

CERTIFICATE OF SURVEY

"BOUNDARY LINE ADJUSTMENT"

S1/2 SW1/4, N1/2 SW1/4, NW1/4, SECTION 15, T.30N., R.31W., P.M., MT.

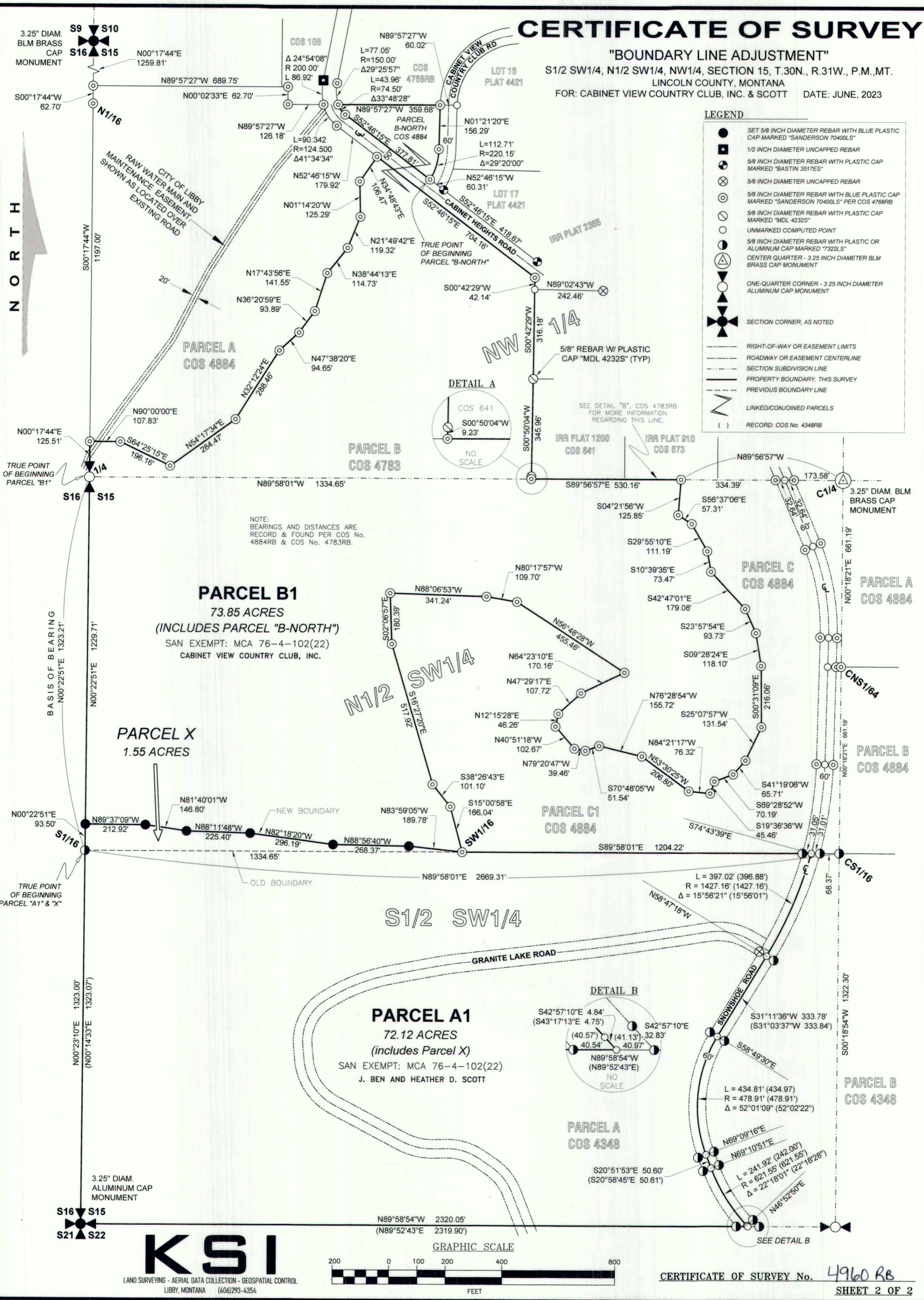
LINCOLN COUNTY, MONTANA

FOR: CABINET VIEW COUNTRY CLUB, INC. & SCOTT

DATE: JUNE, 2023

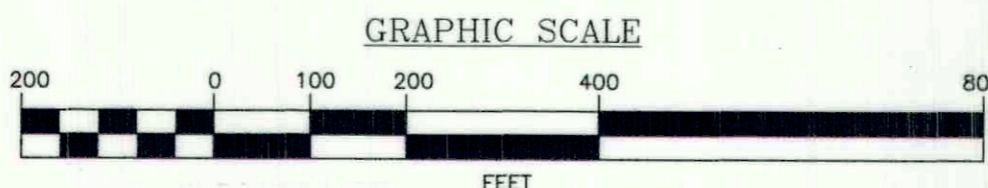
LEGEND

- SET 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED "SANDERSON 70400LS"
- 1/2 INCH DIAMETER UNCAPPED REBAR
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED "BASTIN 3517ES"
- 5/8 INCH DIAMETER UNCAPPED REBAR
- 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED "SANDERSON 70400LS" PER COS 4768RB
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED "MDL 4232S"
- UNMARKED COMPUTED POINT
- 5/8 INCH DIAMETER REBAR WITH PLASTIC OR ALUMINUM CAP MARKED "732LS"
- CENTER QUARTER - 3.25 INCH DIAMETER BLM BRASS CAP MONUMENT
- ONE-QUARTER CORNER - 3.25 INCH DIAMETER ALUMINUM CAP MONUMENT
- SECTION CORNER, AS NOTED
- RIGHT-OF-WAY OR EASEMENT LIMITS
- ROADWAY OR EASEMENT CENTERLINE
- SECTION SUBDIVISION LINE
- PROPERTY BOUNDARY, THIS SURVEY
- PREVIOUS BOUNDARY LINE
- LINKED/CONJOINED PARCELS
- RECORD: COS No. 4348RB



KSI

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



CERTIFICATE OF SURVEY No. 4960 RB
SHEET 2 OF 2

CERTIFICATE OF SURVEY

"BOUNDARY LINE ADJUSTMENT"

S1/2 SW1/4, N1/2 SW1/4, NW1/4, SECTION 15, T.30N., R.31W., P.M., MT.

LINCOLN COUNTY, MONTANA

FOR: CABINET VIEW COUNTRY CLUB, INC. & SCOTT DATE: JUNE, 2023

LEGAL DESCRIPTION: PARCEL A1

An irregular tract of land lying south of Libby, Montana, Lincoln County, within S1/2 SW1/4, N1/2 SW1/4, Section 15, T.30N., R.31W., P.M., MT, and more particularly described as follows: Commencing at the south one-sixteenth corner, said Section 15, a 1.5 inch diameter aluminum cap monument marked "7322LS" and the TRUE POINT OF BEGINNING: Thence along the west section line, Section 15, N00°22'51"E, 