

CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

AMENDING LOT 7B, RIVERDALE SUBDIVISION, COS No. 3487CO
GOV'T LOT 1, 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 & WILBURN DATE: DECEMBER, 2022

PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

We, Lincoln County and Carol L. Wilburn 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 7B 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, 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 76-4-1-30, MCA.

Joseph L. Wilburn 1/18/23
Lincoln County, Representative Date
Carol L. Wilburn 9-26-23
Carol L. Wilburn 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

on this 18 day of January 2023, I have hereunto set my hand and affixed my notarial seal.
Shannon M. Wolleat
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 Montana County of Lincoln by Carol L. Wilburn

on this 26 day of September 2023, I have hereunto set my hand and affixed my notarial seal.
Karin Bache
residing in: Libby MT My Commission expires: 9-14-26

BASIS OF BEARING

The basis of bearing for this survey is S39°36'08"W, derived from Survey Grade GPS system calibrated to local control between the northeast corner of Lot 6, Riverdale Subdivision, a found 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the southeast corner of Lot 7A, COS No. 3487CO, a found 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS. Angular variation between this survey and COS No. 3487CO is 0°02'31".

METHOD OF SURVEY

A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners, road 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 12-19-22
Byron Sanderson, PLS 70400LS Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 26 of SEPTEMBER 2023, A.D.
Steven A. Boyer
Steven A. Boyer, PLS 9750LS, 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.

Sedaris Carlberg by: *T. Tamayo* 09/26/23
Lincoln County Treasurer Date

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 27th day of September 2023, A.D. at 8:13 o'clock
Corinna Brown by *Michelle Bynd*
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4978 RB

LEGAL DESCRIPTION: PARCEL "X"

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 more particularly described as follows:
Commencing at the northeast corner, Lot 6, Plat No. 12, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING: Thence N50°22'41"W, 42.04 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N50°22'41"W, 25.91 feet to an unmarked computed point lying on the low water line of "Kootenai River"; Thence along said water line N35°48'51"E, 150.27 feet to an unmarked computed point; Thence leaving said water line S50°23'35"E, 24.20 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S50°23'35"E, 39.31 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS, being the southwest corner of Lot 7A, COS No. 3487CO; Thence S34°07'43"W, 150.64 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING, containing 0.23 acres. Subject to and together with all appurtenant easements of record.

LEGEND

- FOUND A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
- SET A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- AN UNMARKED COMPUTED POINT
- BOUNDARY LINES
- OLD BOUNDARY LINE
- ADJOINING BOUNDARIES
- RAILROAD CENTERLINE
- EASEMENT/RIGHT-OF-WAY LIMIT
- SECTION SUBDIVISION LINE
- TOP OF BANK
- DIMENSION LINE
- COS No. 3487CO, RECORD
- COS No. 133746, RECORD

TH
N
O
R
T
H

LOT 7A
COS 3487CO

LOT 7B
COS 3487CO

LOT 7BB
3.32 ACRES
(includes Parcel X)
SANITATION EXEMPTION
ARM 17.36.605(2)(b)

20' WIDE ACCESS EASEMENT
LINCOLN COUNTY RECORDS
BOOK 384 PAGE 785

LOT 7

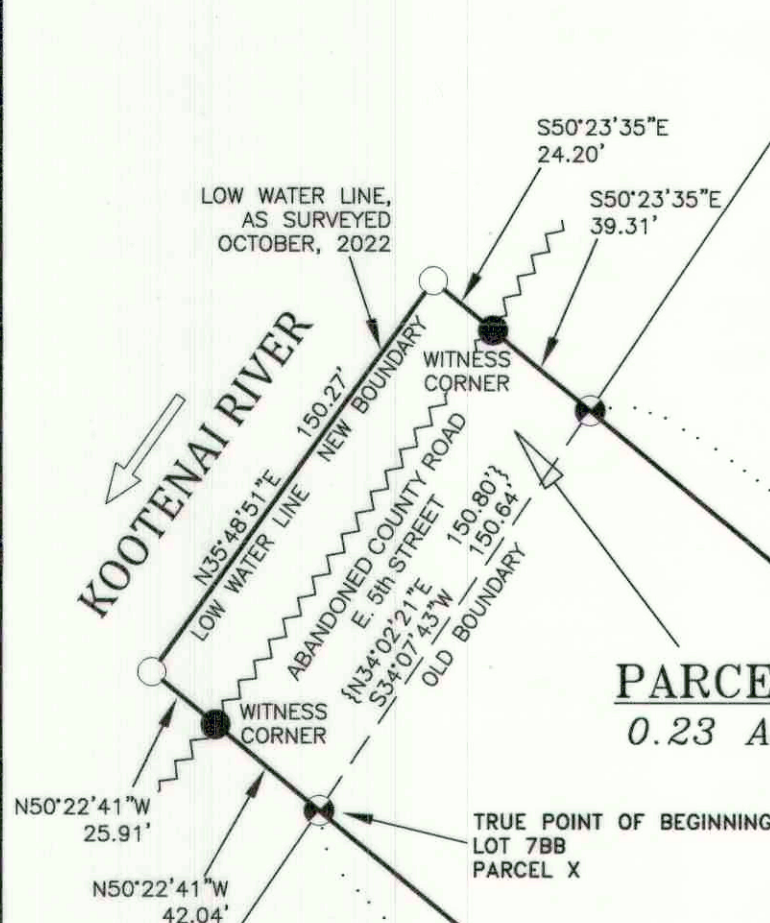
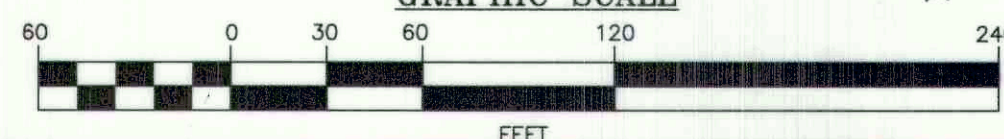
GOV'T LOT 5

SECTION 35 TWP 31N, R 31W, P.M.MT.
SECTION 2 TWP 30N, R 31W, P.M.MT.

