

CERTIFICATE OF SURVEY

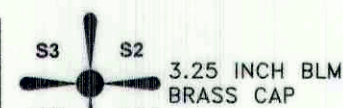
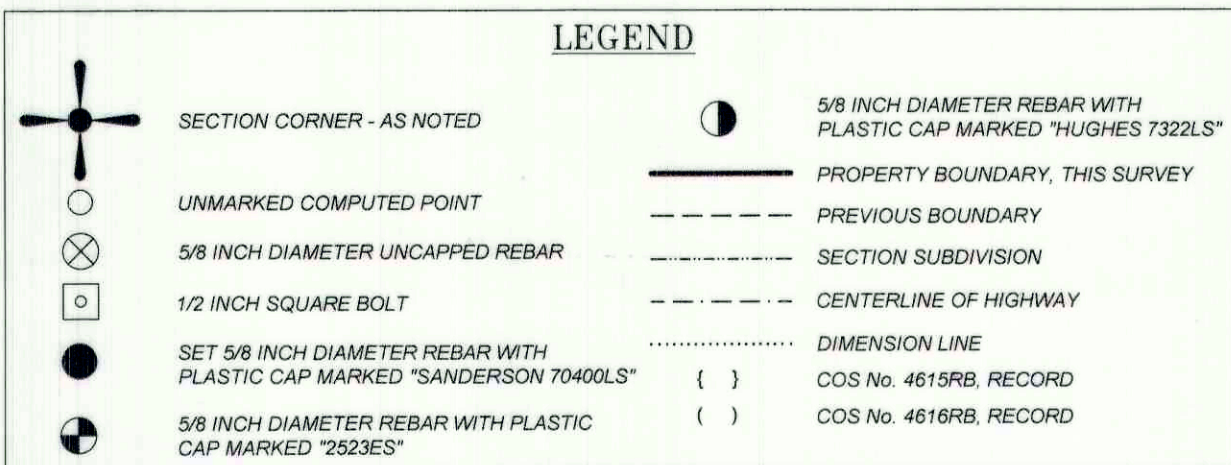
BOUNDARY LINE ADJUSTMENT

NE1/4, SE1/4, SECTION 10, T.30N., R.31W., P.M.MT.,
LINCOLN COUNTY, MONTANA

FOR: LINCOLN COUNTY PORT AUTHORITY & KOSKELA DATE: JUNE, 2023

LINE TABLE

LINE	BEARING	LENGTH	AREA
L1	N60°05'54"W	48.48	(N60°01'56"W 48.58)
L2	N37°18'17"W	139.29	(N37°17'34"W 139.18)
L3	N54°39'26"W	232.37	(N54°38'18"W 232.26)
L4	N26°10'30"W	21.95	(N26°09'19"W 21.78)
L5	N00°15'31"E	49.98	(S00°18'12"W 50.06)
L6	N71°50'44"W	232.96	(S71°51'07"E 232.93)
L7	S78°22'29"W	81.17	(N78°20'08"E 81.18)
L8	S54°53'17"W	109.41	(N54°55'43"E 109.32)
L9	S35°38'01"W	127.81	(N35°39'13"E 127.90)
L10	S52°25'38"W	211.11	(N52°25'49"E 211.05)
L11	N89°55'37"W	97.32	(S89°53'47"E 97.20)
L12	N22°08'45"W	64.84	(N22°10'51"W 64.84)
L13	S89°57'06"E	101.32	(S89°53'47"E 101.32)
L14	N52°26'23"E	181.70	(N52°25'49"E 181.73)
L15	N35°36'02"E	126.14	(N35°39'13"E 126.19)
L16	N49°21'20"E	43.84	(N49°13'25"E 43.61)
L17	N56°59'34"E	91.44	(N56°59'34"E 91.44)
L18	N77°25'11"E	106.69	(N77°25'11"E 106.69)
L19	N78°17'36"E	130.95	(N78°16'47"E 130.89)
L20	N85°20'41"E	170.65	(N85°17'06"E 170.81)
L21	N85°55'11"E	84.19	(N86°09'39"E 84.27)
L22	N00°51'44"E	135.53	(N00°51'18"E 135.50)
L23	S86°04'46"W	105.28	(S85°59'17"W 105.00)



PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

We, LINCOLN COUNTY PORT AUTHORITY, JEFFREY D. KOSKELA and LISA M. KOSKELA, record owners, hereby certify that the purpose of this survey and division of land is the relocation of common boundaries and is therefore exempt from subdivision review pursuant to MCA 76-3-207(1)(e): "divisions made for the purpose of relocating a common boundary line between a single lot within a platted subdivision and adjoining land outside a platted subdivision. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas." We further certify that Parcel "B1", is over 20 acres in size, exclusive of public roadways, and therefore exempt from sanitation review by the Department of Environmental Quality pursuant to MCA 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;

Jeffrey D. Koskela Chairman 6-16-23
Lincoln County Port Authority, Representative Date
Lisa M. Koskela 6-15-23
Jeffrey D. Koskela Date
Lisa M. Koskela 6-15-23
Lisa M. Koskela Date

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln by LINCOLN COUNTY PORT AUTHORITY, Representative on this 16 day of June, 2023. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln by JEFFREY D. KOSKELA and LISA M. KOSKELA on this 15 day of June, 2023. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

BASIS OF BEARING

The basis of bearing for this survey is S00°17'58"W between the northeast corner, Section 10, a 3.5 inch diameter brass cap, and the southeast corner, said Section 10, a 4 inch diameter well casing with cap. This bearing is derived from a survey grade GNSS system calibrated to True North. Angular variation between this survey and COS No.4616RB is 00°00'46".