93.50 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence leaving said section line along the following five courses, each ending in a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS": Thence S89°37'09"E, 212.92 feet; Thence S81°40'01"E, 146.80 feet; Thence S88°11'48"E, 225.40 feet; Thence S82°18'20"E, 296.19 feet; Thence S88°56'40"E, 268.37 feet; Thence S83°59'05"E, 189.78 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" being the SW1/16 corner, Section 15; Thence along the south boundary of the N1/2 SW1/4, said Section 15, S89°58'01"E, 1204.22 feet to a 5/8 inch diameter plastic cap marked "7322LS" lying on the westerly right-of-way limit of "Snowshoe Road", a 60' wide public roadway; Thence S89°58'01"E, 31.05 feet to an unmarked computed point lying on the centerline of said public roadway; Thence along said centerline the following six courses, each ending in an unmarked computed point: Thence through a curve to the right Delta 15°56'21", Radius 1427.16 feet, arc length 397.02 feet; Thence S31°11'36"W, 333.78 feet; Thence through a curve to the left: Delta 52°01'09", Radius 478.91 feet, arc length 434.81 feet; Thence S20°51'53"E, 50.60 feet; Thence through a curve to the left: Delta 22°18'01", Radius 621.55 feet, arc length 241.92 feet; Thence S42°57'10"E, 4.84 feet; Thence along the south line, Section 15 N89°58'54"W, 40.54 feet to a 5/8 inch diameter plastic cap marked "7322LS"; Thence continuing along said south line N89°58'54"W, 2320.05 feet to the southwest corner of Section 15, a 3.25 inch diameter aluminum cap monument; Thence along the west line, said Section 15 N00°23'10"E, 1323.00 feet to the south one-sixteenth corner, Section 15, a 1.5 inch diameter aluminum cap monument marked "7322LS" and the TRUE POINT OF BEGINNING. Containing 72.12 acres and subject to and together with all other appurtenant easements of record.

