

# CERTIFICATE OF SURVEY

## BOUNDARY LINE ADJUSTMENT

AMENDING THAT PORTION OF LOT 5, RIVERDALE SUBDIVISION, PLAT No. 2318  
GOV'T LOT 2, SECTION 2, T.30N., R.31W., P.M.MT.,  
GOV'T LOT 5, SECTION 35, T.31N., R.31W., P.M.MT.,  
LINCOLN COUNTY, MONTANA  
FOR: LINCOLN COUNTY & JOHNSON DATE: DECEMBER, 2022

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

We, Lincoln County and Travis P. Johnson 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 5B 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, part1, 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

Travis P. Johnson

1/18/23  
Date

7-27-23  
Date

### 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 LETCHER

on this 18 day of January 2023, In witness whereof, I have hereunto set my hand and affixed my notarial seal.  
J. Letcher  
Notary Public for the State of Montana  
Residing at Libby, Montana  
My Commission Expires September 17, 2023  
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 Travis P. Johnson

on this 27 day of July 2023, In witness whereof, I have hereunto set my hand and affixed my notarial seal.  
S. Libby  
Notary Public for the State of Montana  
Residing at Libby, Montana  
My Commission Expires September 17, 2023  
residing in: Libby My Commission expires: 9-17-2023

### BASIS OF BEARING

The basis of bearing for this survey is S39°39'16"W, derived from Survey Grade GPS system calibrated to local control between the northeast corner of Lot 4, COS No. 280, a found 5/8 inch diameter uncapped rebar and the southeast corner of Lot 6, Riverdale Subdivision, a found 5/8 inch diameter rebar with plastic cap marked KED, 4975S. Angular variation between this survey and COS No. 133746 is 0°07'01".

### HISTORY OF SURVEYS

1913 - Plat No. 12, Riverdale Subdivision, Paul D. Pratt  
1976 - COS No. 280, Boundary Location for Conveyance, JH Ninneman, 534ES  
1977 - Plat No. 2318, Boundary Location for Conveyance, JH Ninneman, 4661S  
1998 - COS No. 133746, Retracement Survey, Kenneth E. Davis, 4975S  
2020 - Lincoln County Records Book 384/Page 729, Access Easement, Alvah F. Hughes, 7322LS  
2020 - Lincoln County Records Book 384/Page 737, Access Easement, Alvah F. Hughes, 7322LS

### METHOD OF SURVEY

A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners, food alignments, and railroad geometry by Calen Williamson, October, 2022.

### 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

12-19-22  
Date

### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 18 day of July 2023, A.D.

Steven A. Beyer, PLS 9780LS, 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.

