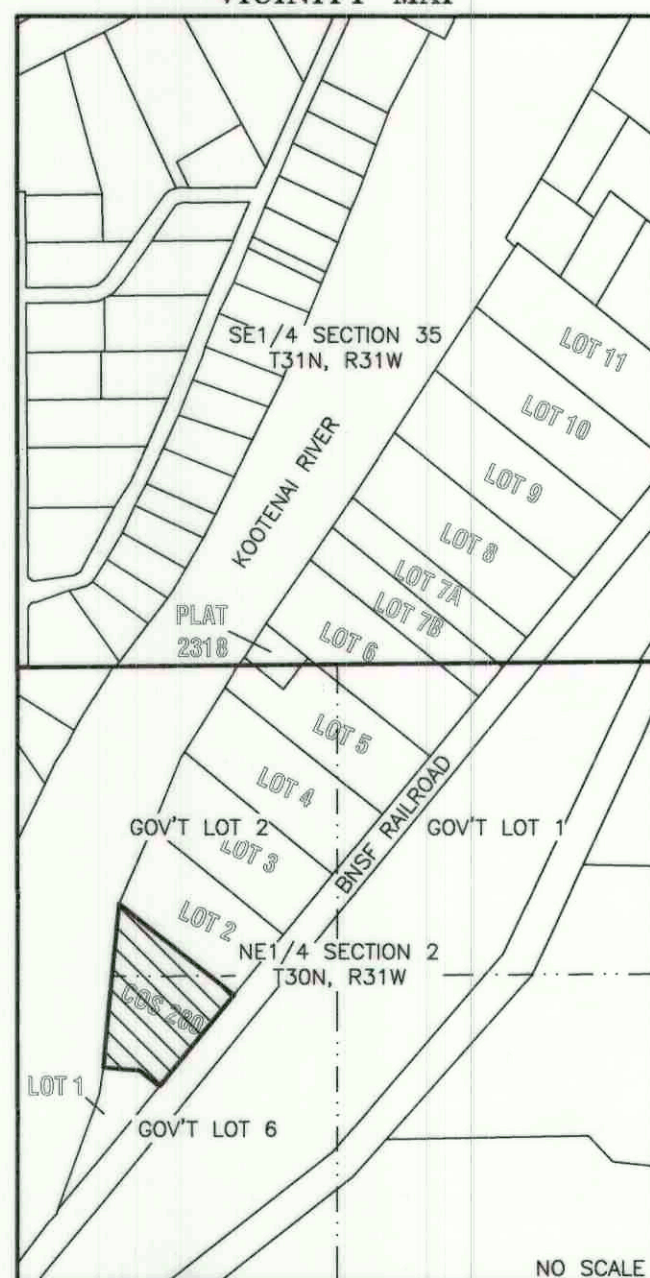


TH
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LEGEND

- FOUND A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JHN, 4661S
- ⊗ FOUND A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED, 4975S
- ⊗ FOUND A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
- FOUND 5/8 INCH DIAMETER UNCAPPED REBAR
- SET A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- AN UNMARKED COMPUTED POINT
- BOUNDARY LINES
- - - OLD BOUNDARY LINE
- · - - ADJOINING BOUNDARIES
- - - EASEMENT/RIGHT-OF-WAY LIMIT
- - - SECTION SUBDIVISION LINE
- ~~~~~ TOP OF BANK
- +++++ RAILROAD CENTERLINE
- · - - DIMENSION LINE
- [] COS No. 280, RECORD

VICINITY MAP



CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

AMENDING LOT 1, COS 280, RIVERDALE SUBDIVISION

GOV'T LOTS 2 & 6, SECTION 2, T.30N., R.31W., P.M.,MT.,

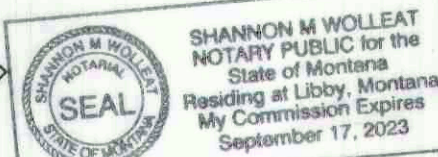
LINCOLN COUNTY, MONTANA

FOR: LINCOLN COUNTY & MOEN

DATE: DECEMBER, 2022

LEGAL DESCRIPTION: PARCEL "X"

An irregular tract of land, lying northeast of Libby, Montana, Lincoln County, within Government Lots 2 & 6, Section 2, T.30N., R.31W., P.M.,MT., and more particularly described as follows:
Commencing at the northwest corner, Remainder portion of Lot 1, COS 280, a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S and the TRUE POINT OF BEGINNING; Thence N74°14'53"W, 20.17 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N74°14'53"W, 20.17 feet to an unmarked computed point lying on the low water line of "Kootenai River"; Thence along said water line the following two courses: Thence N03°34'39"E, 340.87 feet to an unmarked computed point; Thence N08°27'09"E, 342.03 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S50°23'15"E, 36.15 feet to a 5/8 inch diameter uncapped rebar, being the southwest corner of Lot 2, COS No. 280; Thence S06°38'55"W, 657.94 feet to a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S and THE TRUE POINT OF BEGINNING, containing 0.78 acres. Subject to and together with all appurtenant easements of record.



