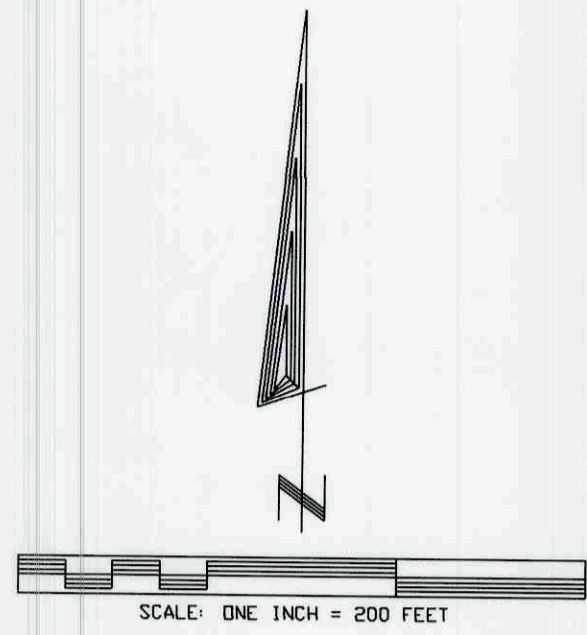


CERTIFICATE OF SURVEY

FAMILY TRANSFER

IN THE
NE1/4 SE1/4 OF SECTION 22
TOWNSHIP 30 NORTH, RANGE 31 WEST, P.M.M.
LINCOLN COUNTY, MONTANA
FOR
RANDY NIXON
01-17-2023



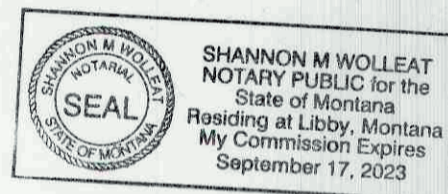
BASIS OF BEARINGS

Bearings are based on the bearing of the E 1/2 of the south line of Section 22 per BLM Plat dated September 28, 1978.

OWNERS CERTIFICATE/PURPOSE OF SURVEY

I, Gloria P. Nixon, Grantor of record hereby certify that the purpose of this division of land is to transfer Parcel "A" as shown on this certificate of survey to Randy Dean Nixon, my son. I certify that this is the first and single gift or sale we have made to the aforementioned immediate family member in the County of Lincoln for the purposes of this exemption. I and that the parcel will not be transferred back to the grantor within 24 months of filing without written consent of the governing body. Therefore, this parcel is exempt from review as a subdivision pursuant to MCA 76-3-207(1)(b). In addition, Parcel "B" is exempt from review by the Montana Department of Environmental Quality pursuant to MCA 76-4-103 "A subdivision shall comprise only those parcels of less than 20 acres which have been created by a division of land, and the plat thereof shall show all such parcels, whether contiguous or not. The rental or lease of one or more parts of a building, structure, or other improvement, whether existing or proposed, is not a subdivision, as that term is defined in this part, and is not subject to the requirements of this part."