METHOD OF SURVEY

A Trimble R10-2 GNSS GPS system was used to tie previously established controlling corners and railroad alignment by Calen Williamson, April, 2023.

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 certificate of survey on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

LEGAL DESCRIPTION; PARCEL "X"

An irregular tract of land, southerly from Libby, Montana, Lincoln County, and lying in the SE1/4, Section 10 T.30N., R.31W., P.M.MT., and more particularly described as follows: Commencing at the southeast corner, Lot 2, Plat No. 6691, a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING; Thence along the east boundary of said Lot 2 N00°56'11"E, 368.80 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence leaving said boundary S85°50'15"E, 280.72 feet to a 5/8 inch diameter uncapped rebar; Thence S00°18'44"W, 403.64 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S77°25'11"W, 106.69 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S56°59'34"W, 91.44 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S52°26'23"W, 181.70 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence N89°57'06"W, 101.32 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the easterly right-of-way limit of US Highway No. 2; Thence along said highway right-of-way limit N22°22'20"W, 350.05 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along the south boundary of Lot 2, Plat No. 6691 N78°17'36"E, 130.95 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence continuing along said boundary the following two courses: Thence N85°20'41"E, 170.65 feet to a 5/8 inch diameter uncapped rebar; Thence N85°55'11"E, 84.19 feet to a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING, containing 2.65 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION; PARCEL "B1"

An irregular tract of land, southerly from Libby, Montana, Lincoln County, and lying in the NE1/4 & SE1/4, Section 10 T.30N., R.31W., P.M.MT., and more particularly described as follows: Commencing at the southeast corner, Parcel B, COS No. 4090RB, a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS lying on the easterly section line, Section 10 and the TRUE POINT OF BEGINNING; Thence along said section line S00°17'58"W, 330.60 feet to an unmarked computed point being the E1/4 corner, Section 10; Thence continuing along said section line S00°17'58"W, 1323.04 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence leaving said section line S89°56'41"W, 1061.55 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS lying on the east boundary of Parcel A, COS No. 4615RB; Thence along said boundary N00°15'31"E, 49.98 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along the north boundary of said parcel the following six courses: Thence N71°50'44"W, 232.96 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S78°22'29"W, 81.17 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S54°53'17"W, 109.41 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S35°38'01"W, 127.81 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S52°25'38"W, 211.11 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence N89°55'37"W, 97.32 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS lying on the easterly right-of-way limit of US Highway No. 2; Thence along said highway right-of-way limit N22°08'45"W, 64.84 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along the south boundary of Lot 1A, COS No. 4615RB the following four courses: Thence S89°57'06"E, 101.32 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence N52°26'23"E, 181.70 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence N35°36'02"E, 126.14 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence N49°21'20"E, 43.84 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N77°25'11"E, 106.69 feet to a 5/8 inch diameter rebar with plastic cap marked 2523ES; Thence along the south boundary of COS No. 2665 S71°50'16"E, 338.76 feet to a 5/8 inch diameter rebar with plastic cap marked 2523ES; Thence continuing along said boundary S88°54'27"E, 388.06 feet to a 5/8 inch diameter rebar with plastic cap marked 2523ES; Thence along the east boundary of said COS No. 2665 to following seven courses: Thence N07°12'23"W, 537.59 feet to a 5/8 inch diameter rebar with plastic cap marked 2523ES; Thence N13°34'08"E, 445.33 feet to a 5/8 inch diameter rebar with plastic cap marked 2523ES; Thence N44°05'58"W, 455.69 feet to a 5/8 inch diameter uncapped rebar; Thence N60°05'54"W, 48.48 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence N37°18'17"W, 139.29 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence N26°10'30"W, 21.95 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along the south boundary of Parcel B, COS No. 4090RB S89°58'08"E, 1186.89 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS and the TRUE POINT OF BEGINNING, containing 28.40 acres. Subject to and together with all appurtenant easements of record.

LINCOLN COUNTY PORT AUTHORITY TRACTS 5BA, 5BD, 5B

INTERNATIONAL PAPER, CO. COS 2665

US HIGHWAY 2

LOT 1A1 (includes Parcel "X")

LOT 1A COS 4615RB

LOT 2 PLAT 6691

PARCEL B COS 4090RB

PARCEL "X" 2.65 ACRES

PARCEL A COS 4615RB

PARCEL B1 28.40 ACRES

VICINITY DIAGRAM

E1/2 SECTION 10 (No Scale)

SECTION 10 SECTION 11

SECTION 10

SECTION 11

SECTION 10

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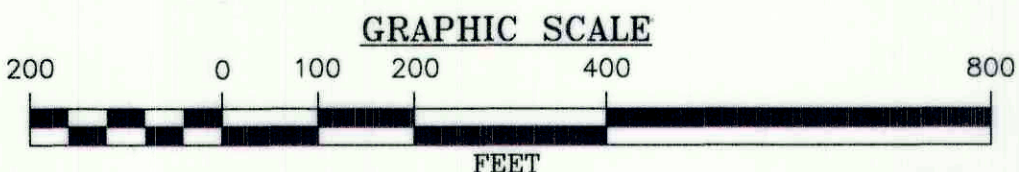
SECTION 11

SECTION 10

SECTION 11

NORTH

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



CERTIFICATE OF SURVEY No. 4959 RB