

CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

AMENDING LOTS 1 & 8, PARMENTER SUBDIVISION, PLAT No. 4577

NW1/4 SW1/4, SECTION 9, T.30N., R.31W., P.M.M.T., LINCOLN COUNTY, MONTANA

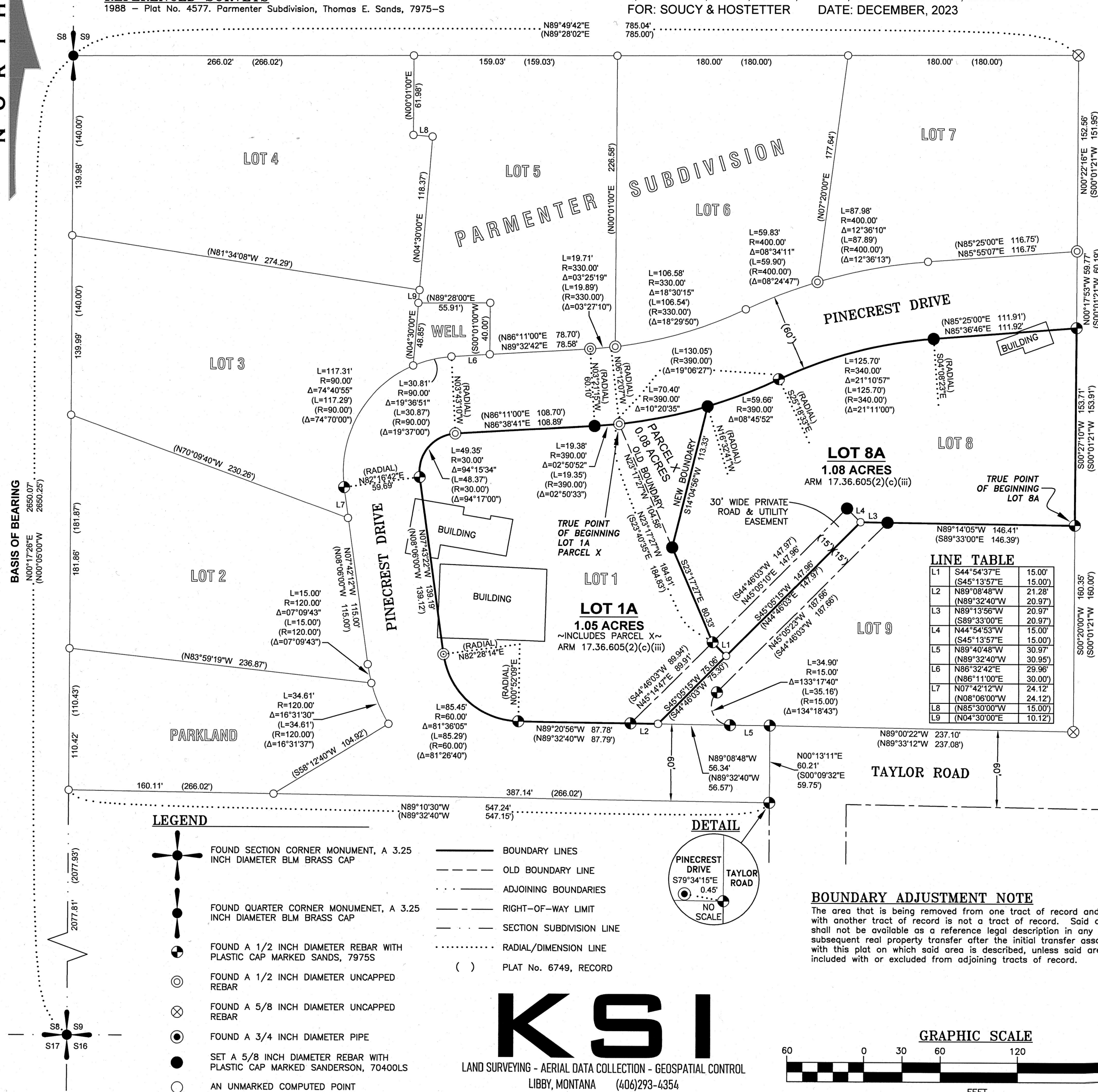
FOR: SOUCY & HOSTETTER DATE: DECEMBER, 2023

METHOD OF SURVEY

A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners and road alignments by Byron Sanderson & Calen Williamson, July, 2023.

REFERENCED SURVEYS

1988 - Plat No. 4577, Parmenter Subdivision, Thomas E. Sands, 7975-S



PURPOSE OF SURVEY AND OWNER'S CERTIFICATION

We, Philip A. Soucy, Jr., Barbara A. Soucy, Dennis Hostetter, & Heather Robertson record owners, hereby certify that the purpose of this survey 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 Lots 1A and 8A are exempt from DEQ review pursuant to ARM 17.36.604(2)(c)(i)(ii)(iii): "a parcel that will be affected by a proposed boundary line adjustment, if the parcel has existing facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal that were not subject to review, and have not been reviewed, under Title 76, chapter 4, part 1, MCA, and if: (i) no facilities, other than those in existence prior to the boundary line adjustment, or those that were previously approved as replacements for the existing facilities, will be constructed on the parcel; (ii) existing facilities on the parcel complied with state and local laws and regulations, including permit requirements, which were applicable at the time of installation; and (iii) the local health officer determines that existing facilities are adequate for the existing use."

