

CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

AMENDING THE REMAINDER PORTION OF LOT 1, RIVERDALE SUBDIVISION, COS 280

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

LINCOLN COUNTY, MONTANA

FOR: LINCOLN COUNTY & TUNGSTEN HOLDINGS

DATE: DECEMBER, 2022

T
R
I
B
U
N
A
L

LEGAL DESCRIPTION: PARCEL "X"

An irregular tract of land, lying northeast of Libby, Montana, Lincoln County, within Government lot 6, Section 2, T.30N., R.31W., P.M.,MT., and more particularly described as follows:
Commencing at the southwest corner, Lot 1, Riverdale Subdivision, Plat No. 12, 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 and the TRUE POINT OF BEGINNING; Thence along said railroad right-of-way limit S39°36'49"W, 127.88 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence continuing along said railroad right-of-way limit S39°36'49"W, 63.59 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 N19°43'09"E, 513.43 feet to an unmarked computed point; Thence N13°39'53"E, 250.07 feet to an unmarked computed point; Thence leaving said water line S74°14'53"E, 20.17 feet to a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S; Thence S74°14'53"E, 20.17 feet to a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S; Thence S06°28'46"W, 119.42 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS and the TRUE POINT OF BEGINNING, containing 0.86 acres. Subject to and together with all appurtenant easements of record.

