

# CERTIFICATE OF SURVEY

## "BOUNDARY LINE ADJUSTMENT"

SE1/4 SW1/4 & SW1/4 SE1/4, SECTION 10, T.30N., R.31W., P.M., MT.

NE1/4 NW1/4, SECTION 15, T.30N., R.31W., P.M., MT.

LINCOLN COUNTY, MT.

FOR: CHAPMAN/CVGC DATE: AUGUST, 2022

### PURPOSE OF SURVEY AND OWNER'S EXEMPTION

We, Chapman Contracting, LLC, Representative and Cabinet View Golf Club, Representative 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)(e) divisions made for the purpose of relocating a common boundary line between a single lot within a platted subdivision and adjoining land outside a platted subdivision. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas. We further certify that Parcel A1A and Parcel B1 are exempt from sanitation review by the Department of Environmental Quality pursuant to Municipal Facilities Exemption MCA 76-4-125(1)(d); as certified pursuant to 76-4-127.

GCH "Representative" 9/16/22  
Representative, Chapman Contracting, LLC Date  
Libby, MT Representative 9/19/22  
Representative, Cabinet View Golf Club Date

### ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a

Notary Public for the State of Montana

County of Lincoln

Chapman Contracting, LLC, Representative

on this 16 day of September 2022.

In witness whereof, I have hereunto set my hand and affixed my notarial

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

by Cabinet View Golf Club, Representative

on this 19 day of September 2022.

In witness whereof, I have hereunto set my hand and affixed my notarial

Chelsea Sanderson

residing in: Libby, MT My Commission expires: 8-5-2024

### BASIS OF BEARING

The basis of bearing for this survey is N00°22'39"E, derived from Survey Grade GPS system calibrated to local control between the S1/4 Corner of Section 10, a found 4 inch diameter steel cap and the CS1/16 Corner, Section 10, a found 1/2 inch diameter rebar with plastic cap marked W&R 4232S. This bearing is derived from a survey grade GPS system calibrated to True North. Angular variation between this survey and COS No. 356 is 00°09'09".

### METHOD OF SURVEY

A total station and GPS system were used with RTK radial procedures to tie the previously set controlling corners and road alignments by Byron Sanderson, April, 2022.

### HISTORY OF SURVEY

1976 - COS No. 300, Boundary Line Adjustment, M. Lauteren 4232S  
1977 - COS No. 356, Agricultural Parcel, M. Lauteren 4232S  
1984 - COS No. 1314, Creation of Parcel for Transfer/Sale  
M. Lauteren 4232S  
1987 - Plat No. 4421, "Cabinet View Country Club Subdivision",  
R. Bastin 3517ES  
1996 - Plat No. 5755, Amended Three Putt Subdivision, J. Staples 9958LS  
2004 - Book 293 Page 325, Court Order Survey, K. Davis 4975S  
2006 - Plat No. 6728, "Flower Creek Subdivision", K. Davis 4975S  
2006 - COS No. 3585, Retracement, K. Davis 4975S  
2020 - COS No. 4726RB, Boundary Line Adjustment, B. Sanderson 70400LS  
2021 - COS No. 4768RB, Boundary Line Adjustment, B. Sanderson 70400LS  
2022 - Plat No. 7239, Boundary Line Adjustment, B. Sanderson 70400LS

### SURVEYORS NOTES

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.

### LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown hereon 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 8-30-22  
Byron Sanderson, PLS 70400LS Date

### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 22nd of September 2022, A.D.

Steven A. Boyer  
Steven A. Boyer, PLS 8769LS, 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.

Sherrill M. Carberg 9-21-2022  
Lincoln County Treasurer Date

### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 22nd day

of September 2022, A.D. at 3:02 o'clock

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

COS No. 4909 RB

SHEET 1 OF 2

### LINE TABLE

L1	N88°43'46"W	30.21'
L2	N21°06'01"W	86.23'
L3	S46°33'20"W	113.52'
L4	S28°16'15"W	144.14'
L5	S28°41'21"W	81.17'
L6	S51°43'22"W	110.67'
L7	S52°08'43"W	121.46'
L8	S51°44'02"W	121.40'
L9	S51°42'59"W	49.99'
L10	S82°37'56"W	49.91'
L11	S82°44'02"W	99.99'
L12	S82°37'51"W	100.14'
L13	S83°18'29"W	99.00'
L14	S82°27'34"W	100.78'
L15	S82°48'13"W	100.26'
L16	S82°27'47"W	100.74'
L17	S83°01'55"W	99.24'
L18	S01°15'47"W	4.76'
L19	S89°54'26"E	108.14'
L20	N89°56'00"E	28.36'
L21	S00°05'28"W	73.54'
L22	S89°46'11"E	104.50'
L23	S89°51'25"W	104.45'
L24	S07°33'02"E	244.80'
L25	S27°12'19"E	206.84'
L26	N21°19'27"E	206.04'
L27	N67°09'41"E	96.28'