Philip A. Soucy, Jr. 12-22-23
Philip A. Soucy, Jr. Date
Barbara A. Soucy 12/22/23
Barbara A. Soucy Date
Dennis Hostetter 12-22-23
Dennis Hostetter Date
Heather Robertson 12-22-23
Heather Robertson Date

ACKNOWLEDGMENT

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

the State of Montana County of Lincoln
by Philip A. Soucy, Jr. & Barbara A. Soucy

on this 22 day of December 2023. In witness whereof,
I have hereunto set my hand and affixed my notarial seal.

Chelsea Sanderson
Chelsea Sanderson
Residing in: Libby, MT My Commission expires: Aug 05, 2024

ACKNOWLEDGMENT

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

the State of Montana County of Lincoln
by Dennis Hostetter & Heather Robertson

on this 22 day of December 2023. In witness whereof,
I have hereunto set my hand and affixed my notarial seal.

Chelsea Sanderson
Chelsea Sanderson
Residing in: Libby, MT My Commission expires: Aug 05, 2024

BASIS OF BEARING AND VARIATION

The basis of bearing for this survey is true north based on survey grade GPS observation. Angular variation between this survey and Plat No. 4577 is 00°22'26" along the west section line of Section 9 between the W1/4 corner and the SW Section corner, each being a 3.25 inch diameter BLM brass cap monument.

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 12.20.23
Byron Sanderson, PLS, 70400LS Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 26 of DECEMBER 2023, A.D.

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.

A. Damago 12-22-23
Lincoln County Treasurer Date

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 27th day
of December 2023, A.D. at 10:45 o'clock
Corrina Brown by Michelle Byrd
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4994 RB

SHEET 1 OF 2

CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

AMENDING LOTS 1 & 8, PARMENTER SUBDIVISION, PLAT No. 4577

NW1/4 SW1/4, SECTION 9, T.30N., R.31W., P.M.MT., LINCOLN COUNTY, MONTANA
FOR: SOUCY & HOSTETTER DATE: DECEMBER, 2023

LEGAL DESCRIPTION: LOT 1A

An irregular tract of land, lying southwest of Libby, Montana, Lincoln County, within Parmenter Subdivision, Plat No. 4577, NW1/4 SW1/4, Section 9, T.30N., R.31W., P.M.,MT., and more particularly described as follows:
Commencing at the northeast corner, Lot 1, Parmenter Subdivision, Plat No. 4577, a 1/2 inch diameter uncapped rebar lying on the southerly right-of-way limit of a 60.00 foot wide road known as "Pinecrest Drive" and the TRUE POINT OF BEGINNING: Thence along said road right-of-way limit 70.40 feet arc distance along a 390.00 foot radius curve to the left, delta angle of 10°20'35" to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S14°04'56"E, 113.33 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S23°17'27"W, 80.33 feet to a 1/2 inch diameter rebar with plastic cap marked SANDS, 7975S lying on the northwesterly right-of-way limit of a 30.00 foot wide private road and utility easement; Thence S44°54'37"E, 15.00 feet to an unmarked computed point lying on the centerline of said private road and utility easement; Thence along said centerline S45°05'15"W, 75.06 feet to an unmarked computed point lying on the northerly right-of-way limit of a 60.00 foot wide road known as "Pinecrest Drive; Thence along said road right-of-way limit the following seven courses: Thence N89°08'48"W, 21.28 feet to a 1/2 inch diameter rebar with plastic cap marked SANDS, 7975S; Thence N89°20'56"W, 87.78 feet to a 1/2 inch diameter rebar with plastic cap marked SANDS, 7975S; Thence 85.45 feet arc distance along a 60.00 foot radius curve to the right, delta angle of 81°36'05" to a 1/2 inch diameter uncapped rebar; Thence N07°43'22"W, 139.19 feet to a 1/2 inch diameter rebar with plastic cap marked SANDS, 7975S; Thence 49.35 feet arc distance along a 30.00 foot radius curve to the right, delta angle of 94°15'34" to a 1/2 inch diameter uncapped rebar; Thence N86°38'41"E, 108.89 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence 19.38 feet arc distance along a 390.00 foot radius curve to the left, delta angle 02°50'52" to a 1/2 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING, containing 1.05 acres. Subject to and together with all appurtenant easements of record.