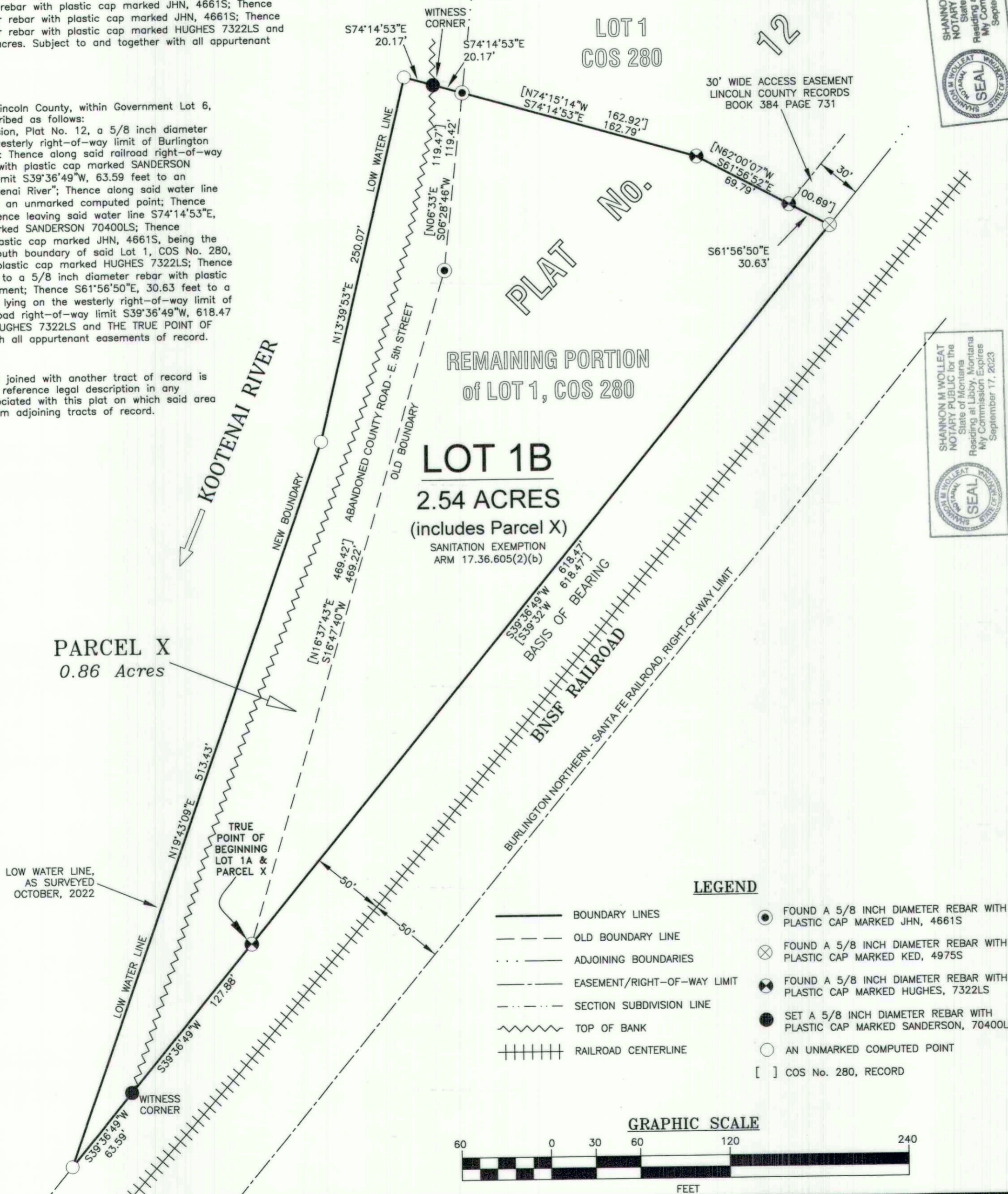
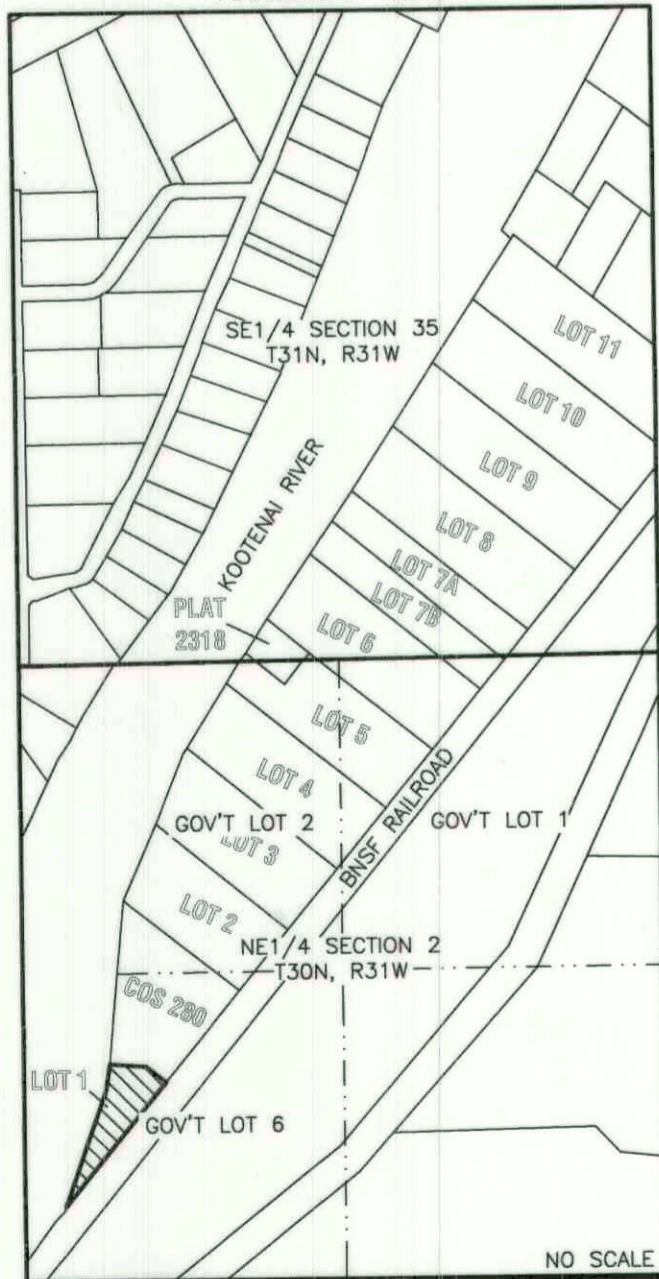
LEGAL DESCRIPTION: LOT "1B"

