

# CERTIFICATE OF SURVEY

## BOUNDARY LINE ADJUSTMENT

AMENDING LOT 9, RIVERDALE SUBDIVISION, PLAT No. 12

GOV'T LOT 5, SECTION 35, T.31N., R.31W., P.M., MT.,

LINCOLN COUNTY, MONTANA

FOR: LINCOLN COUNTY, BLATTMAN, & BLACKWELL DATE: DECEMBER, 2022

### LEGAL DESCRIPTION: Parcel "X"

An irregular tract of land, lying northeast of Libby, Montana, Lincoln County, within Government Lot 5, Section 35, T.31N., R.31W., P.M., MT. and more particularly described as follows: Commencing at the northeast corner, Lot 8A, Plat No. 7227, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING; Thence N50°20'03"W, 32.25 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N50°20'03"W, 14.51 feet to an unmarked computed point lying on the low water line of "Kootenai River"; Thence along said water line N29°33'13"E, 304.74 feet to an unmarked computed point; Thence leaving said water line S50°16'58"E, 21.72 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S50°16'58"E, 39.58 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence S32°15'45"W, 40.34 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence S32°15'45"W, 262.13 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and THE TRUE POINT OF BEGINNING, containing 0.37 acres. Subject to and together with all appurtenant easements of record.

### LEGEND

- 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
- BOUNDARY LINES
- OLD BOUNDARY LINE
- ADJOINING BOUNDARIES
- RAILROAD CENTERLINE
- EASEMENT/RIGHT-OF-WAY LIMIT
- TOP OF BANK
- DIMENSION LINE
- ( ) PLAT No. 7227, RECORD
- { } COS No. 3487CO, RECORD

LOT 10  
PLAT No. 12

LOT 9A  
7.10 ACRES  
(includes Parcel X)  
SANITATION EXEMPTION  
ARM 17.36.605(2)(b)

LOT 9  
PLAT No. 12

LOT 8B  
PLAT 7227

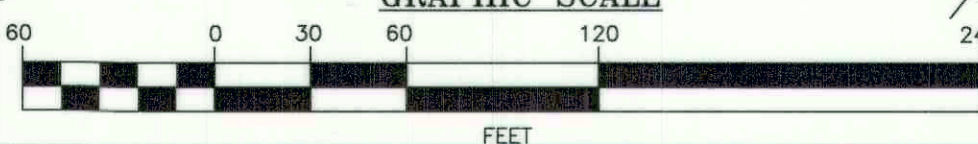
### LEGAL DESCRIPTION: LOT "9A"

An irregular tract of land, lying northeast of Libby, Montana, Lincoln County, within Government Lot 5, Section 35, T.31N., R.31W., P.M., MT. and more particularly described as follows: Commencing at the northeast corner, Lot 8A, Plat No. 7227, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING; Thence N50°20'03"W, 32.25 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N50°20'03"W, 14.51 feet to an unmarked computed point lying on the low water line of "Kootenai River"; Thence along said water line N29°33'13"E, 304.74 feet to an unmarked computed point; Thence leaving said water line S50°16'58"E, 21.72 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S50°16'58"E, 39.58 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence S32°15'45"W, 40.34 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence S32°15'45"W, 262.13 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and THE TRUE POINT OF BEGINNING, containing 7.10 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.

### GRAPHIC SCALE



### PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

We, Lincoln County, Theron Blattman, & Nancy Blackwell 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 9A 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.

Lincoln County, Representative Josh Leithner Date 1/19/23  
Theron Blattman Date 2-10-23  
Nancy H Blackwell Date 2-10-23

### 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 Leithner  
on this 19 day of January, 2023, in Libby, Montana, 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 Theron Blattman & Nancy Blackwell  
on this 10 day of February, 2023, in Libby, Montana, 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°35'20"W as shown on Plat No. 7227 between the northeast corner of Lot 8B, a found 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the southwest corner of Lot 10, Riverdale Subdivision, a found 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS.