Clarence Cully  
Lincoln County Treasurer

7-28-23  
Date

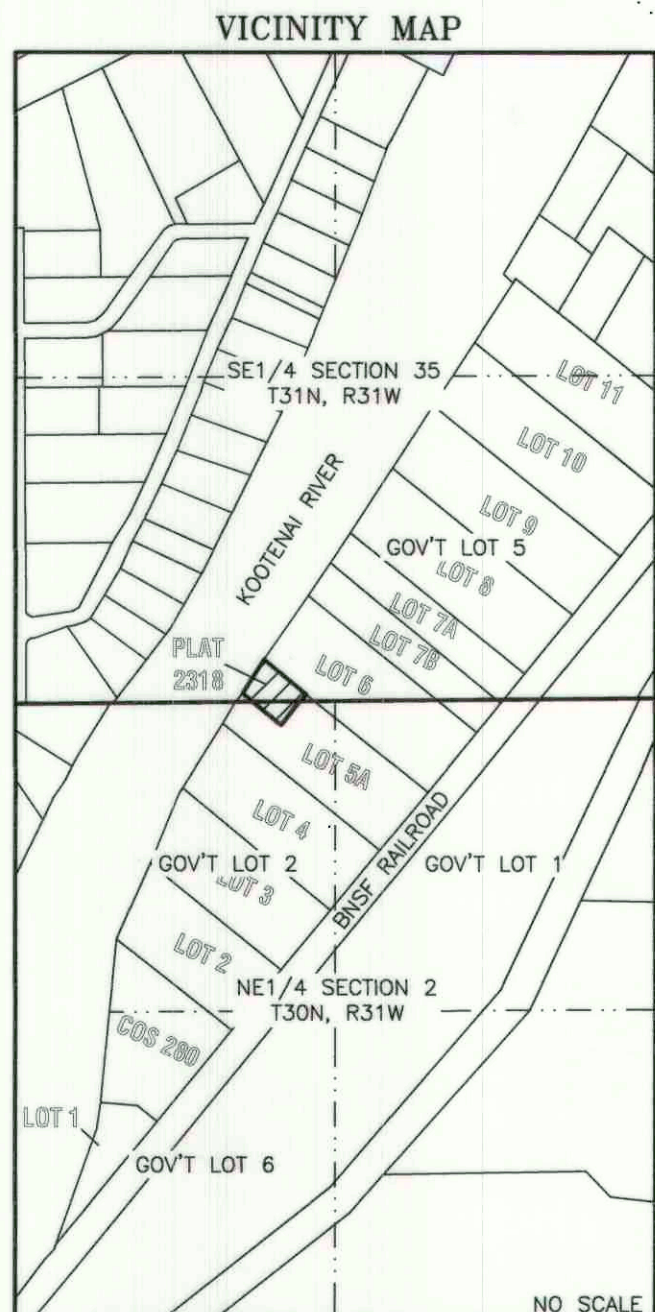
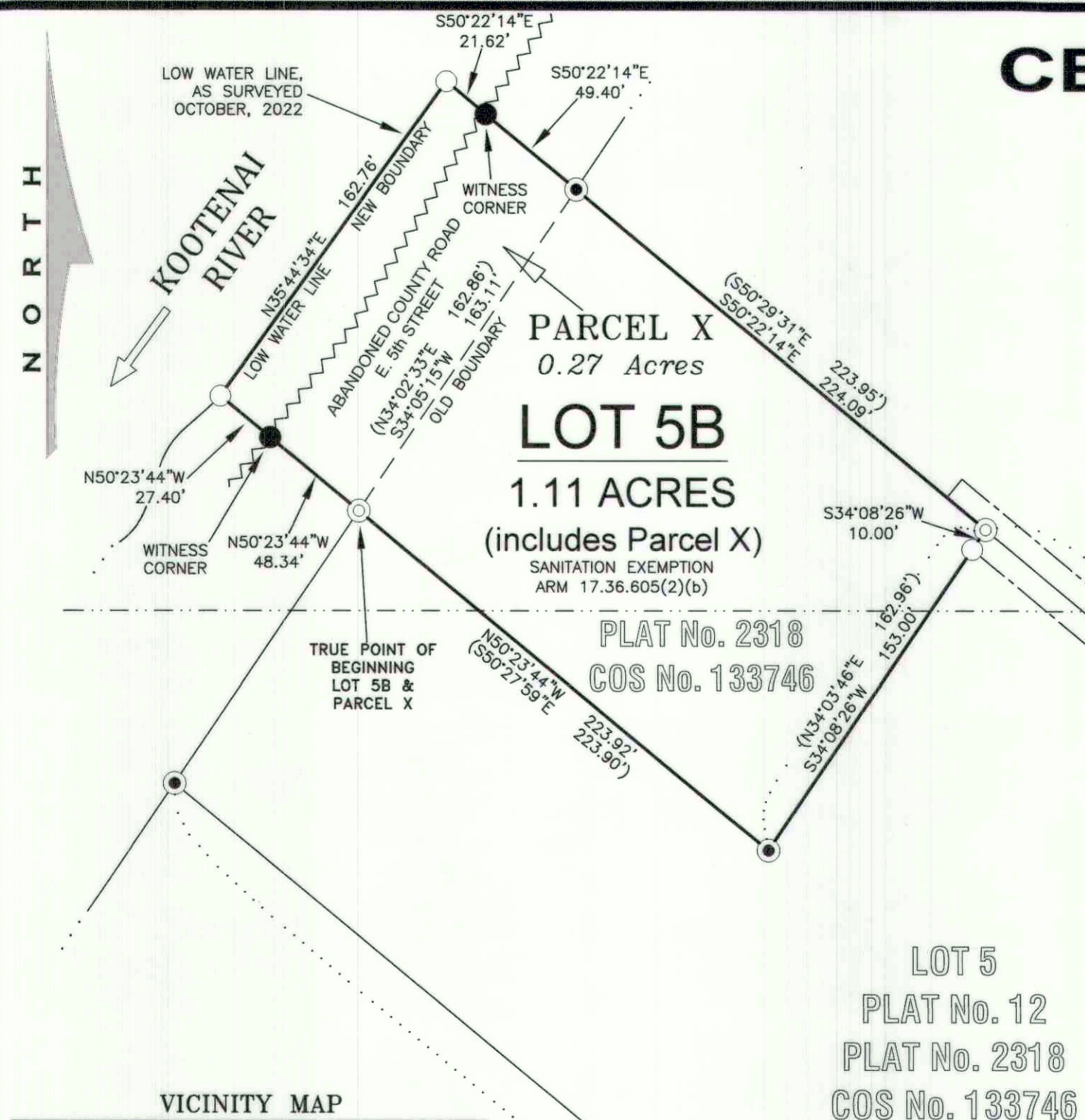
### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 31st day of July 2023, A.D. at 3:40 o'clock