PARCEL X

0.78 Acres

LOT 1AA

5.90ACRES

(includes Parcel X)

SANITATION EXEMPTION
ARM 17.36.605(2)(b)

LEGAL DESCRIPTION: LOT "1AA"

An irregular tract of land, lying northeast of Libby, Montana, Lincoln County, within Government Lots 2 & 6, Section 2, T.30N., R.31W., P.M.,MT., and more particularly described as follows:
Commencing at the northwest corner, Remainder portion of Lot 1, COS 280, a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S and the TRUE POINT OF BEGINNING; Thence N74°14'53"W, 20.17 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N74°14'53"W, 20.17 feet to an unmarked computed point lying on the low water line of "Kootenai River"; Thence along said water line the following two courses: Thence N03°34'49"E, 340.87 feet to an unmarked computed point; Thence N08°27'09"E, 342.03 feet to an unmarked computed point; Thence leaving said water line S50°23'15"E, 20.23 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S50°23'15"E, 36.15 feet to a 5/8 inch diameter uncapped rebar, being the southwest corner of Lot 2, COS No. 280; Thence along the south boundary of said Lot 2 S50°23'15"E, 575.61 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS marking a 30' wide access easement; Thence S50°23'18"E, 30.00 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS lying on the westerly right-of-way limit of Burlington Northern Santa Fe Railroad; Thence along said railroad right-of-way limit S39°39'27"W, 466.05 feet to the northeast corner, Remainder portion of Lot 1, COS 280, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence along the north boundary of said remainder portion, the following three courses: Thence N61°56'50"W, 30.63 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N61°56'51"W, 69.79 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N74°14'54"W, 162.79 feet to a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S and THE TRUE POINT OF BEGINNING, containing 5.90 acres. Subject to and together with all appurtenant easements of record.

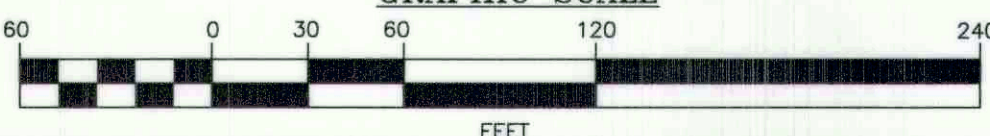
TRUE POINT OF BEGINNING
LOT 1AA & PARCEL X

REMAINING
PORTION of LOT 1
COS 280

BOUNDARY ADJUSTMENT 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 plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

GRAPHIC SCALE



PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

We, Lincoln County and Virginia L. Moen 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 Lot 1AA is excluded from sanitation review by the DEQ pursuant to ARM 17.36.605(2)(b) as a parcel that has a previous approval issued under Title 76, chapter 4, part1, MCA if: (i) no facilities other than those previously approved exist or will be constructed on the parcel; and (ii) the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-1-30, MCA.

Lincoln County, Representative

Virginia L. Moen

1/18/23
Date

2/12/23
Date

ACKNOWLEDGMENT

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

the State of MT County of Lincoln
by Lincoln County, Representative, Joon L. Letcher

on this 18 day of January, 2023, in witness whereof,
I have hereunto set my hand and affixed my notarial seal.

residing in: Libby My Commission expires: 9-17-2023

ACKNOWLEDGMENT

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

the State of MT County of Lincoln
by Virginia L. Moen

on this 22 day of February, 2023, in witness whereof,
I have hereunto set my hand and affixed my notarial seal.

residing in: Libby My Commission expires: 9-17-2023

BASIS OF BEARING

The basis of bearing for this survey is S39°39'27"W, derived from Survey Grade GPS system calibrated to local control between the northeast corner of Lot 1, Riverdale Subdivision, a found 5/8 inch diameter rebar with plastic cap marked KED, 4675S and the southeast corner of Lot 2, COS No. 280, a found 5/8 inch diameter rebar with plastic cap marked HUGHES, 7344LS. Angular variation between this survey and COS No. 280 is 0°07'27".

METHOD OF SURVEY

A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners, road alignments, and railroad geometry by Calen Williamson, October, 2022.

HISTORY OF SURVEYS

1913 - Plat No. 12, Riverdale Subdivision, Paul D. Pratt
1976 - COS No. 280, Boundary Location for Conveyance, JW Ninneman, 534ES
2020 - Lincoln County Records Book 384/Page 731, Access Easement, Alvah F. Hughes, 7322LS
2020 - Lincoln County Records Book 384/Page 730, Access Easement, Alvah F. Hughes, 7322LS

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

12-19-23
Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day of 19 FEBRUARY, 2023, 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), M.C.A.

Lincoln County Treasurer

Date

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 8th day

of February, 2023, A.D. at 10:39 o'clock

Lincoln County Clerk and Recorder by Carrie Brown Deputy

CERTIFICATE OF SURVEY No. 4929 RB

KSI

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