### CURVE TABLE

C1	Δ 16°58'25"	R 280.00'	L 82.95'
C2	Δ 29°18'38"	R 150.00'	L 76.74'
C3	Δ 31°19'49"	R 280.00'	L 153.11'
C4	Δ 30°58'15"	R 220.00'	L 118.92'

### LEGEND

- FOUND 4 INCH DIAMETER STEEL CAP
- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED BASTIN 3517ES
- FOUND 5/8 INCH DIAMETER UNCAPPED REBAR
- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JRS 9958
- FOUND 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED W&R 4232S
- FOUND 1/2 INCH DIAMETER PIPE
- FOUND 3/4 INCH DIAMETER UNCAPPED REBAR
- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MDL 4232S
- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED 4975S
- FOUND 1/2 INCH DIAMETER UNCAPPED REBAR
- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON 70400LS
- UNMARKED COMPUTED POINT

### LEGEND

- NEW BOUNDARY LINE
- ADJOINING BOUNDARIES
- EASEMENT LIMITS
- CENTERLINE ROAD
- OLD BOUNDARY LINE
- SECTION LINE
- \* \* PLAT No. 6728, RECORD
- + + BOOK 293 PAGE 325, RECORD
- { } PLAT No. 5755, RECORD
- < > COS No. 4726RB, RECORD
- [ ] PLAT No. 4421, RECORD
- / / COS No. 300, RECORD
- ( ) COS No. 1314, RECORD
- ~ ~ COS No. 356, RECORD

CHELSEA SANDERSON  
NOTARY PUBLIC for the  
State of Montana  
Residing at  
Libby, Montana  
My Commission Expires  
August 05, 2024

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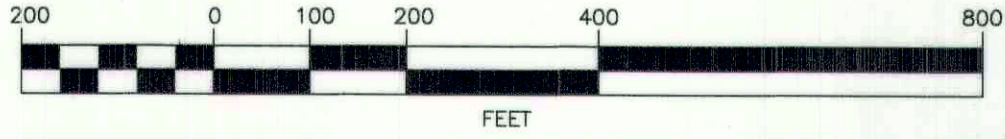
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NORTH

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

### GRAPHIC SCALE





# CERTIFICATE OF SURVEY

## "BOUNDARY LINE ADJUSTMENT"

SE1/4 SW1/4 & SW1/4 SE1/4, SECTION 10, T.30N., R.31W., P.M., MT.  
NE1/4 NW1/4, SECTION 15, T.30N., R.31W., P.M., MT.  
LINCOLN COUNTY, MT.

FOR: CHAPMAN/CVGC DATE: AUGUST, 2022

### LEGAL DESCRIPTION: PARCEL A1A

A tract of land, south from Libby, Montana, Lincoln County, and lying within the SE1/4 SW1/4 & SW1/4 SE1/4, Section 10 & NE1/4 NW1/4, Section 15, T.30N., R.31W., P.M., MT. and more particularly described as follows:

Commencing at the N1/4 Corner of Section 15, a found 4 inch diameter steel cap, and being the TRUE POINT OF BEGINNING: Thence along the center section line, Section 15, S00°09'31"E, 358.73 feet to a found 5/8 inch diameter rebar with plastic cap marked JRS 9958, being the northeast corner of Lot 5, Amended Three Putt Subdivision, Plat No. 5755; Thence along the north boundary said Lot 5, N88°43'46"W, 182.59 feet to a found 5/8 inch diameter rebar with plastic cap marked JRS 9958, lying on the easterly right-of-way limits of a 60.00 foot wide county road known as "Cabinet View Country Club Road"; Thence leaving said road right-of-way limits N88°43'46"W, 30.21 feet to an unmarked computed point, marking the centerline of said county road; Thence leaving said centerline N21°06'01"W, 86.23 feet to a found 5/8 inch diameter rebar with plastic cap marked JRS 9958, lying on the westerly right-of-way limits of said county road and being the north corner of Lot 4, Amended Three Putt Subdivision, Plat No. 5755; Thence along the northwest boundary of said Lot 4, S46°33'20"W, 113.52 feet to a found 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along said boundary S28°16'15"W, 144.14 feet to a found 5/8 inch diameter rebar with plastic cap marked JRS 9958, being the common corner of Lots 3 & 4, said subdivision; Thence S28°41'21"W, 81.17 feet to a found 5/8 inch diameter uncapped rebar, being the common corner of Lots 2 & 3, said subdivision; Thence S51°43'22"W, 110.67 feet to a found 5/8 inch diameter rebar with plastic cap marked JRS 9958, being the common corner of Lots 1 & 2, said subdivision; Thence S52°08'43"W, 121.46 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES, being the northeast corner of Lot 9, Cabinet View Country Club Subdivision, Plat No. 4421; Thence S51°44'02"W, 99.93 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES, being the northeast corner of Parcel B, COS No. 4726RB; Thence S67°09'41"W, 96.28 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES, being the common corner of Parcel A & B, COS No. 4726RB; Thence S82°44'02"W, 99.99 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES, being the northeast corner of Lot 6, Cabinet View Country Club Subdivision; Thence S82°37'51"W, 100.14 feet to a found 5/8 inch diameter uncapped rebar, being the common corner of Lots 5 & 6, said subdivision; Thence S83°18'29"W, 99.00 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES, being the common corner of Lots 4 & 5, said subdivision; Thence S82°27'34"W, 100.78 feet to a found 5/8 inch diameter uncapped rebar, being the common corner of Lots 3 & 4, said subdivision; Thence S82°48'13"W, 100.26 feet to a found 5/8 inch diameter uncapped rebar, being the common corner of Lots 2 & 3, said subdivision; Thence S82°27'47"W, 100.74 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES, being the common corner of Lots 1 & 2, said subdivision; Thence S83°01'55"W, 99.24 feet to a found 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S05°00'12"E, 359.23 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N81°13'38"E, 14.47 feet to a found 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS, lying on the westerly right-of-way limits of a 60.00 foot wide county road known as "Cabinet View Country Club Road"; Thence along said road limits through a curve to the left: Delta 16°58'25", Radius 280.00 feet, arc length 82.95 feet to a found 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along said road limits S01°15'47"W, 4.76 feet to a found 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence leaving said road right-of-way limits N89°53'56"W, 359.68 feet to a found 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS, lying on the easterly right-of-way limits of a 60.00 foot wide county road known as "Cabinet Heights Road"; Thence along said road right-of-way limits through a curve to the right: Delta 29°18'38", Radius 150.00 feet, arc length 76.74 feet to a found 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along said road right-of-way limits N10°53'50"E, 589.10 feet to a found 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along said road right-of-way limits through a curve to the left: Delta 14°54'28", Radius 1125.71 feet, arc length 292.90 feet to a found 1/2 inch diameter rebar with plastic cap marked W&R 4232S; Thence leaving said road right-of-way limits S89°54'26"E, 108.14 feet to a found 1/2 inch diameter pipe, being the southeast corner of Tract 1D22, COS No. 300; Thence N29°31'21"E, 432.25 feet to a found 5/8 inch diameter rebar with plastic cap marked KED 4975S, lying on the north line of Section 15; Thence along said section line N89°56'00"E, 28.36 feet to a found 5/8 inch diameter rebar with plastic cap marked KED 4975S, being the W1/16 Corner, Section 10; Thence leaving said section line N00°14'50"E, 663.17 feet to a found 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS, being the CSSW1/64 Corner, Section 10; Thence S89°57'20"E, 667.54 feet to a found 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS, being the SESW1/64 Corner, Section 10; Thence N00°20'23"E, 662.82 feet to a found 5/8 inch diameter rebar with plastic cap marked MDL 4232S, being the CESW1/64 Corner, Section 10; Thence along the south boundary of Parcel C, COS No. 1314, S89°56'54"E, 436.93 feet to a found 1/2 inch diameter pipe; Thence along the south boundary of Parcel 3, Book 102 Page 247, S89°57'10"E, 231.17 feet to a found 1/2 inch diameter rebar with plastic cap marked W&R 4232S, being the CS1/16 Corner, Section 10; Thence along the center section line, Section 10, S00°05'28"W, 73.54 feet to a found 3/4 inch diameter uncapped rebar; Thence leaving said section line S89°46'11"E, 104.50 feet to a found 3/4 inch diameter uncapped rebar; Thence S00°22'48"W, 1251.20 feet to a found 1/2 inch diameter rebar with plastic cap marked W&R 4232S; Thence S89°51'25"W, 104.45 feet to a found 4 inch diameter steel cap, being the S1/4 Corner, Section 10 and the TRUE POINT OF BEGINNING, excepting out Parcel B, COS No. 4768RB, containing 60.48 acres and subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL B1

