## **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

LEGEND 3.25 INCH BLM BRASS CAP 5/8 INCH DIAMETER REBAR WITH S10 S11 SECTION CORNER - AS NOTED PLASTIC CAP MARKED "HUGHES 7322LS" PURPOSE OF SURVEY AND OWNER'S EXEMPTION LINE TABLE PROPERTY BOUNDARY THIS SURVEY CERTIFICATION N60°05'54"W 0 UNMARKED COMPUTED POINT We, LINCOLN COUNTY PORT AUTHORITY, JEFFREY D. KOSKELA and LISA M. KOSKELA, record (N60°01'56"W 48.58') PREVIOUS BOUNDARY owners, hereby certify that the purpose of this survey and division of land is the relocation N37°18'17"W 139.29  $\otimes$ 5/8 INCH DIAMETER UNCAPPED REBAR of common boundaries and is therefore exempt from subdivision review pursuant to MCA SECTION SUBDIVISION N37°17'34"W 139.18') 76-3-207(1)(e): "divisions made for the purpose of relocating a common boundary line N54°39'26"W 232.37 0 CENTERLINE OF HIGHWAY 1/2 INCH SQUARE BOLT N54°38'18"W 232.26') between a single lot within a platted subdivision and adjoining land outside a platted N26°10'30"W subdivision. A restriction or requirement on the original platted lot or original unplatted DIMENSION LINE SET 5/8 INCH DIAMETER REBAR WITH (N26°25'19"W parcel continues to apply to those areas.". We further certify that Parcel "B1", is over 20 PLASTIC CAP MARKED "SANDERSON 70400LS" COS No. 4615RB, RECORD N00°15'31"E acres in size, exclusive of public roadways, and therefore exempt from sanitation review by (S00°18'12"W 50.06') 5/8 INCH DIAMETER REBAR WITH PLASTIC COS No. 4616RB, RECORD the Department of Environmental Quality pursuant to MCA 76-4-102(23). We also certify N71°50'44"W 232.96 that Lot "1A1" is exempt from sanitation review pursuant to ARM 17.36.605(2)(b): a parcel CAP MARKED "2523ES" (S71°51'07"E 232.93') that has a previous approval issued under Title 76, chapter 4, part 1, MCA, if: (i) no S78°22'29"W facilities other than those previously approved exist or will be constructed on the parcel; (N78°20'08"E 81.18') and (ii) the division of land will not cause approved facilities to deviate from the PARCEL B S54°53'17"W 109.41 conditions of approval, in violation of 76-4-130, MCA; (N54°55'43"E 109.32") (S89°58'34"E 1186.68') COS 4090RB S35°38'01"W (N35°39'13"E 127.90') TRUE POINT OF S52°25'38"W BEGINNING PARCEL BIE (N52°25'49"E N89°55'37"W (\$89°53'47"E 97.20') N22°08'45"W (N22°10'51"W 64.84") L13 S89°57'06"E 0 (S89°53'47"E 101.32') L14 N52°26'23"E (N52°25'49"E 181.73') NET/4 L15 N35°36'02"E (N35°39'13"E 126.19') N49°21'20"E 43.84 ACKNOWLEDGMENT (N49°13'25"E 43.61') L17 N56°59'34"E 91.44 REFERENCED SURVEYS The foregoing Exemptions were subscribed and acknowledged before me a No L18 N77°25'11"E 106.69 1/4 CORNER NOT FOUND: - COS No. 2665, Boundary Line Adjustment L19 N78°17'36"E 130.95 Lowell C. Hanson, 2523ES FALLS IN INDUSTRIAL AREA. {N78°16'47"E 130.89'} LIKELY DESTROYED FROM LUMBER N85°20'41"E 170.65 2005 - PLAT No. 6691, Schrade Ind. Sub II MILL & CONSTRUCTION ACTIVITIES. {N85°17'06"E 170.81'} Alvah F. Hughes, 7322LS by LINCOLN COUNTY PORT AUTHORITY, Representative N85°55'11"E COS No. 4090RB, Boundary Line Adjustment 84.27"} Alvah F. Hughes, 7322LS {N86°09'39"E June PARCEL B1 N00°51'44"E 135.53 COS No. 4615RB, Boundary Line Adjustment In witness whereof, I have hereunto set my hand and affixed my notorial se (N00°51'18"E 135.50") Alvah F. Hughes, 7322LS **28.40 ACRES** S86°04'46"W 105.28 2019 - COS No. 4616RB, Boundary Line Adjustment helsea sandersor (S85°59'17"W 105.00') Alvah F. Hughes, 7322LS \_My Commission expires: 8-5-24 2022 VICINITY DIAGRAM \$54°50'32"E DETAIL ACKNOWLEDGMENT The foregoing Exemptions were subscribed and acknowledged before me a Notary NOT TO LOT 1A1 by JEFFREY D. KOSKELA and LISA M. KOSKELA (S85°52'50"E 280.62') S85°50'15"E 280.72' NE1/4 I have hereunto set my hand and affixed my notorial seal Monderson My Commission expires: 8-5-24 7 10 PARCEL "X" 2.65 ACRES NO NO NO BASIS OF BEARING NEW BOUNDARY this survey is S00'17'58"W betwee L23 -SEC. 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 (N88°54'38"W 388.00') METHOD OF SURVEY (includes Parcel "X") E1/2 SECTION 10 A Trimble R10-2 GNSS GPS system was used to tie previously established controlling (No Scale) corners and railroad alignment by Calen Williamson, April, 2023. LINCOLN COUNTRY BOUNDARY ADJUSTMENT NOTE PORT AUTHORITY 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 TRACTS 5BA, 5BD, 5B description in any subsequent real property transfer after the initial transfer associated with LEGAL DESCRIPTION; LOT this certificate of survey on which said area is described, unless said area is included with An irregular tract of land, southerly from Libby, Montana, Lincoln County, and lying in the SE1/4, Section 10 T.30N., R.31W., or excluded from adjoining tracts of record. 