

CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

AMENDED PLAT of LOTS 1 & 2, BLOCK 6, FAUST ADDITION, PLAT No. 4

S1/2, SECTION 3, T.30N., R.31W., P.M., MT.,

LINCOLN COUNTY, MONTANA

FOR: HULS and HUGHES DATE: SEPTEMBER, 2022

PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

We, Natalie Huls and Joseph Hughes being the 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(2)(d) for five or fewer lots within a platted subdivision, the relocation of common boundaries. We further certify that Lots 1A & 2A are excluded from sanitation review by Montana DEQ pursuant to Municipal Facilities Exemption MCA 76-4-125(1)(d): as certified pursuant to 76-4-127.

Natalie Huls 9/16/22 Date

Joseph Hughes 9/16/22 Date

ACKNOWLEDGMENT

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

the State of Idaho County of Banner

by Natalie Huls

on this 16 day of September 2022. In witness whereof,

I have hereunto set my hand and affixed my notarial seal.

Charles E. Williams
Notary Public State of Idaho
My Comm. Expires April 21, 2028
Commission 20222032

residing in: Sandpoint ID. My Commission expires: April 21st 2028

ACKNOWLEDGMENT

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

the State of Idaho County of Banner

by Joseph Hughes

on this 16 day of September 2022. In witness whereof,

I have hereunto set my hand and affixed my notarial seal.

Charles E. Williams
Notary Public State of Idaho
My Comm. Expires April 21, 2028
Commission 20222032

residing in: Sandpoint ID. My Commission expires: April 21st 2028

BASIS OF BEARING

The basis of bearing for this survey is S25°03'55"W per COS No. 4838RB, along the centerline of Minnesota Avenue, between a found 5/8 inch diameter rebar with plastic cap marked JHN, 4661S at the intersection with Lincoln Boulevard, and a found 5/8 inch diameter rebar with plastic cap marked Sanderson, 70400LS at the intersection with Eighth Street.

HISTORY OF SURVEYS

1909 - Plat No. 4, Plat of Faust Addition, Henry E. Kuphal
2011 - COS No. 4077AL, Aggregation of Lots in Block 15, Leonard Add, Steven A. Boyer, 9750LS
2021 - COS No. 4838RB, Boundary Line Adjustment in Block 6, Jennison Add, Byron Sanderson, 70400LS

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 9.15.22 Date
Byron Sanderson, PLS 70400LS

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 20th of SEPT. 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 reviewed on the parcel shown herein are paid pursuant to Section 76-3-207(3), M.C.A.

Shirley-Ann Carberg 9-20-2022 Date
Lincoln County Treasurer

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 21st day

of September 2022, A.D. at 1:42 o'clock

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

CERTIFICATE OF SURVEY No. 4907RB

LEGAL DESCRIPTION: LOT 1A

A tract of land, lying within in the city limits of Libby, Montana, Lincoln County, within Block 6, Faust Addition, Plat No. 4, in the S1/2, Section 3, T.30N., R.31W., P.M., MT., and more particularly described as follows: Commencing at the northeast corner, Lot 11, Block 6, Faust Addition, a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S lying on the southerly right-of-way limit of "Lincoln Boulevard"; Thence along said southerly right-of-way limit N64°57'18"W, 225.03 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING; Thence along the westerly boundary of Lot 3, Block 6, Faust Addition S25°03'25"W, 83.92 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS Thence N64°08'55"W, 50.01 feet to 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the easterly right-of-way limit of "Dakota Avenue"; Thence along said easterly right-of-way limit N25°03'19"E, 83.21 feet to an unmarked computed point lying on the southerly right-of-way limit of "Lincoln Boulevard"; Thence along said southerly right-of-way limit S64°57'18"E, 25.00 feet to an unmarked computed point; Thence continuing along said southerly right-of-way limit S64°57'18"E, 25.00 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and THE TRUE POINT OF BEGINNING, containing 0.10 acres. Subject to and together with all appurtenant easements of record.

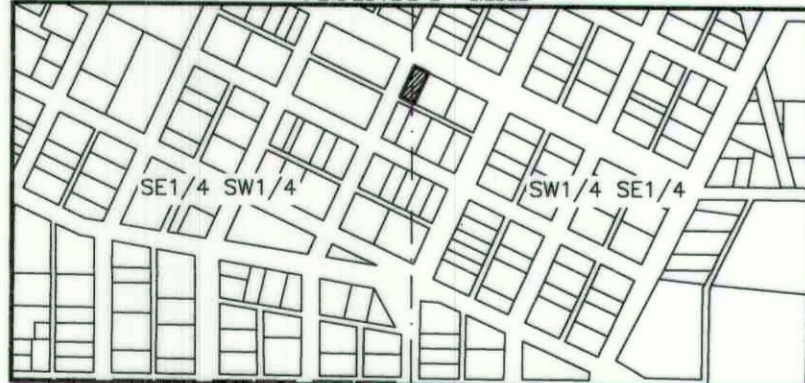
LOT 1A
0.10 Acres

LEGAL DESCRIPTION: LOT 2A

A tract of land, lying within in the city limits of Libby, Montana, Lincoln County, within Block 6, Faust Addition, Plat No. 4, in the S1/2, Section 3, T.30N., R.31W., P.M., MT., and more particularly described as follows: Commencing at the northeast corner, Lot 11, Block 6, Faust Addition, a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S lying on the southerly right-of-way limit of "Lincoln Boulevard"; Thence along said southerly right-of-way limit N64°57'18"W, 225.03 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along the westerly boundary of Lot 3, Block 6, Faust Addition S25°03'25"W, 83.92 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING; Thence continuing along said westerly boundary S25°03'25"W, 43.04 feet to 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the northerly right-of-way limit of a public alley; Thence along said northerly right-of-way limit N64°57'31"E, 25.00 feet to an unmarked computed point; Thence continuing along said northerly right-of-way limit N64°57'31"E, 25.00 feet to 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the easterly right-of-way limit of "Dakota Avenue"; Thence along said easterly right-of-way limit N25°03'19"E, 43.74 feet to 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S64°08'55"E, 50.01 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and THE TRUE POINT OF BEGINNING, containing 0.05 acres. Subject to and together with all appurtenant easements of record.

LOT 2A
0.05 Acres

VICINITY MAP



DETAIL A



DETAIL B



DETAIL C



LEGEND

- BOUNDARY LINES
- - - OLD BOUNDARY LINE
- ... ADJOINING BOUNDARIES
- CENTERLINE
- () PLAT No. 4, RECORD
- { } COS No. 4077AL, RECORD
- [] COS No. 4838RB, RECORD
- ⊗ 5/8 INCH DIAMETER UNCAPPED REBAR
- ⊙ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JHN, 4661S
- ⊙ 1 INCH DIAMETER STEEL ROD
- ⊠ 1 1/2 INCH DIAMETER PIPE
- ⊕ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- ⊕ 2 INCH DIAMETER ALUMINUM CAP - ILLEGIBLE
- SET A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- AN UNMARKED COMPUTED POINT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S25°03'25"W	83.92'
L2	N64°08'55"W	50.01'
L3	N25°03'19"E	83.21'
L4	S64°57'18"E	25.00'
L5	S64°57'18"E	25.00'
L6	S25°03'25"W	43.04'
L7	N64°57'31"E	25.00'
L8	N64°57'31"E	25.00'
L9	N25°03'19"E	43.74'

GRAPHIC SCALE

