

# CERTIFICATE OF SURVEY

## BOUNDARY LINE ADJUSTMENT

NE 1/4 SE 1/4, SECTION 4 and NW 1/4 SW 1/4, SECTION 3,  
T.30N., R.31W., P.M., MT., LINCOLN COUNTY, MONTANA

FOR: NOBLE INVESTMENT PROPERTIES, LLC DATE: JUNE, 2023

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

I, Noble Investment Properties, LLC, Representative, being the record owner, hereby certifies that the purpose of this survey and division of land is the relocation of common boundaries pursuant to MCA 76-3-207(a) divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties. I further certify that Parcels A, B, and C are exempt from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b): 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 76-4-130, MCA;

Chad REP-  
Noble Investment Properties, LLC, Representative

6-8-2023  
Date

### ACKNOWLEDGMENT

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

the State of Montana County of Lincoln  
by Noble Investment Properties, LLC, Representative

on this 8 day of June, 2023. In witness whereof,  
I have hereunto set my hand and affixed my notarial seal.

Chelsea Sanderson

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

### 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.

### BASIS OF BEARING

The basis of bearing for this survey is N00°09'37"W between the northeast corner of COS No. 2637, a found 5/8 inch diameter rebar with plastic cap marked DAVIS, 4975S and the southeast corner of COS No. 2637, a found 5/8 inch diameter rebar with plastic cap marked DAVIS, 4975S, as derived from a survey grade Trimble R10-2 GNSS system calibrated to True North. Angular variation between this survey and COS No. 2637 is 0°15'10".

### METHOD OF SURVEY

A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners and road alignments by Calen Williamson, April, 2023.

### HISTORY OF SURVEYS

1955 - Plat No. 2206, Asa A. Wood School Addition, Ira C. Miller  
1960 - Plat No. 656, Survey of Proposed Addition to School District No. 4 Property  
J. Ninneman, 534ES  
1977 - COS No. 573, Boundary Location for Conveyance, Jack H. Ninneman, 4661S  
1998 - COS No. 2637, Retracement Survey, Kenneth E. Davis, 4975S

### 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

6-8-23  
Date

### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 8 of June, 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), M.C.A.

Velva Ward for seconds camberg  
Lincoln County Treasurer Date

### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 12<sup>th</sup> day

of June, 2023, A.D. at 11:27 o'clock

Corrina Brown  
Lincoln County Clerk and Recorder by Mikelle Byrd Deputy

CERTIFICATE OF SURVEY No. 4951 RB

SHEET 1 OF 2

NORTH

### SYMBOL LEGEND

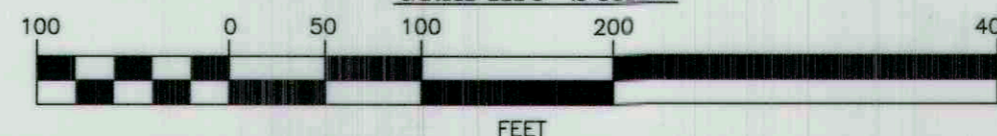
- SECTION CORNER - AS NOTED
- 3 1/4 INCH DIAMETER ALUMINUM CAPPED MONUMENT
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED, 4975S
- 1/2 INCH DIAMETER UNCAPPED REBAR
- 3/4 INCH DIAMETER STEEL ROD
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JHN, 4661S
- 5/8 INCH DIAMETER REBAR WITH ILLEGIBLE CAP
- 5/8 INCH DIAMETER UNCAPPED REBAR
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- UNMARKED COMPUTED POINT
- WC WITNESS CORNER
- ( ) COS No. 573, RECORD
- { } COS No. 2637, RECORD
- [ ] PLAT No. 2206, RECORD
- // PLAT No. 656, RECORD

### LINE LEGEND

- BOUNDARY LINES
- OLD BOUNDARY LINE
- ADJOINING BOUNDARIES
- RIGHT-OF-WAY LIMIT
- SECTION SUBDIVISION LINE
- CENTERLINE OF ROAD
- TOP OF STREAM BANK

NOTE:  
IN 1968, MDOT PROJECT F-250(7) MODIFIED THE RIGHT-OF-WAY WIDTH OF HIGHWAY 2 ADJACENT TO PLATS 656 AND PLAT 2206 (ASA WOOD ADDITION), CHANGING THE WIDTH FROM CENTERLINE FROM 40FT TO 50FT. THE DIMENSIONS OF THESE PARCELS FROM 6TH STREET TO HIGHWAY 2 ARE CALCULATED TO THE 1968 RIGHT-OF-WAY WIDTH AND ARE THEREFORE SHORTER THAN THOSE DIMENSIONS PUBLISHED ON THE AFOREMENTIONED PLATS.