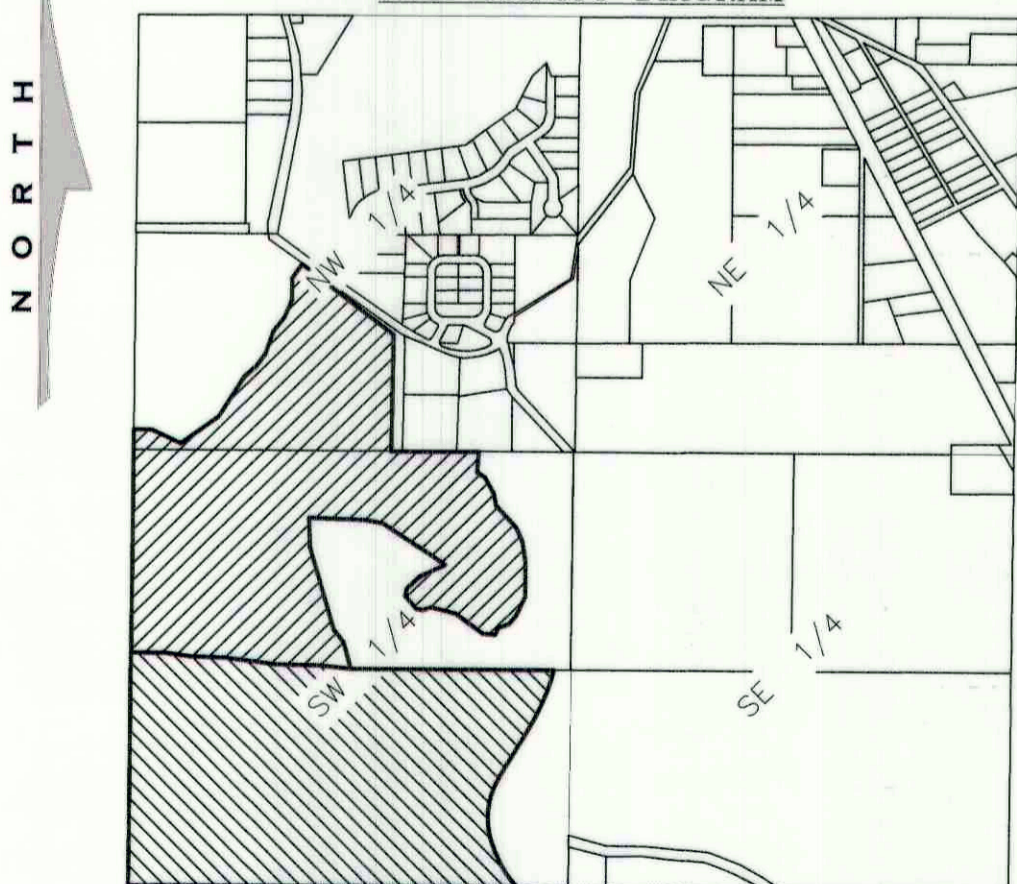
LEGAL DESCRIPTION: PARCEL X

An irregular tract of land lying south of Libby, Montana, Lincoln County, within NW1/4 SW1/4, Section 15, T.30N., R.31W., P.M., MT, and more particularly described as follows: Commencing at the south one-sixteenth corner, said Section 15, a 1.5 inch diameter aluminum cap monument marked "7322LS" and the TRUE POINT OF BEGINNING: Thence along the west section line, Section 15, N00°22'51"E, 93.50 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence leaving said section line along the following five courses, each ending in a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS": Thence S89°37'09"E, 212.92 feet; Thence S81°40'01"E, 146.80 feet; Thence S88°11'48"E, 225.40 feet; Thence S82°18'20"E, 296.19 feet; Thence S88°56'40"E, 268.37 feet; Thence S83°59'05"E, 189.78 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" being the SW1/16 corner, Section 15; Thence along the south boundary of the N1/2 SW1/4, said Section 15, N89°58'01"W, 1334.65 feet to a 1.5 inch diameter aluminum cap monument marked "7322LS" and the TRUE POINT OF BEGINNING. Containing 1.55 acres and subject to and together with all other appurtenant easements of record. The afore-described parcel shall become part of Parcel "A1", as shown hereon, and shall not be conveyed as a separate tract of land.