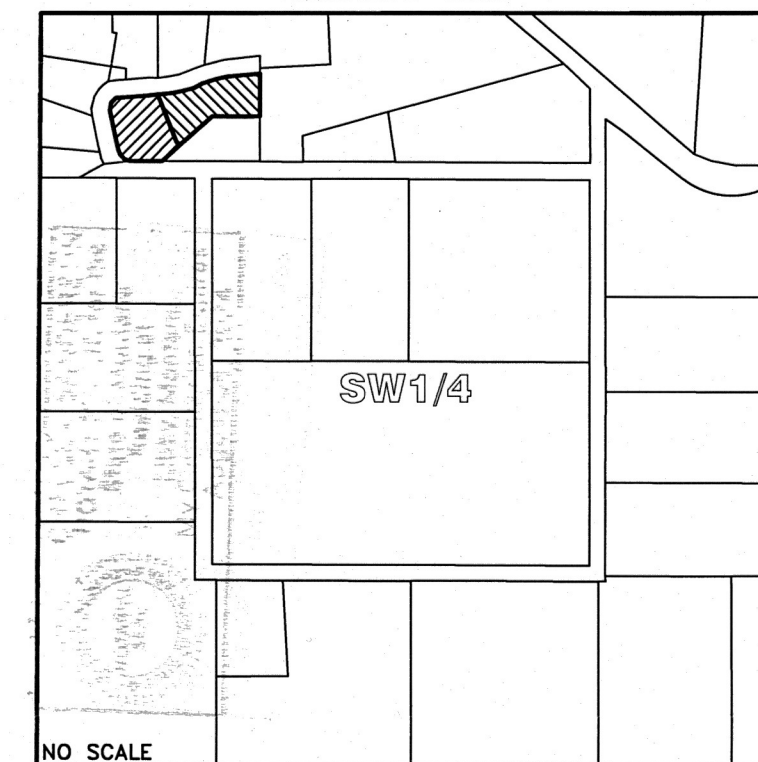
LEGAL DESCRIPTION: LOT 8A

An irregular tract of land, lying southwest of Libby, Montana, Lincoln County, within Parmenter Subdivision, Plat No. 4577, NW1/4 SW1/4, Section 9, T.30N., R.31W., P.M.,MT., and more particularly described as follows:
Commencing at the northeast corner, Lot 9, Parmenter Subdivision, Plat No. 4577, a 1/2 inch diameter rebar with plastic cap marked SANDS, 7975S and the TRUE POINT OF BEGINNING: Thence along the north boundary of said Lot 9 N89°14'05"W, 146.41 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the southeasterly right-of-way limit of a 30.00 foot wide private road and utility easement; Thence continuing along said north boundary N89°13'56"W, 20.97 feet to an unmarked computed point lying on the centerline of said private road and utility easement; Thence along said centerline S45°05'15"W, 147.96 feet to an unmarked computed point; Thence N44°54'37"W, 15.00 feet to a 1/2 inch diameter rebar with plastic cap marked SANDS, 7975S lying on the northwesterly right-of-way limit of said private road and utility easement; Thence N23°17'27"W, 80.33 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N14°04'56"E, 113.33 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the southerly right-of-way limit of a 60.00 foot wide road known as "Pinecrest Drive; Thence along said road right-of-way limit the following three courses: Thence 59.66 feet arc distance along a 390.00 foot radius curve to the left, delta angle of 08°45'52" to a 1/2 inch diameter rebar with plastic cap marked SANDS, 7975S; Thence 125.70 feet arc distance along a 340.00 foot radius curve to the right, delta angle 21°10'57" to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N85°36'46"E, 111.92 feet to a 1/2 inch diameter rebar with plastic cap marked SANDS, 7975S; Thence leaving said road right-of-way limit S00°27'10"W, 153.71 feet to a 1/2 inch diameter rebar with plastic cap marked SANDS, 7975S and the TRUE POINT OF BEGINNING, containing 1.08 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL X

An irregular tract of land, lying southwest of Libby, Montana, Lincoln County, within Parmenter Subdivision, Plat No. 4577, NW1/4 SW1/4, Section 9, T.30N., R.31W., P.M.,MT., and more particularly described as follows:
Commencing at the northeast corner, Lot 1, Parmenter Subdivision, Plat No. 4577, a 1/2 inch diameter uncapped rebar lying on the southerly right-of-way limit of a 60.00 foot wide road known as "Pinecrest Drive" and the TRUE POINT OF BEGINNING: Thence along said road right-of-way limit 70.40 feet arc distance along a 390.00 foot radius curve to the left, delta angle of 10°20'35" to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S14°04'56"E, 113.33 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N23°17'27"W, 104.58 feet to a 1/2 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING, containing 0.08 acres. Subject to and together with all appurtenant easements of record. The afore-described parcel shall become part of Lot 1A, as shown hereon, and shall not be conveyed as a separate tract of land.

VICINITY MAP



KSI

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

CERTIFICATE OF SURVEY No.

4994 RB

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