Gloria Nixon
Gloria Nixon
Date 1-30-23



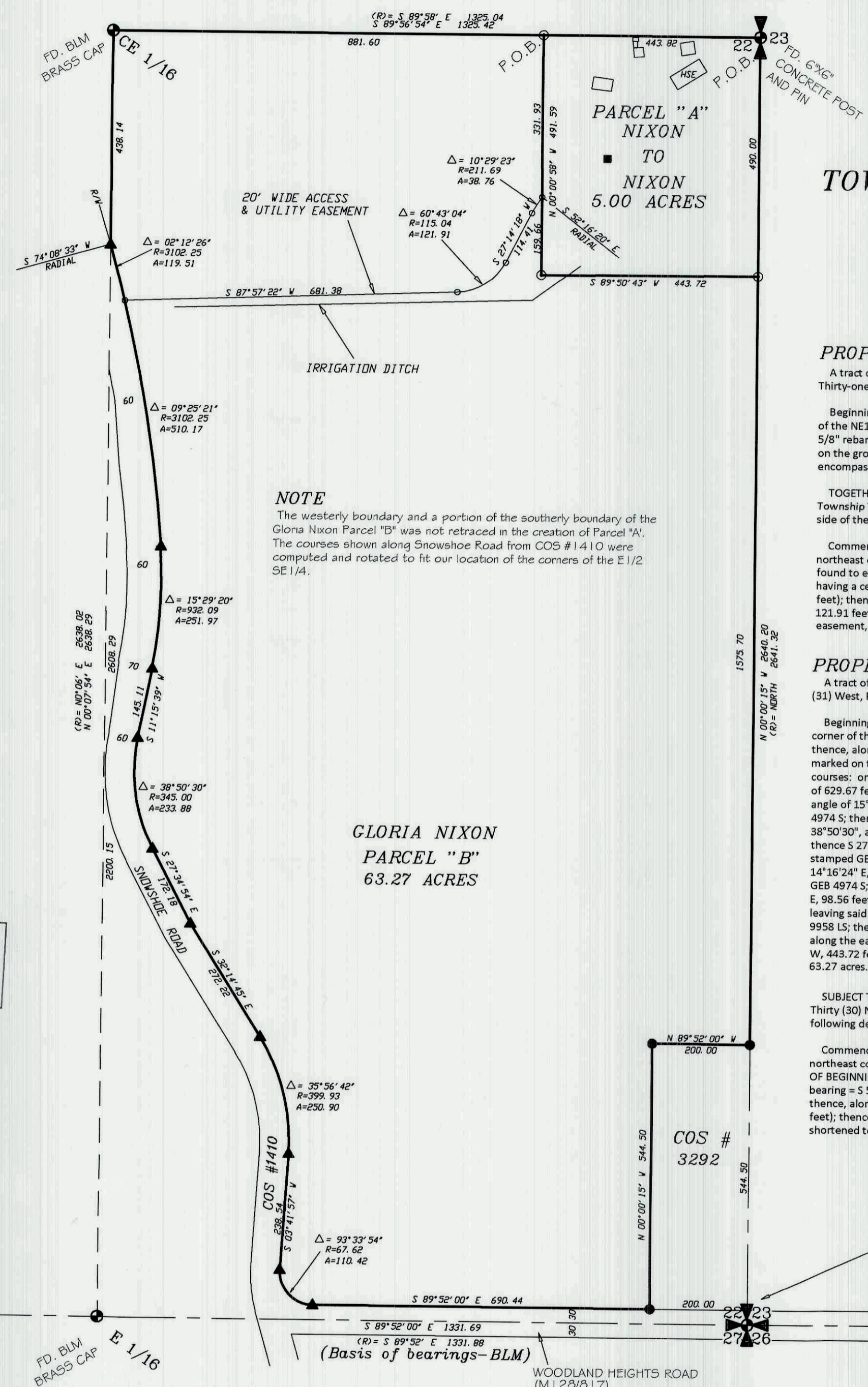
ACKNOWLEDGMENT

Subscribed to and acknowledged before me, a Notary Public for the State of MT, County of Lincoln, by the above named person, on this 30 day of January, 2023. In witness whereof I have hereunto set my hand and affixed my notarial seal.

Shannon M Wolleat
Notary Public for the State of MT, residing at Libby, Montana. My commission expires 9-17-2023.

EXAMINING LAND SURVEYOR CERTIFICATION

Examined this 30 day of January, 2023.
Steven A. Boyer
Steven A. Boyer, State of Montana County Examining Surveyor



NOTE

The westerly boundary and a portion of the southerly boundary of the Gloria Nixon Parcel "B" was not retraced in the creation of Parcel "A". The courses shown along Snowshoe Road from COS #1410 were computed and rotated to fit our location of the corners of the E1/2 SE1/4.

GLORIA NIXON
PARCEL "B"
63.27 ACRES

PROPERTY DESCRIPTION - PARCEL "A"

A tract of land situated in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section Twenty-two (22), Township Thirty (30) North, Range Thirty-one (31) West, P.M.M., Lincoln County, Montana; more particularly described:

Beginning at the northeast corner of said NE1/4 SE1/4 which is marked on the ground by a 6" x 6" concrete post and metal pin; thence, along the east line of the NE1/4 SE1/4, S 00°00'15" E, 490.00 feet to a 5/8" rebar and plastic cap stamped 9958LS; thence, leaving said east line S 89°50'43" W, 443.72 feet to a 5/8" rebar and plastic cap stamped 9958LS; thence N 00°00'58" W, 491.59 feet to the intersection with the north line of the NE1/4 SE1/4, which is marked on the ground by a 5/8" rebar and plastic cap stamped 9958LS; thence, along said north line S 89°56'54" E, 443.82 feet to the POINT OF BEGINNING, encompassing an area of 5.00 acres.

