

# CERTIFICATE OF SURVEY

## "RETRACEMENT"

## "BOUNDARY LINE ADJUSTMENT"

NE1/4 NE1/4, SECTION 35, T.30N., R.31W., P.M., MT.

LINCOLN COUNTY, MONTANA

FOR: EVANS, ET AL DATE: AUGUST, 2022

### PURPOSE OF SURVEY AND OWNERS EXEMPTION

We, L. Charles Evans and Robert L. Rose and Claire C. Evans Rose hereby certify that the purpose of this survey and the division of land is the retracement of Tract 1& and the relocation of common boundaries between Parcels A & B of COS 4780RB, and is exempt from subdivision review pursuant to Section 76-3-404 MCA and MCA 76-3-207(2)(a), "divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties", further more, Parcel A1 and Parcel B1 are exempt from subdivision review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(a) as a parcel that has no existing facilities for water supply, wastewater disposal, storm drainage or solid waste disposal, if no new facilities will be constructed on the parcel.

L. Charles Evans Date 9-15-22  
Robert L. Rose Date 9-15-22  
Claire C. Evans Rose Date

### ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a

Notary Public for the State of Montana  
County of Lincoln  
by L. Charles Evans  
on this 14 day of September 2022. In witness  
whereof, I have hereunto set my hand and affixed my notarial seal.  
Chelsea Sanderson  
residing in: Libby, MT My Commission expires: 8/5/2024

### ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a

Notary Public for the State of Montana  
County of Lincoln  
Robert L. Rose and Claire C. Evans Rose  
this 15 day of September 2022. In witness  
whereof, I have hereunto set my hand and affixed my notarial seal.  
Chelsea Sanderson  
residing in: Libby, MT My Commission expires: 8/5/2024

### BASIS OF BEARING

The basis of bearing for this survey is N00°07'21"E, derived from Survey Grade GPS system calibrated to local control between between E 1/4 Corner, Section 35, a 1 1/4 inch diameter pipe and the NE Corner, Section 35, a 3 1/2 inch diameter BLM brass cap.

### METHOD OF SURVEY

A Trimble R10-2 GNSS GPS system was used to tie previously set controlling corners by Byron Sanderson, June, 2022.

### HISTORY OF SURVEY

1955 - Plat No. 343, Robert F. Burdick, 649S  
1989 - C.O.S. No. 1737, Tom Sands, 7975S  
2004 - C.O.S. No. 3365, Ken E. Davis, 4975S  
2019 - C.O.S. No. 4644RB, Alvah F. Hughes, 7322LS  
2021 - C.O.S. No. 4780RB, Byron Sanderson, 70400LS

### LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Professional 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 Uniform Land Surveying Regulations adopted pursuant thereto.

Byron K. Sanderson 8-30-22 Date  
Byron K. Sanderson, PLS, 70400LS

### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day of SEPTEMBER 2022 A.D.

Steven A. Boyer, PLS, 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.

Ashlyn Hoff for Secretary Carlburg 9-15-22 Date  
Lincoln County Treasurer

### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 20th day  
of September 2022 A.D. at 11:45 o'clock  
Robin A. Benson by Michelle Byrd  
Lincoln County Clerk and Recorder Deputy

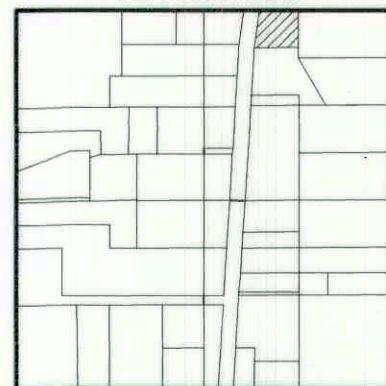
CERTIFICATE OF SURVEY No. 4905RB

### SURVEYOR 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.

### VICINITY DIAGRAM

NE1/4  
SECTION 35



(No Scale)

### LEGEND

- ( ) RECORD COS No. 3365
- [ ] RECORD PLAT No. 343
- { } RECORD COS No. 4780RB
- PROPERTY BOUNDARY
- CENTERLINE OF ROAD
- - - EASEMENT LIMITS
- ADJOINING PROPERTY BOUNDARY