### 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
- 2020 - Lincoln County Records Book 384/Page 734, Access Easement, Alvah F. Hughes, 7322LS
- 2020 - Lincoln County Records Book 386/Page 523, Access Easement, Alvah F. Hughes, 7322LS
- 2021 - Plat No. 7227, Nikki Acres Subdivision, 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 Date 12-29-22  
Byron Sanderson, PLS, 70400LS

### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 13th of FEBRUARY, 2023, A.D.

Steven A. Bayer, 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.

Sedarius Carlberg by Kelly Date 2-10-23  
Lincoln County Treasurer

### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 13th day  
of February, 2023, A.D. at 11:41 o'clock  
by Robin A. Bryson Deputy  
Lincoln County Clerk and Recorder

CERTIFICATE OF SURVEY No. 4932 RB

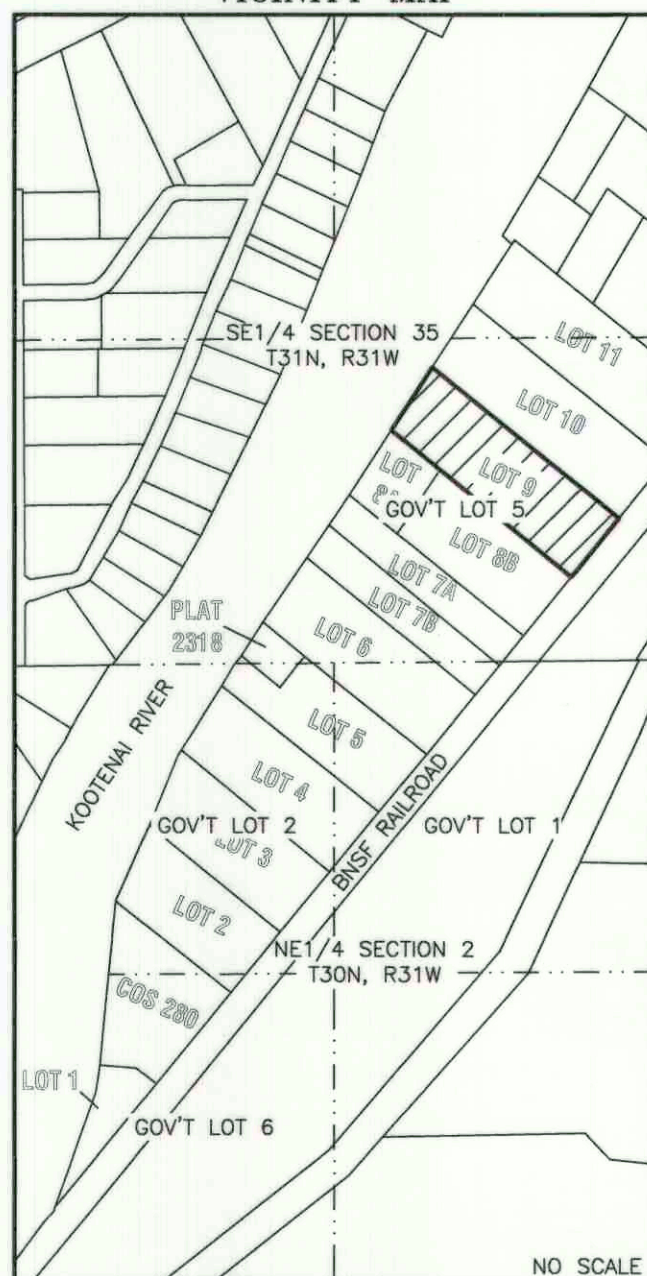
LOW WATER LINE,  
AS SURVEYED  
OCTOBER, 2022

KOOTENAI RIVER

PARCEL X  
0.37 Acres

LOT 8A  
PLAT 7227

### VICINITY MAP



**KSI**

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