LEGAL DESCRIPTION: PARCEL B1

An irregular tract of land lying south of Libby, Montana, Lincoln County, within NW1/4 SW1/4, N1/2 SW1/4, Section 15, T.30N., R.31W., P.M., MT, and more particularly described as follows: Commencing at the west one-quarter corner, said Section 15, a 3.25 inch diameter aluminum cap monument marked "2925S" and the TRUE POINT OF BEGINNING: Thence along the west line of Section 15 N00°17'44"E, 125.51 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along the following ten courses, each ending in a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS": Thence N90°00'00"E, 107.83 feet; Thence S64°25'15"E, 196.16 feet; Thence N54°17'34"E, 284.47 feet; Thence N32°12'24"E, 288.46 feet; Thence N47°38'20"E, 94.65 feet; Thence N36°20'59"E, 93.89 feet; Thence N17°43'56"E, 141.55 feet; Thence N38°44'13"E, 114.73 feet; Thence N21°49'42"E, 119.32 feet; Thence N01°14'20"W, 125.29 feet; Thence N34°48'43"E, 106.47 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" lying on the southerly right-of-way limit of "Cabinet Heights Road", a 50 foot wide public roadway; Thence along said southerly limit S52°46'15"E, 704.16 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence S00°42'29"W, 42.14 feet to the northwestern corner, "remainder" tract, COS 641, an unmarked computed point; Thence along the west boundary, said COS 641 S00°42'29"W, 316.18 feet to a 5/8 inch diameter rebar with plastic cap marked "MDL 4232S"; Thence continuing along said west boundary, COS 641 S00°50'04"W, 345.96 feet to a 5/8 inch diameter rebar with blue plastic cap marked "MDL 4232S"; Thence S00°50'04"W, 9.23 feet to the east-west mid section line, said Section 15, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along said mid-section line S89°56'57"E, 530.16 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along the follow: g twenty seven courses, each ending in a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS": Thence S23°57'54"E, 57.31 feet; Thence S29°55'10"E, 111.19 feet; Thence S10°39'35"E, 73.74 feet; Thence S42°47'01"E, 179.08 feet; Thence S23°57'54"E, 93.73 feet; Thence S09°28'24"E, 118.10 feet; Thence S00°31'09"E, 216.06 feet; Thence S25°07'57"W, 131.54 feet; Thence S41°19'06"W, 65.71 feet; Thence S69°28'52"W, 70.19 feet; Thence S19°36'36"W, 45.46 feet; Thence N84°21'17"W, 76.32 feet; Thence N53°30'25"W, 206.80 feet; Thence N76°28'54"W, 155.72 feet; Thence S70°48'05"W, 51.54 feet; Thence N79°20'47"W, 39.46 feet; Thence N40°51'18"W, 102.67 feet; Thence N12°15'28"E, 46.26 feet; Thence N47°29'17"E, 107.72 feet; Thence N64°23'10"E, 170.16 feet; Thence N56°48'28"W, 455.46 feet; Thence N80°17'57"W, 109.70 feet; Thence N88°06'53"W, 341.24 feet; Thence S02°06'57"E, 180.39 feet; Thence S16°27'20"E, 517.92 feet; Thence S38°28'43.00"E, 101.10 feet; Thence S15°00'58"E, 166.04 feet to the southwest one-sixteenth corner, said Section 15, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along the following five courses, each ending in a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS": Thence N83°59'05"W, 189.78 feet; Thence N88°56'40"W, 268.37 feet; Thence N82°18'20"W, 296.19 feet; Thence N88°11'48"W, 225.40 feet; Thence N81°40'01"W, 146.80 feet; Thence N89°37'09"W, 212.92 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" lying on the west line of said Section 15; Thence N00°22'51"E, 1229.71 feet to the west one-quarter corner, said Section 15, a 3.25 inch diameter aluminum cap monument marked "2925S", and the TRUE POINT OF BEGINNING. INCLUDING the following described parcel lying within the municipal boundaries of Libby, Montana, Lincoln County, in the S1/2 NW1/4, Section 15, T.30N., R.31W., P.M., MT, and more particularly described as follows: Commencing at the southwest corner, Lot 17, Plat 4421, Lincoln County Records, a 5/8 inch diameter rebar with plastic cap marked "Bastin 3517ES" lying on the north right-of-way limit of "Cabinet Heights Road", a 50 foot wide public roadway; Thence along said north limit N52°46'15"W, 60.31 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" and the TRUE POINT OF BEGINNING: Thence along the west right-of-way limit of "Cabinet View Country Club Road", a 60 foot wide public roadway, through a 220.15 foot radius curve left, 112.71 feet arc distance, 29°20'00" delta angle to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence continuing along said west limit N01°21'20"E, 156.29 feet to the south boundary, Parcel A, COS 4768RB, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along said south boundary N89°57'27"W, 359.68 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" lying on the northerly right-of-way limit of "Cabinet Heights Road"; Thence along said northerly limit through a 74.50 foot radius curve left, 43.96 feet arc distance, 33°48'28" delta angle to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence continuing along said northerly limit S52°46'15"E, 377.81 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" and the TRUE POINT OF BEGINNING. Containing 1.21 acres for a total of 73.85 acres. Subject to and together with all appurtenant easements of record.

