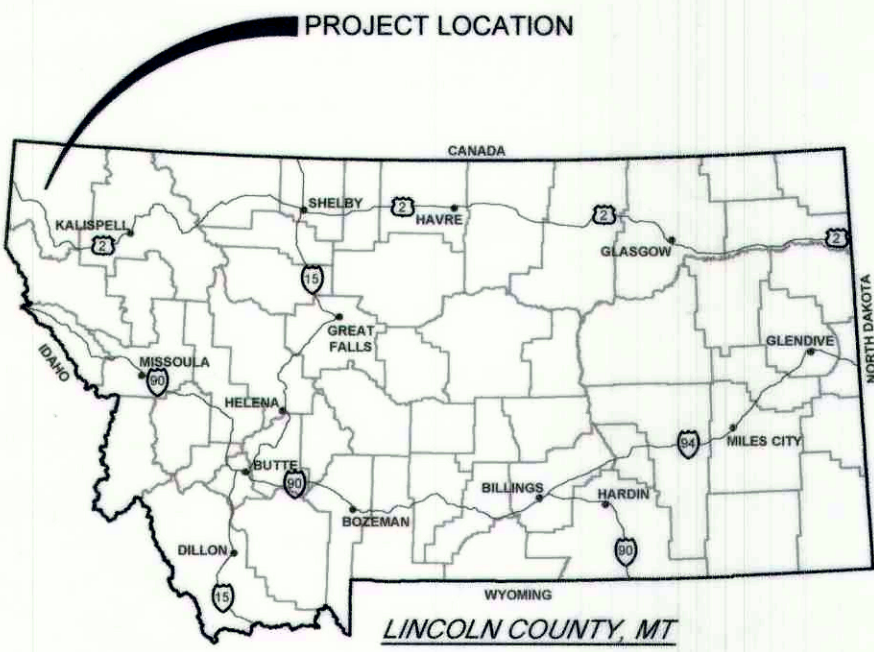


CERTIFICATE OF SURVEY NO. 4977

AN IRREGULAR TRACT OF LAND IN LIBBY, IN LINCOLN COUNTY, MONTANA, LYING WHOLLY WITHIN THE NW1/4SW1/4NE1/4 OF SECTION 4, TOWNSHIP 30 NORTH, RANGE 31 WEST, P.M.M., LINCOLN COUNTY, MONTANA AND MORE PARTICULARLY DESCRIBED AS IRREGULAR PLAT NO. 2076



PREPARED FOR

Capital Growth Buchalter

OWNERS OF TRACTS

Libby DG, LLC.

PURPOSE

Retracement of an irregular tract of land in Libby, in Lincoln County, Montana, lying wholly within the NW1/4SW1/4NE1/4 of Section 4, Township 30 North, Range 31 West, P.M.M., Lincoln County, Montana and more particularly described as irregular Plat No. 2076.

BASIS OF BEARING

Montana State Plane Zone 2500
N.G.S.O.P.U.S. Solution
Reference Frame: NAD83(2011)(EPOCH:2010.0000)
Project Origin Location:
Latitude = N48°23'41.3385000"
Longitude = W115°34'08.0859400"
Project Height = 2030.997 ft
All distances shown hereon are ground distances in units of international feet.
Ground Scale Factor = 1.0004119746

SURVEYOR'S NOTES

- The field survey was performed in August 2022.
- The property corners were set in February 2023.
- Parcels shown are subject to any and all easements of record or implied.
- All dimensions shown hereon are ground distances in units of international feet.
- The lot is contiguous and contains no gaps, gores, or overlaps, however Plat 2076 did not represent U.S. Highway 2 right-of-way correctly as shown on Right of Way Plan of Federal Aid Project No. F-250(7)RAW.
- Found 2" aluminum cap (Morrison-Maierle 14388ES) near northeasterly corner of Plat 2076, however not on U.S. Highway 2 right-of-way. Monument bears N.24°29'03"E, 7.13 feet from true position, monumented with a yellow plastic cap (COLLINS 18626LS) on 5/8" rebar.
- Found red plastic cap (9958LS) on rebar which appears to have been a faithful retracement of Plat 2076, however does not land on Highway 2 right-of-way. Accepted monument for east right-of-way of Education Way, but extended said east right-of-way northerly to intersect the south right-of-way of Highway 2. Monument bears S.04°22'16"E, 5.98' from true position, monumented with a yellow plastic cap (COLLINS 18626LS) on 5/8" rebar.

