CORNER TO NW SECTION CORNER)
N00°05'20"E 2634.62'
GLO BEARING = N01°W

PARCEL "A"
6.11 ACRES
TRACT 1
BOOK 382, PAGE 171

PARCEL "B"
5.37 ACRES
BOOK 382, PAGE 172

PARCEL C
27.53 ACRES
TRACT 2
BOOK 382, PAGE 171

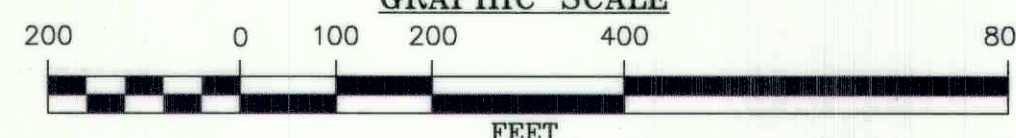
LINE LEGEND
--- AS SURVEYED ROAD CENTERLINE
--- SECTION SUBDIVISION LINE
++++ RAILROAD CENTERLINE
--- RIGHT-OF-WAY LIMITS
--- SUBJECT PROPERTY LINE - THIS SURVEY

SYMBOL LEGEND

○ UNMARKED COMPUTED POINT
● 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED "SANDERSON 70400LS"
⊕ 1/16 CORNER - AS NOTED

⊕ 1/4 CORNER - AS NOTED
⊕ SECTION CORNER - AS NOTED

GRAPHIC SCALE



KSI

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

CERTIFICATE OF SURVEY

RETRACEMENT

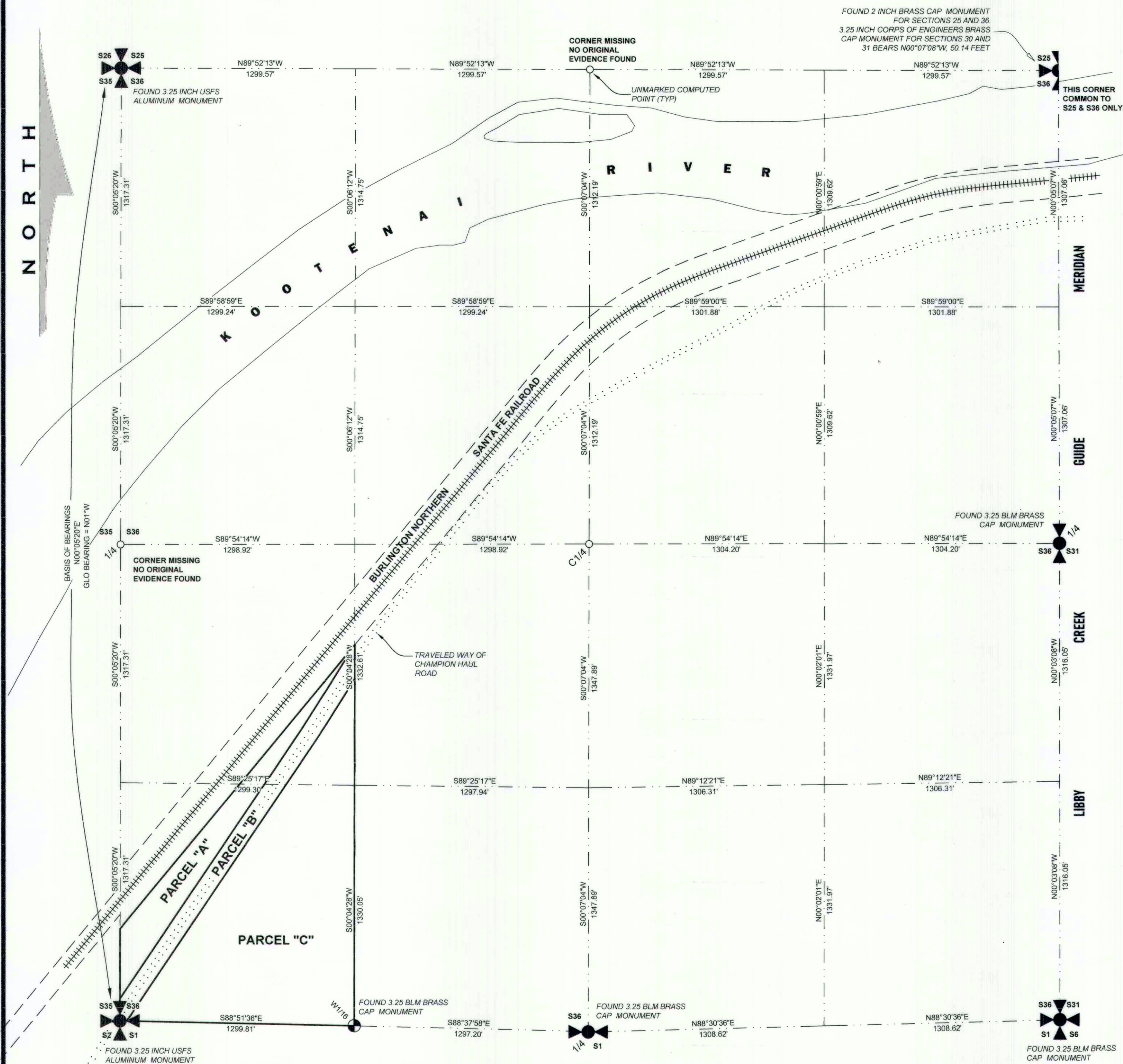
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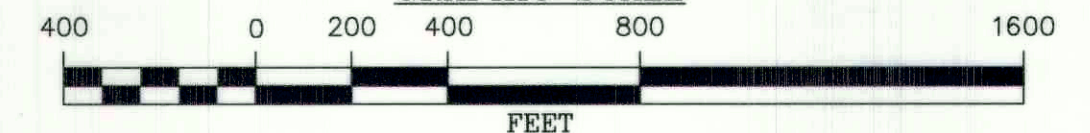
LINCOLN COUNTY, MONTANA

FOR: SCHAUER DATE: JULY, 2022

DETAIL - SECTION SUBDIVISION



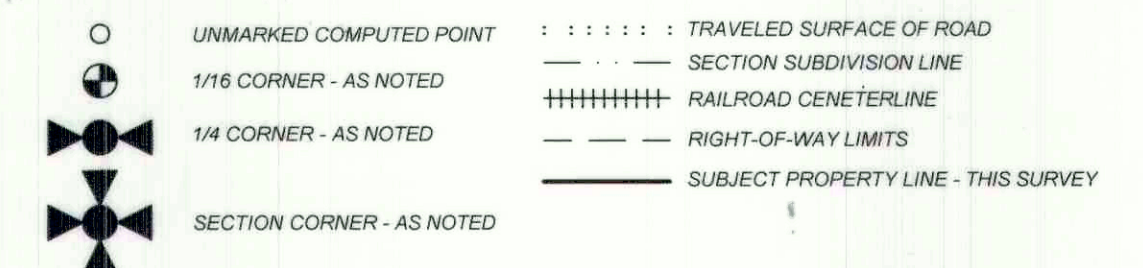
GRAPHIC SCALE



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LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL
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LEGEND



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