A tract of land, south from Libby, Montana, Lincoln County, and lying within the NE1/4 NW1/4, Section 15, T.30N., R.31W., P.M., MT., and more particularly described as follows:

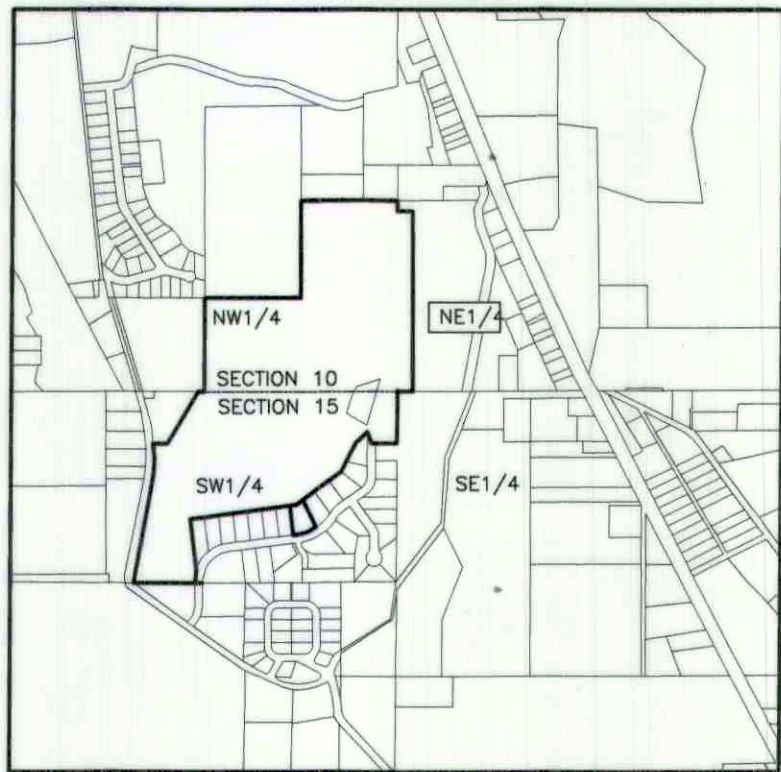
Commencing at the northwest corner of Lot 9, Cabinet View Country Club Subdivision, a found 5/8 inch diameter rebar with plastic cap marked BASTIN, 3517ES, and being the TRUE POINT OF BEGINNING: Thence S27°12'19"E, 206.84 feet to a found 5/8 inch diameter uncapped rebar lying on the westerly right-of-way limits of a 60.00 foot wide county road known as "Cabinet Heights Road"; Thence along said road right-of-way limits through a curve to the right: Delta 30°58'15", Radius 220.00 feet, arc length 118.92 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN, 3517ES; Thence leaving said road right-of-way limit N21°19'27"W, 206.04 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN, 3517ES; Thence N67°09'41"E, 96.28 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN, 3517ES and the TRUE POINT OF BEGINNING, containing 0.52 acres and subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL X

A tract of land, south from Libby, Montana, Lincoln County, and lying within the NE1/4 NW1/4, Section 15, T.30N., R.31W., P.M., MT., and more particularly described as follows:

Commencing at the northwest corner of Lot 9, Cabinet View Country Club Subdivision, a found 5/8 inch diameter rebar with plastic cap marked BASTIN, 3517ES, and being the TRUE POINT OF BEGINNING: Thence S51°42'59"W, 49.99 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN, 3517ES; Thence S82°37'56"W, 49.91 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN, 3517ES; Thence N67°09'41"E, 96.28 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN, 3517ES, and the TRUE POINT OF BEGINNING, containing 0.01 acres and subject to and together with all appurtenant easements of record.

VICINITY MAP



Not To Scale