SURVEYOR'S CERTIFICATE

I, David Collins, a Montana Registered Land Surveyor being first duly sworn, deposes and says that from August 2022 through February of 2023, a survey was performed under my supervision of a tract of land known as irregular Plat No. 2076. No division of land is being created and this Certificate of Survey is being filed in compliance with M.C.A. 76-3-404(1)(a-d) which states, (1) Except as provided in 70-22-105, within 180 days of the completion of a survey, the registered land surveyor responsible for the survey, whether the surveyor is privately or publicly employed, shall prepare and submit for filing a certificate of survey in the county in which the survey was made if the survey:

- provides material evidence not appearing on any map filed with the county clerk and recorder or contained in the records of the United States bureau of land management;
- reveals a material discrepancy in the map;
- discloses evidence to suggest alternate locations of lines or points; or
- establishes one or more lines not shown on a recorded map, the positions of which are not ascertainable from an inspection of the map without trigonometric calculations.

David L. Collins, Montana PLS #18626LS

CERTIFICATE OF EXAMINING LAND SURVEYOR

Reviewed for errors and omissions in calculations and drafting this 12th day of September, 2023, pursuant to section 76-3-611(2)(A), MCA.

Examining Land Surveyor
REG. NO. 9750LS

CERTIFICATE OF FILING BY CLERK AND RECORDER

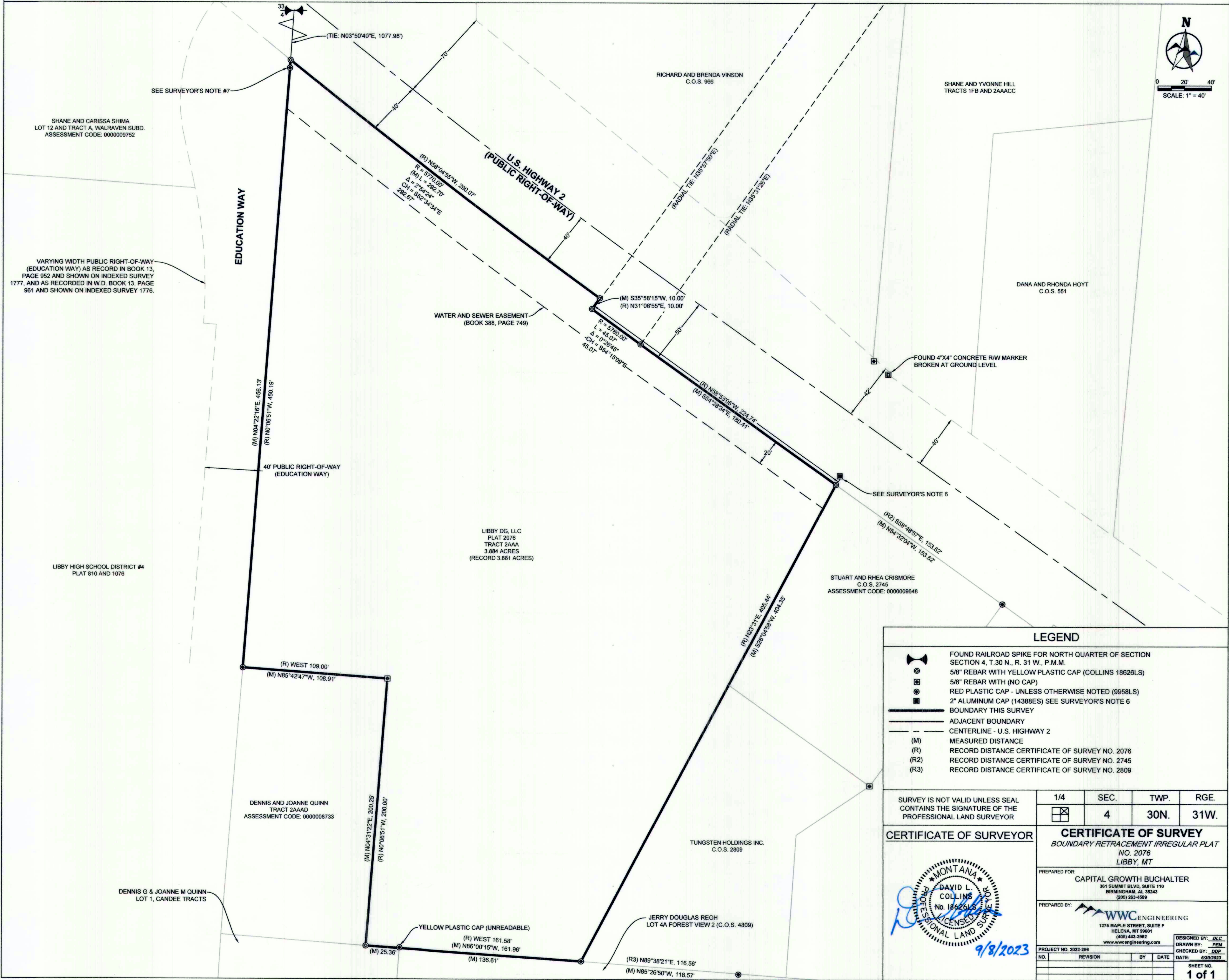
State of Montana

County of Lincoln

Filed for record this 12th day of September, 2023, at 2:14 o'clock P.M.

CORRINA BROWN
Lincoln County Clerk and Recorder

Michelle Byrd
Deputy



LEGEND

- FOUND RAILROAD SPIKE FOR NORTH QUARTER OF SECTION 4, T.30 N., R. 31 W., P.M.M.
- 5/8" REBAR WITH YELLOW PLASTIC CAP (COLLINS 18626LS)
- 5/8" REBAR WITH (NO CAP)
- RED PLASTIC CAP - UNLESS OTHERWISE NOTED (9958LS)
- 2" ALUMINUM CAP (14388ES) SEE SURVEYOR'S NOTE 6
- BOUNDARY THIS SURVEY
- ADJACENT BOUNDARY
- CENTERLINE - U.S. HIGHWAY 2
- MEASURED DISTANCE
- (M) MEASURED DISTANCE CERTIFICATE OF SURVEY NO. 2076
- (R2) RECORD DISTANCE CERTIFICATE OF SURVEY NO. 2745
- (R3) RECORD DISTANCE CERTIFICATE OF SURVEY NO. 2809

CERTIFICATE OF SURVEYOR

SURVEY IS NOT VALID UNLESS SEAL CONTAINS THE SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF SURVEY

BOUNDARY RETRACEMENT IRREGULAR PLAT NO. 2076
LIBBY, MT

PREPARED FOR:
CAPITAL GROWTH BUCHALTER
351 SUMMIT BLVD, SUITE 110
BIRMINGHAM, AL 35243
(205) 263-4589

PREPARED BY:
WVC ENGINEERING
1275 MAPLE STREET, SUITE F
HELENA, MT 59601
(406) 443-3962
www.wvcengineering.com

PROJECT NO. 2022-296
NO. REVISION BY DATE
DESIGNED BY: J.C.
DRAWN BY: J.M.
CHECKED BY: J.M.
DATE: 8/26/2023

SHEET NO.
1 of 1