S15 VICINITY DIAGRAM



NO SCALE

KSI

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

PURPOSE OF SURVEY AND OWNER'S EXEMPTION

CERTIFICATION

We CABINET VIEW COUNTRY CLUB, INC. and J. BEN SCOTT & HEATHER D. SCOTT, 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)(a) "divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties". We further certify that Parcels A1 and B1 are 20 acres or greater, exclusive of public roadways, and is therefore not subject to sanitation review by the DEQ pursuant to MCA 76-4-102(22).

REPRESENTATIVE, CABINET VIEW COUNTRY CLUB, INC. 7-20-23
J. BEN SCOTT 7-20-23
HEATHER D. SCOTT 7-20-23

ACKNOWLEDGMENT

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

the State of MONTANA County of LINCOLN

by REPRESENTATIVE, CABINET VIEW COUNTRY CLUB, INC.

on this 20 day of July, 2023.

In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Kasey Vincent
residing in: Libby, MT My Commission expires: 8-20-26

ACKNOWLEDGMENT

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

the State of MT County of LINCOLN

by J. BEN SCOTT and HEATHER D. SCOTT

on this 20 day of July, 2023.

In witness whereof, I have hereunto set my hand and affixed my notarial seal.

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

REFERENCED SURVEYS & DOCUMENTS

- 1954 - Book 108 Page 163, Creates Tract "1CB" in Section 15.
- 1962 - Plat 2365, "Cabinet Heights", J.W. Ninneman, 534ES.
- 1963 - Irregular Plat 910, Creates "Bassaraba" tract, J.W. Ninneman, 534ES.
- 1966 - Irregular Plat 1200, Creates 5.05 acre tract, I.M. Miller, 402S.
- 1975 - COS 108, Retracement, J.W. Ninneman, 534ES.
- 1979 - COS 641, Occasional Sale, M.D. Lauteren, 4232S.
- 1979 - COS 673, Occasional Sale, M.D. Lauteren, 4232S.
- 1987 - Plat 4421, "Cabinet View Country Club", R.F. Bastin, 3517ES.
- 2013 - Plat 7163, "The Duffer's Den", K.E. Davis, 4975S.
- 2015 - COS 4348RB, Boundary Line Adjustemnt, A.F. Hughes, 7322LS.
- 2021 - COS 4768RB, Boundary Line Adjustment, B. Sanderson, 70400LS.
- 2021 - COS 4783RB, Boundary Line Adjustment, B. Sanderson, 70400LS.
- 2022 - COS 4884RB, Boundary Line Adjustment, B. Sanderson, 70400LS.

BASIS OF BEARING

The basis of bearing for this survey is N00°22'51"E between the S1/16 corner, a 1.5 inch diameter aluminum cap marked 7322LS and the W1/4 corner, a 3.25 inch diameter aluminum cap marked 2925S, Section 15, T.30N., R.31W per COS 4783RB.

METHOD OF SURVEY

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

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 6-21-23
Byron Sanderson, PLS, 70400LS Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 25 of July, 2023, A.D.
Steven A. Boyer, 8750LS, 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)(a), M.C.A.

Sedaris Carlbare by K. Randall 7-24-23
Lincoln County Treasurer Date

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 26 day
of July, 2023, A.D. at 2:14 o'clock
Corrina Brown by Michelle Bynd
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4960 RB