- FOUND 3 1/2 INCH DIAMETER BLM BRASS CAP, NE CORNER, SECTION 35
- FOUND 3 1/2 INCH DIAMETER BLM BRASS CAP, N1/4, SECTION 35
- FOUND 1 1/4 INCH DIAMETER PIPE, E1/4, SECTION 35
- FOUND 3 1/2 INCH DIAMETER BLM BRASS CAP, C1/4, SECTION 35
- FOUND 5/8 INCH DIAMETER REBAR CAPPED KED, 4975S
- FOUND 4 X 4 CONCRETE MDOT RIGHT-OF-WAY MONUMENT
- FOUND 5/8 INCH DIAMETER UNCAPPED REBAR
- FOUND 5/8 INCH DIAMETER REBAR CAPPED SANDERSON 70400LS
- SET 5/8 INCH DIAMETER REBAR CAPPED SANDERSON 70400LS
- COMPUTED POINT

### LEGAL DESCRIPTION PARCEL A1:

An irregular tract of land, lying south from Libby, Montana, Lincoln County, within the NW1/4 NE1/4 NE1/4, Section 35, T.30N., R.31W., P.M., MT. and more particularly described as follows: Commencing at the southwest corner of Parcel A, Certificate of Survey No. 3365, a 5/8 inch diameter rebar capped KED, 4975S and the True Point of Beginning; Thence S00°08'06"W, 264.33 feet to the southeast corner of the 2.35 acre tract per Plat 343, a 5/8 inch diameter rebar capped SANDERSON, 70400LS; Thence along the south boundary, said Plat 343 tract, S89°53'34"W, 334.18 feet to a 5/8 inch diameter rebar capped SANDERSON, 70400LS; Thence continuing along said boundary S89°53'34"W, 0.31 feet to an unmarked computed point lying on the easterly right-of-way limit of U.S. Highway 2; Thence along said right-of-way limit on a curve to the right, Delta 03°15'08", Radius 5680.66 feet, arc length 322.45 feet to an unmarked computed point; Thence along the south boundary of Tract 1&, S89°51'54"E, 1.01 feet to a 5/8 inch diameter rebar capped SANDERSON, 70400LS; Thence continuing along said south boundary, S89°51'54"E, 305.80 feet to a 5/8 inch diameter rebar capped SANDERSON, 70400LS; Thence along the west boundary of Parcel A, COS No. 3365 S00°08'06"W, 55.47 feet to a 5/8 inch diameter rebar capped KED, 4975S and the TRUE POINT OF BEGINNING, containing 2.37 acres. Subject to and together with all appurtenant easements of record.

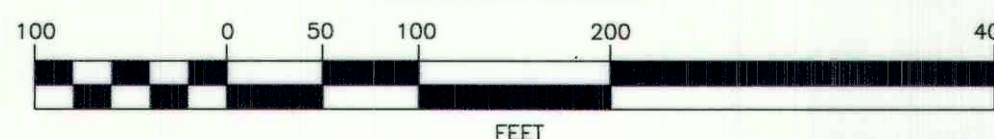
### LEGAL DESCRIPTION PARCEL B1:

An aliquot tract of land, lying south from Libby, Montana, Lincoln County, being the S1/2 NE1/4 NE1/4 NE1/4, Section 35, T.30N., R.31W., P.M., MT., containing 5.02 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION PARCEL C:

An irregular tract of land, lying south from Libby, Montana, Lincoln County, within the S1/2 NE1/4 NE1/4 NE1/4, Section 35, T.30N., R.31W., P.M., MT. and more particularly described as follows: Commencing at the southwest corner of Parcel A, Certificate of Survey No. 3365, a 5/8 inch diameter rebar capped KED, 4975S and the True Point of Beginning; Thence S24°19'30"E, 362.26 feet to the south boundary of said S1/2 NE1/4 NE1/4 NE1/4, a 5/8 inch diameter rebar capped SANDERSON, 70400LS; Thence along said south boundary, S89°54'32"W, 150.00 feet to the southeast corner of said S1/2 NE1/4 NE1/4 NE1/4, a 5/8 inch diameter rebar capped SANDERSON, 70400LS; Thence N00°08'06"E, 66.03 feet to the southeast corner of the 2.35 acre tract per Plat 343, a 5/8 inch diameter rebar capped SANDERSON, 70400LS; Thence N00°08'06"E, 264.33 feet to the southwest corner of Parcel A, Certificate of Survey No. 3365, a 5/8 inch diameter rebar capped KED, 4975S and the True Point of Beginning, containing 0.57 acres. Subject to and together with all appurtenant easements of record.

### GRAPHIC SCALE



**KSI**  
LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL  
LIBBY, MONTANA (406)293-6354