### GRAPHIC SCALE



KSI

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

# CERTIFICATE OF SURVEY

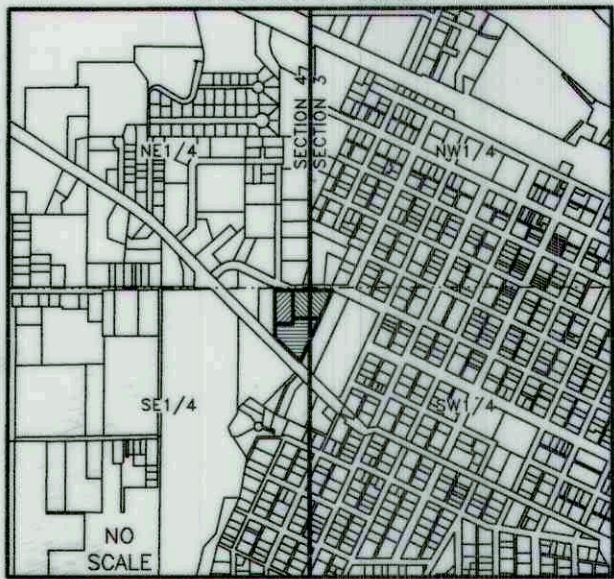
## BOUNDARY LINE ADJUSTMENT

NE1/4 SE1/4, SECTION 4 and NW1/4 SW1/4, SECTION 3,

T.30N., R.31W., P.M.,MT., LINCOLN COUNTY, MONTANA

FOR: NOBLE INVESTMENT PROPERTIES, LLC DATE: JUNE, 2023

VICINITY MAP



### LEGAL DESCRIPTION: PARCEL "A"

An irregular tract of land, lying in the city of Libby, Montana, Lincoln County, COS No. 573, NE1/4 NE1/4 SE1/4, Section 4 and NW1/4 NW1/4 SW1/4, Section 3, T.30N., R.31W., P.M.,MT., and more particularly described as follows:  
Commencing at the southeast corner, Parcel A, COS No. 573, a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S and the TRUE POINT OF BEGINNING: Thence along the south boundary of said parcel S89°36'09"W, 213.59 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS, being the top of the bank of Flower Creek; Thence S89°36'00"W, 10.35 feet to an unmarked computed point; Thence S89°36'14"W, 16.25 feet to an unmarked computed point lying in the middle of Flower Creek; Thence along the middle of said creek the following two courses: Thence N05°54'21"E, 159.87 feet to an unmarked computed point; Thence N22°24'12"E, 98.87 feet to an unmarked computed point lying on the southerly right-of-way limit of 6th Street; Thence along said right-of-way limit N89°30'20"E, 23.28 feet to a 5/8 inch diameter with plastic cap marked SANDERSON 70400LS, being the top of the bank of Flower Creek; Thence continuing along said right-of-way limit the following three courses: Thence N89°30'10"E, 104.91 feet to a 1/2 inch diameter uncapped rebar; Thence N89°47'11"E, 161.22 feet to a 5/8 inch diameter with plastic cap marked SANDERSON 70400LS; Thence S64°55'41"E, 12.43 feet to a 5/8 inch diameter with plastic cap marked SANDERSON 70400LS; Thence along the west boundary of Irregular Plot No. 656 S25°02'52"W, 270.67 feet to a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S and the TRUE POINT OF BEGINNING, containing 1.61 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL "B"