Corrina Brown  
Lincoln County Clerk and Recorder

Nichelle Byrd  
Deputy

CERTIFICATE OF SURVEY No. 4964 RB



### LEGAL DESCRIPTION: LOT "PARCEL X"

An irregular tract of land, lying northeast of Libby, Montana, Lincoln County, within Government Lot 5, Section 35, T.31N., R.31W., and more particularly described as follows: Commencing at the northwest corner of that tract described in Plat No. 2318, a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING: Thence N50°23'44"W, 48.34 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N50°23'44"W, 27.40 feet to an unmarked computed point lying on the low water line of "Kootenai River"; Thence along said water line N35°44'34"E, 162.76 feet to an unmarked computed point; Thence leaving said water line S50°22'14"E, 21.62 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S50°22'14"E, 49.40 feet to a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S, being the southwest corner of Lot 6, Plat No. 12; Thence along the southerly boundary of said Lot 6, S50°22'14"E, 224.09 feet to a 5/8 inch diameter uncapped rebar; Thence leaving said boundary S34°08'26"W, 10.00 feet to an unmarked computed point marking a 20 foot wide access easement; Thence S34°08'26"W, 153.00 feet to a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S; Thence N50°23'44"W, 223.92 feet to a 5/8 inch diameter uncapped rebar and THE TRUE POINT OF BEGINNING, containing 0.27 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: LOT "5B"

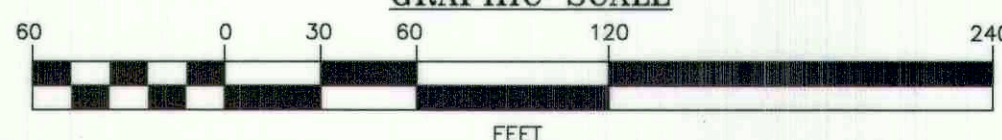
An irregular tract of land, lying northeast of Libby, Montana, Lincoln County, within Government Lot 5, Section 35, T.31N., R.31W., P.M.MT. and Government Lot 2, Section 2, T.30N., R.31W., P.M.MT., and more particularly described as follows: Commencing at the northwest corner of that tract described in Plat No. 2318, a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING: Thence N50°23'44"W, 48.34 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N50°23'44"W, 27.40 feet to an unmarked computed point lying on the low water line of "Kootenai River"; Thence along said water line N35°44'34"E, 162.76 feet to an unmarked computed point; Thence leaving said water line S50°22'14"E, 21.62 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S50°22'14"E, 49.40 feet to a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S, being the southwest corner of Lot 6, Plat No. 12; Thence along the southerly boundary of said Lot 6, S50°22'14"E, 224.09 feet to a 5/8 inch diameter uncapped rebar; Thence leaving said boundary S34°08'26"W, 10.00 feet to an unmarked computed point marking a 20 foot wide access easement; Thence S34°08'26"W, 153.00 feet to a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S; Thence N50°23'44"W, 223.92 feet to a 5/8 inch diameter uncapped rebar and THE TRUE POINT OF BEGINNING, containing 1.11 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.

60' WIDE ACCESS EASEMENT  
LINCOLN COUNTY RECORDS  
BOOK 384 PAGE 729

### GRAPHIC SCALE



**KSI**

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