TOGETHER WITH, an easement for access and utilities in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section Twenty-two (22), Township Thirty (30) North, Range Thirty-one (31) West, P.M.M., Lincoln County, Montana, being Twenty (20) feet in width and lying Ten (10) feet on each side of the following described centerline:

Commencing at a 5/8" rebar and plastic cap stamped 9958LS, on the north line of said NE1/4 SE1/4, which is N 89°56'54" W, 443.82 feet from the northeast corner of the NE1/4 SE1/4; thence, along the west line of the above described tract S 00°00'58" E, 331.93 feet to the centerline of a road as it was found to exist April 3, 2013 and the TRUE POINT OF BEGINNING, thence, leaving said west line and along said centerline on a non-tangential curve to the left having a central angle of 10°29'23" (radial bearing = S 52°16'20" E), a radius of 211.69 feet, for an arc length of 38.76 feet (chord = S 32°28'59" W, 38.70 feet); thence S 27°14'18" W, 114.41 feet; thence, along a curve to the right having a central angle of 60°43'04", a radius of 115.04 feet, for an arc length of 121.91 feet (chord = S 57°35'50" W, 116.28 feet); thence S 87°57'22" W, 681.38 feet to the easterly right of way of Snowshoe Road and the terminus of this easement, with the sidelines extended or shortened to intersect adjacent boundaries.

PROPERTY DESCRIPTION - PARCEL "B"

A tract of land situated in the East Half of the Southeast Quarter (E1/2 SE1/4) of Section Twenty-two (22), Township Thirty (30) North, Range Thirty-one (31) West, P.M.M., Lincoln County, Montana; more particularly described as follows:

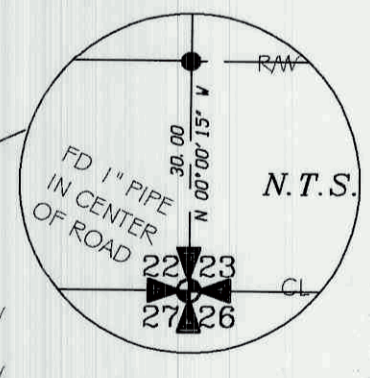
Beginning at a 5/8" rebar and plastic cap stamped 9958 LS on the north line of said E1/2 SE1/4, which is N 89°56'54" W, 443.82 feet from the northeast corner of the E1/2 SE1/4; thence N 89°56'54" W, 881.60 feet to the northwest corner of the E1/2 SE1/4 which is marked on the ground by a BLM Brass Cap; thence, along the west line of the E1/2 SE1/4, S 00°07'54" W, 438.14 feet to the intersection with the easterly right of way of Snowshoe Road which is marked on the ground by a 5/8" rebar and plastic cap stamped GEB 4974 S; thence, leaving said west line and along said right of way the following Ten (10) courses: on a non-tangential curve to the right having a central angle of 11°37'46" (radial bearing = S 74°08'33" W), a radius of 3102.25 feet for an arc length of 629.67 feet (chord = S 10°02'36" E, 628.60 feet) to a 5/8" rebar and plastic cap stamped GEB 4974 S; thence, along a curve to the right having a central angle of 15°29'20", a radius of 932.09 feet, for an arc length of 251.97 feet (chord = S 03°30'59" W, 251.21 feet) to a 5/8" rebar and plastic cap stamped GEB 4974 S; thence S 11°15'39" W, 145.11 feet to a 5/8" rebar and plastic cap stamped GEB 4974 S; thence, along a curve to the left having a central angle of 38°50'30", a radius of 345.00 feet, for an arc length of 233.88 feet (chord = S 08°09'42" E, 229.43 feet) to a 5/8" rebar and plastic cap stamped GEB 4974 S; thence S 27°34'54" E, 172.18 feet to a 5/8" rebar and plastic cap stamped GEB 4974 S; thence S 32°14'45" E, 272.22 feet to a 5/8" rebar and plastic cap stamped GEB 4974 S; thence, along a curve to the right having a central angle of 35°56'42", a radius of 399.93 feet, for an arc length of 250.90 feet (chord = S 14°16'24" E, 246.81 feet) to a 5/8" rebar and plastic cap stamped GEB 4974 S; thence S 03°41'57" W, 238.54 feet to a 5/8" rebar and plastic cap stamped GEB 4974 S; thence, along a curve to the left having a central angle of 93°33'54", a radius of 67.62 feet, for an arc length of 110.42 feet (chord = S 43°05'00" E, 98.56 feet) to a 5/8" rebar and plastic cap stamped GEB 4974 S; thence S 89°52'00" E, 690.44 feet to a 5/8" rebar and plastic cap stamped 9958 LS; thence, leaving said right of way and along the west line of that parcel shown on COS #3292, N 00°00'15" W, 544.50 feet to a 5/8" rebar and plastic cap stamped 9958 LS; thence, along the north line of that parcel shown on COS #3292, S 89°52'00" E, 200.00 feet to a 5/8" rebar and plastic cap stamped 9958 LS; thence, along the east line of the E1/2 SE1/4, N 00°00'15" W, 1575.70 feet to a 5/8" rebar and plastic cap stamped 9958 LS; thence, leaving said east line S 89°50'43" W, 443.72 feet to a 5/8" rebar and plastic cap stamped 9958 LS; thence N 00°00'58" W, 491.59 feet to the POINT OF BEGINNING, encompassing an area of 63.27 acres.