An irregular tract of land, lying in the city limits of Libby, Montana, Lincoln County, COS No. 573, NE1/4 NE1/4 SE1/4, Section 4, T.30N., R.31W., P.M.,MT., and more particularly described as follows:  
Commencing at the southwest corner, "Bertelson" Tract, COS No. 573, a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S and the TRUE POINT OF BEGINNING: Thence along the west boundary of said tract N00°05'23"E, 311.34 feet to a 5/8 inch diameter rebar with illegible plastic cap lying on the southerly right-of-way limit of 6th Street; Thence along said right-of-way limit the following three courses: Thence N89°47'12"E, 165.87 feet to an unmarked computed point; Thence N89°30'41"E, 12.94 feet to a 5/8 inch diameter with plastic cap marked SANDERSON 70400LS, being the top of the bank of Flower Creek; Thence N89°30'41"E, 24.63 feet to an unmarked computed point lying in the middle of Flower Creek; Thence along the middle of said creek the following five courses: Thence S22°24'12"W, 98.87 feet to an unmarked computed point; Thence S05°54'21"W, 159.87 feet to an unmarked computed point; Thence S25°37'53"W, 68.14 feet to an unmarked computed point; Thence S25°37'53"W, 51.18 feet to an unmarked computed point; Thence S01°49'41"W, 134.44 feet to an unmarked computed point lying on the northeasterly right-of-way limit of US Highway 2; Thence along said highway right-of-way limit the following two courses: Thence N46°00'27"W, 24.90 feet to a 5/8 inch diameter with plastic cap marked SANDERSON 70400LS, being the top of the bank of Flower Creek; Thence N46°00'27"W, 105.80 feet to a 5/8 inch diameter uncapped rebar; Thence along the east boundary of COS No. 2637 N00°05'21"E, 89.33 feet to a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S and the TRUE POINT OF BEGINNING, containing 1.47 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL "C"

An irregular tract of land, lying in the city of Libby, Montana, Lincoln County, COS No. 573, NE1/4 NE1/4 SE1/4, Section 4 and NW1/4 NW1/4 SW1/4, Section 3, T.30N., R.31W., P.M.,MT., and more particularly described as follows:  
Commencing at the southeast corner, Parcel A, COS No. 573, a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S and the TRUE POINT OF BEGINNING: Thence along the west boundary of Irregular Plot No. 656 S25°00'19"W, 402.84 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the southerly right-of-way limit of 6th Street; Thence along said right-of-way limit N46°00'27"W, 157.68 feet to a 5/8 inch diameter with plastic cap marked SANDERSON 70400LS, being the top of the bank of Flower Creek; Thence continuing along said right-of-way limit N46°00'27"W, 17.20 feet to an unmarked computed point lying in the middle of Flower Creek; Thence along the middle of said creek the following three courses: Thence N01°49'41"E, 134.44 feet to an unmarked computed point; Thence N25°37'53"E, 51.18 feet to an unmarked computed point; Thence N25°37'53"E, 68.14 feet to an unmarked computed point; Thence leaving said creek N89°36'14"E, 16.25 feet to an unmarked computed point; Thence along the south boundary of Parcel A, COS No. 573 N89°36'00"E, 10.36 feet to a 5/8 inch diameter with plastic cap marked SANDERSON 70400LS, being the top of the bank of Flower Creek; Thence continuing along said boundary N89°36'09"E, 213.59 feet to a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S and the TRUE POINT OF BEGINNING, containing 1.51 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL "W"

An irregular tract of land, lying in the city limits of Libby, Montana, Lincoln County, COS No. 573, NE1/4 NE1/4 SE1/4, Section 4, T.30N., R.31W., P.M.,MT., and more particularly described as follows:  
Commencing at the northwest corner, Tract 4DB, COS No. 573, a 5/8 inch diameter rebar with illegible plastic cap lying on the southerly right-of-way limit of 6th Street; Thence along said right-of-way limit N89°47'12"E, 165.87 feet to an unmarked computed point and the TRUE POINT OF BEGINNING: Thence continuing along said right-of-way limit N89°30'41"E, 12.94 feet to a 5/8 inch diameter with plastic cap marked SANDERSON 70400LS, being the top of the bank of Flower Creek; Thence N89°30'41"E, 24.63 feet to an unmarked computed point lying in the middle of Flower Creek; Thence along the middle of said creek S22°24'12"W, 98.87 feet to an unmarked computed point; Thence N00°04'15"E, 91.09 feet to an unmarked computed point and the TRUE POINT OF BEGINNING, containing 0.04 acres. Subject to and together with all appurtenant easements of record. The afore described parcel shall become part of Parcel B, as shown hereon, and shall not be conveyed as a separate tract of land.