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 LEGAL DESCRIPTION; PARCEL "X" BEGINNING: Thence along the east boundary of said Lot 2 NO0\*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; An irregular tract of land, southerly from Libby, Montana, Lincoln County, and lying in the Thence S00°18'44"W, 403.64 feet to a 5/8 inch diameter rebar with plastic cap marked 2523ES; Thence S77°25'11"W, 106.69 feet SE1/4, Section 10 T.30N., R.31W., P.M., MT., and more particularly described as follows: to a 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 Commencing at the southeast corner, Lot 2, Plat No. 6691, a 5/8 inch diameter uncapped diameter rebar with plastic cap marked HUGHES 7322LS lying on the north boundary of Parcel B, COS No. 4616RB; Thence along rebar and the TRUE POINT OF BEGINNING: Thence along the east boundary of said Lot 2 said boundary the following four courses: Thence S49°21'20"W, 43.84 feet to a 5/8 inch diameter rebar with plastic cap marked N00°56'11"E, 368.80 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON HUGHES 7322LS; Thence S35'36'02"W, 126.14 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence 70400LS; Thence leaving said boundary S85'50'15"E, 280.72 feet to a 5/8 inch diameter 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 uncapped rebar; Thence S00°18'44"W, 403.64 feet to a 5/8 inch diameter rebar with plastic to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the easterly right—of—way limit of US Highway cap marked 2523ES; Thence S77\*25'11"W, 106.69 feet to a to a 5/8 inch diameter rebar 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 with plastic cap marked SANDERSON 70400LS; Thence S56'59'34"W, 91.44 feet to a 5/8 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 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence N00°51'44"E, 135.53 diameter rebar with plastic cap marked HUGHES 7322LS; Thence continuing along said boundary the following two courses: Thence feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; 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: S86'04'46"W, 105.28 feet to a 5/8 inch diameter uncapped rebar and the TRUE POINT OF rebar and the TRUE POINT OF BEGINNING, containing 5.51 acres. Subject to and together with all appurtenant easements of record. BEGINNING, containing 2.65 acres. Subject to and together with all appurtenant easements of record. The afore described parcel shall become part of Lot 1A1, as shown hereon, and shall not be conveyed as a separate tract of land. LEGAL DESCRIPTION; PARCEL "B1" ATHON 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 LAND SURVEYOR'S CERTIFICATION more particularly described as follows: hereby certify that I am a Registered Land Surveyor in the State of Montana, that the 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 survey shown on this "Certificate of Survey" has been prepared under my supervision and 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 in accordance with the Montana Code Annotated, Sections 76-3-101 through 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 76-3-625, and the Lincoln County Regulations adopted pursuant thereto. SANDERS 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 No. 70400 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 CICENSE 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 LAND SURVEYOR'S CERTIFICATION 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 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 JLN CC 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 ounty Examining Land Surveyor diameter rebar with plastic cap marked HUGHES 7322LS; Thence N56'59'34"E, 91.44 feet to a 5/8 inch diameter rebar with plastic cap marked S11 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 S15 S14 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 NO7'12'23"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 4 INCH DIA 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, WELL CASING 139.29 feet to a to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence N54'39'26'W, 232.37 feet to a 5/8 inch diameter rebar with plastic cap marked 2523ES; Thence N26'10'30"W, 21.95 feet to a to a 5/8 inch diameter rebar with plastic cap marked HUGHES CLERK AND RECORDER'S CERTIFICATION 7322LS; Thence along the south boundary of Parcel B, COS No. 4090RB S89'58'08"E, 1186.89 feet to a to a 5/8 inch diameter rebar with plastic State of Montana, County of Lincoln, filed this 8th day cap marked HUGHES 7322LS and the TRUE POINT OF BEGINNING, containing 28.40 acres. Subject to and together with all appurtenant easements of 2023, A.D. at 10:21 o'clock
ROWN by Michelle Bynd GRAPHIC SCALE 800

CERTIFICATE OF SURVEY No.

LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL

LIBBY, MONTANA (406)293-4354