SUBJECT TO, an easement for access and utilities in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section Twenty-two (22), Township Thirty (30) North, Range Thirty-one (31) West, P.M.M., Lincoln County, Montana, being Twenty (20) feet in width and lying Ten (10) feet on each side of the following described centerline:

Commencing at a 5/8" rebar and plastic cap stamped 9958LS, on the north line of said NE1/4 SE1/4, which is N 89°56'54" W, 443.82 feet from the northeast corner of the NE1/4 SE1/4; thence, S 00°00'58" E, 331.93 feet to the centerline of a road as it was found to exist April 3, 2013 and the TRUE POINT OF BEGINNING, thence, leaving said west line and along said centerline on a non-tangential curve to the left having a central angle of 10°29'23" (radial bearing = S 52°16'20" E), a radius of 211.69 feet, for an arc length of 38.76 feet (chord = S 32°28'59" W, 38.70 feet); thence S 27°14'18" W, 114.41 feet; thence, along a curve to the right having a central angle of 60°43'04", a radius of 115.04 feet, for an arc length of 121.91 feet (chord = S 57°35'50" W, 116.28 feet); thence S 87°57'22" W, 681.38 feet to the easterly right of way of Snowshoe Road and the terminus of this easement, with the sidelines extended or shortened to intersect adjacent boundaries.

LEGEND

- Found corner evidence as noted
- Found 5/8" rebar/plastic cap - 9958LS
- ▲ 5/8" rebar/plastic cap GEB 4974 S-not tied this survey
- Set 5/8" rebar/plastic cap - 9958LS
- Computed point
- (R) Record bearing/distance per BLM Plat
- Well House



COUNTY TREASURER

I hereby certify that all real property taxes assessed and levied on the land to be divided described hereon and paid.
Sedaris Carlberg by Keira Ward
Treasurer, Lincoln County Date 2/1/23



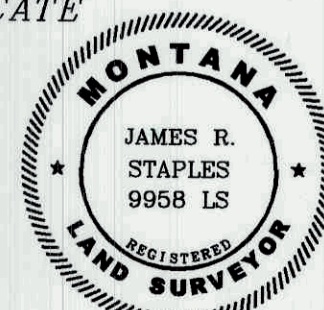
CERTIFICATE OF RECORDER

Filed for record this 7th day of February, 2023, at 1:37 o'clock P.M.
Robin A Benson
Lincoln County Recorder
By *Corrina Brown*
Deputy

DATE:	01-17-2023	NE1/4 SE1/4
JOB NO.:	M13-01	SECTION 22
DWN. BY:	JDM	TOWNSHIP 30 NORTH
REVISION:	#1	RANGE 31 WEST
SHEET:	1 OF 1	PRINCIPAL MERIDIAN MT.
		LINCOLN COUNTY

SURVEYOR'S CERTIFICATE

I, James R. Staples, do hereby certify that this Certificate of Survey has been prepared in conformance to the Montana Subdivision & Platting Act (Sections 76-3-101 thru 76-3-614 M.C.A.) and the regulations adopted pursuant thereto, and that the map shown hereon is a true representation of a survey made by me.
James R. Staples 1-19-23
James R. Staples, 995815 Date



CERTIFICATE OF SURVEY NO. 4926 FC

J.R.S. SURVEYING, INC.

P.O. BOX 1050
317 MINERAL AVE.
LIBBY, MONTANA 59923
(406) 293-5059

Parcel "A" DEQ EXEMPT ARM 17.36.605(2)(b)