### LEGAL DESCRIPTION: PARCEL "X"

An irregular tract of land, lying in the city limits of Libby, Montana, Lincoln County, COS No. 573, NE1/4 NE1/4 SE1/4, Section 4, T.30N., R.31W., P.M.,MT., and more particularly described as follows:  
Commencing at the southeast corner, Parcel A, COS No. 573, a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S; Thence along the south boundary of said parcel S89°36'09"W, 213.59 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS, being the top of the bank of Flower Creek; Thence S89°36'00"W, 10.35 feet to an unmarked computed point and the TRUE POINT OF BEGINNING: Thence S89°36'14"W, 16.25 feet to an unmarked computed point lying in the middle of Flower Creek; Thence along the middle of said creek N05°54'21"E, 159.87 feet to an unmarked computed point; Thence S00°04'15"W, 158.91 feet to an unmarked computed point and the TRUE POINT OF BEGINNING, containing 0.03 acres. Subject to and together with all appurtenant easements of record. The afore described parcel shall become part of Parcel A, as shown hereon, and shall not be conveyed as a separate tract of land.

### LEGAL DESCRIPTION: PARCEL "Y"

An irregular tract of land, lying in the city limits of Libby, Montana, Lincoln County, COS No. 573, NE1/4 NE1/4 SE1/4, Section 4, T.30N., R.31W., P.M.,MT., and more particularly described as follows:  
Commencing at the southeast corner, Parcel A, COS No. 573, a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S; Thence along the south boundary of said parcel S89°36'09"W, 213.59 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS, being the top of the bank of Flower Creek; Thence S89°36'00"W, 10.35 feet to an unmarked computed point and the TRUE POINT OF BEGINNING: Thence S00°04'15"W, 61.39 feet to an unmarked computed point; Thence S89°48'10"W, 45.65 feet to an unmarked computed point lying in the middle of Flower Creek; Thence along the middle of said creek N25°37'53"E, 68.14 feet to an unmarked computed point; Thence N89°36'14"E, 16.25 feet to an unmarked computed point and the TRUE POINT OF BEGINNING, containing 0.04 acres. Subject to and together with all appurtenant easements of record. The afore described parcel shall become part of Parcel C, as shown hereon, and shall not be conveyed as a separate tract of land.

### LEGAL DESCRIPTION: PARCEL "Z"

An irregular tract of land, lying in the city limits of Libby, Montana, Lincoln County, COS No. 573, NE1/4 NE1/4 SE1/4, Section 4, T.30N., R.31W., P.M.,MT., and more particularly described as follows:  
Commencing at the southwest corner, Tract 4DB, COS No. 573, a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S and the TRUE POINT OF BEGINNING: Thence along the south boundary of said tract N89°48'10"E, 120.32 feet to an unmarked computed point lying in the middle of Flower Creek; Thence along the middle of said creek the following two courses: Thence S25°37'53"W, 51.18 feet to an unmarked computed point; Thence S01°49'41"W, 134.44 feet to an unmarked computed point lying on the northeasterly right-of-way limit of US Highway 2; Thence along said highway right-of-way limit the following two courses: Thence N46°00'27"W, 24.90 feet to a 5/8 inch diameter with plastic cap marked SANDERSON 70400LS, being the top of the bank of Flower Creek; Thence N46°00'27"W, 105.80 feet to a 5/8 inch diameter uncapped rebar; Thence along the east boundary of COS No. 2637 N00°05'21"E, 89.33 feet to a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S and the TRUE POINT OF BEGINNING, containing 0.31 acres. Subject to and together with all appurtenant easements of record. The afore described parcel shall become part of Parcel B, as shown hereon, and shall not be conveyed as a separate tract of land.

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LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL

LIBBY, MONTANA (406)293-4354

CERTIFICATE OF SURVEY No. 4951 RB

SHEET 2 OF 2