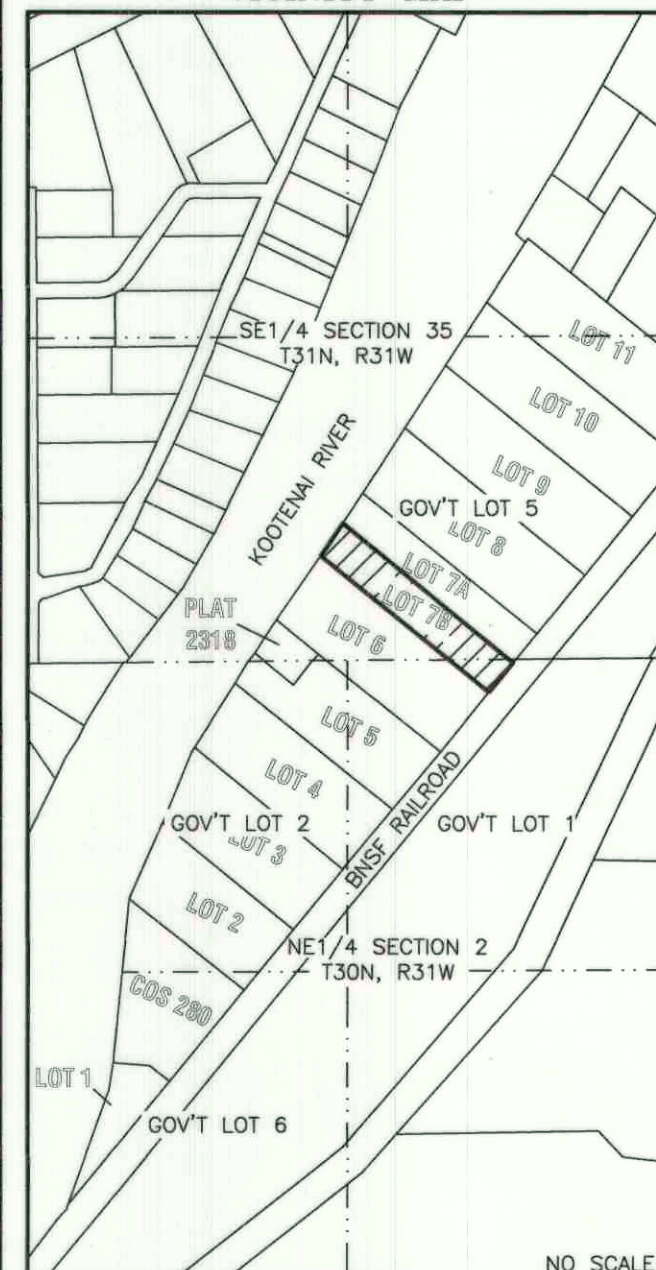
GOV'T LOT 1

60' WIDE ACCESS EASEMENT
LINCOLN COUNTY RECORDS
BOOK 384 PAGE 737

GRAPHIC SCALE



VICINITY MAP



LEGAL DESCRIPTION: LOT "7BB"

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 1, Section 2, T.30N., R.31W., P.M.,MT., and more particularly described as follows:
Commencing at the northeast corner, Lot 6, Plat No. 12, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING: Thence N50°22'41"W, 42.04 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N50°22'41"W, 25.91 feet to an unmarked computed point lying on the low water line of "Kootenai River"; Thence along said water line N35°48'51"E, 150.27 feet to an unmarked computed point; Thence leaving said water line S50°23'35"E, 24.20 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S50°23'35"E, 39.31 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS, being the southwest corner of Lot 7A, COS No. 3487CO; Thence along the south boundary of said Lot 7A, S50°23'35"E, 845.98 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS marking a 60' wide access easement; Thence continuing along said Lot 7A boundary, S50°23'52"E, 60.00 feet to the southeast corner, said Lot 7A, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS lying on the westerly right-of-way limit of Burlington Northern Santa Fe Railroad; Thence along said railroad right-of-way limit S39°36'08"W, 150.13 feet to the easterly corner, Lot 6, Plat No. 12, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the north boundary of said Lot 6, N50°25'49"W, 60.00 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence continuing along said north boundary N50°22'41"W, 831.61 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING, containing 3.32 acres. Subject to and together with all appurtenant easements of record.

HISTORY OF SURVEYS

1913 - Plat No. 12, Riverdale Subdivision, Paul D. Pratt
2020 - Lincoln County Records Book 384/Page 737, Access Easement, Alvah F. Hughes, 7322LS
2020 - Lincoln County Records Book 384/Page 785, Access Easement, Alvah F. Hughes, 7322LS

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.

KSI

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