An irregular tract of land, lying northeast of Libby, Montana, Lincoln County, within Government Lot 6, Section 2, T.30N., R.31W., P.M.,MT., and more particularly described as follows:
Commencing at the southwest corner, Lot 1, Riverdale Subdivision, Plat No. 12, 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 and the TRUE POINT OF BEGINNING; Thence along said railroad right-of-way limit S39°36'49"W, 127.88 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence continuing along said railroad right-of-way limit S39°36'49"W, 63.59 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 N19°43'09"E, 513.43 feet to an unmarked computed point; Thence N13°39'53"E, 250.07 feet to an unmarked computed point; Thence leaving said water line S74°14'53"E, 20.17 feet to a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S, being the southwest corner of Lot 1, COS No. 280; Thence along the south boundary of said Lot 1, COS No. 280, S74°14'53"E, 162.79 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence continuing along said south boundary S61°56'52"E, 69.79 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS marking a 30' wide access easement; Thence S61°56'50"E, 30.63 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S lying on the westerly right-of-way limit of Burlington Northern Santa Fe Railroad; Thence along said railroad right-of-way limit S39°36'49"W, 618.47 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS and the TRUE POINT OF BEGINNING, containing 2.54 acres. Subject to and together with all appurtenant easements of record.

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.

VICINITY MAP



LOT 1B
2.54 ACRES
(includes Parcel X)
SANITATION EXEMPTION
ARM 17.36.605(2)(b)

PARCEL X
0.86 Acres

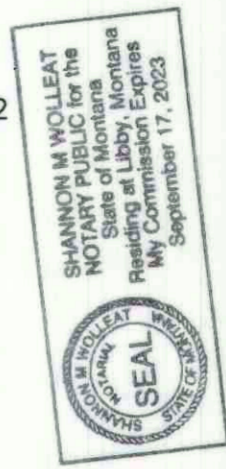
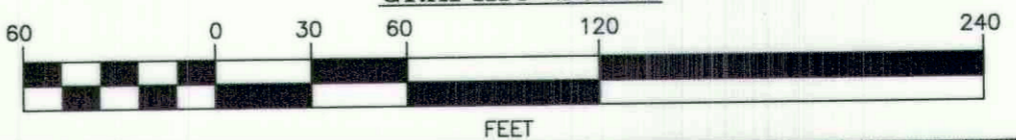
LOT 1
COS 280

REMAINING PORTION
of LOT 1, COS 280

LEGEND

- BOUNDARY LINES
- - - OLD BOUNDARY LINE
- - - ADJOINING BOUNDARIES
- - - EASEMENT/RIGHT-OF-WAY LIMIT
- - - SECTION SUBDIVISION LINE
- ~ ~ ~ TOP OF BANK
- ++++ RAILROAD CENTERLINE
- 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
- SET A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- AN UNMARKED COMPUTED POINT
- [] COS No. 280, RECORD

GRAPHIC SCALE



PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

We, Lincoln County and Tungsten Holdings, Inc. 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 1B 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, part 1, 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.

Josh Letcher
Lincoln County, Representative
Date: 1/18/23

Tungsten Holdings, Inc.
Tungsten Holdings, Inc., Representative
Date: 2-1-23

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

Shannon M. Wolleat
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 Tungsten Holdings, Inc. Representative on this 18 day of February, 2023. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Shannon M. Wolleat
residing in: Libby My Commission expires: 9-17-2023

BASIS OF BEARING

The basis of bearing for this survey is S39°36'49"W, derived from Survey Grade GPS system calibrated to local control between the southwest corner of Lot 1, Riverdale Subdivision, a found 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the southeast corner of Lot 1, COS No. 280, a found 5/8 inch diameter rebar with plastic cap marked KED, 4975S. Angular variation between this survey and COS No. 280 is 0°04'49".

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 Ninnerman, 534ES
- 2020 - Lincoln County Records Book 384/Page 731, 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
Byron Sanderson, PLS 70400LS
Date: 12-19-22

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 3rd of FEBRUARY, 2023, A.D.
Steven A. Boyer
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), MCA.
Sedaris Carlberg, per K. Randall
Lincoln County Treasurer Date: 2.2.2023

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 8th day of February, 2023, A.D. at 12:40 o'clock
Robin A. Benson
Lincoln County Clerk and Recorder by *Carrie Brown* Deputy

CERTIFICATE OF SURVEY No. 4930 RB

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

