

CERTIFICATE OF SURVEY

"BOUNDARY LINE ADJUSTMENT"

N1/2 NW1/4, NW1/4 NE1/4, SECTION 36, T.30N., R.31W., P.M., MT.

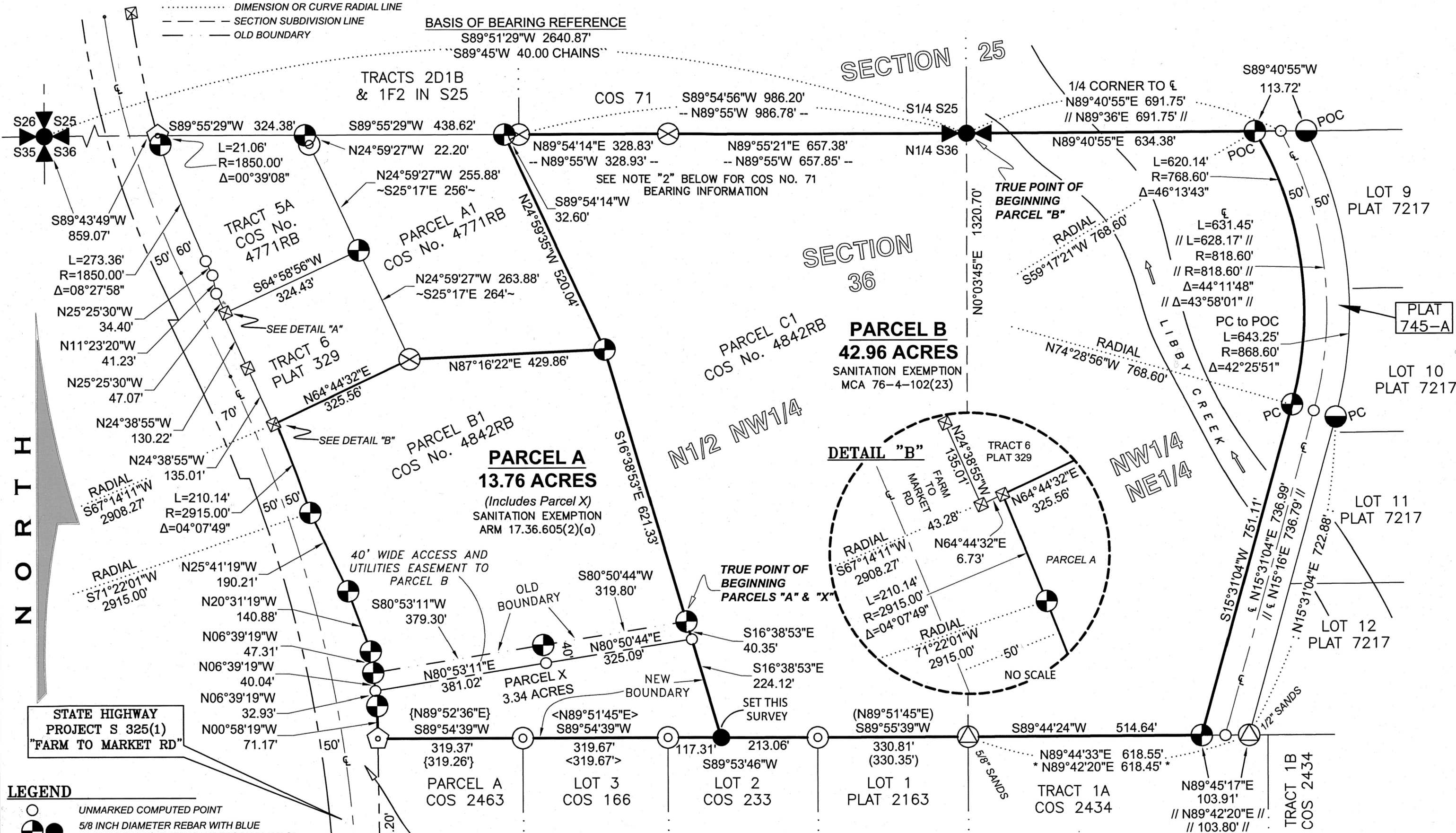
LINCOLN COUNTY, MONTANA FOR: HAGENESS & BACHE DATE: FEBRUARY, 2024

LINE LEGEND

- SUBJECT PROPERTY BOUNDARIES - THIS SURVEY
- ROAD OR EASEMENT CENTERLINE
- RIGHT-OF-WAY OR EASEMENT LIMIT
- DIMENSION OR CURVE RADIAL LINE
- SECTION SUBDIVISION LINE
- OLD BOUNDARY

BASIS OF BEARING REFERENCE

S89°51'29"W 2640.87'
S89°45'W 40.00 CHAINS



NORTH

LEGEND

- UNMARKED COMPUTED POINT
- 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED "SANDERSON 70400LS"
- 1/2 INCH DIAMETER UNCAPPED REBAR
- 5/8 INCH DIAMETER UNCAPPED REBAR
- 3/4 INCH DIAMETER UNCAPPED REBAR
- 1/2 or 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED "SANDS 79755" (AS NOTED)
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED "HUGHES 7322LS"
- 4" X 4" MDOT CONCRETE RIGHT-OF-WAY MONUMENT
- SECTION CORNER - 3 1/4 INCH DIAMETER BLM BRASS CAPPED MONUMENT
- ONE-QUARTER CORNER - 3 1/4 INCH DIAMETER BLM BRASS CAPPED MONUMENT
- RECORD - CERTIFICATE OF SURVEY 329
- RECORD - CERTIFICATE OF SURVEY 71
- RECORD - IRREGULAR PLAT 2163
- RECORD - CERTIFICATE OF SURVEY 223
- RECORD - CERTIFICATE OF SURVEY 166
- RECORD - CERTIFICATE OF SURVEY 2463
- RECORD - CERTIFICATE OF SURVEY 2434
- RECORD - IRREGULAR PLAT 745-A
- RECORD - McMillan Bluff Subdivision, PLAT 7217
- RECORD - GLO SECTION SUBDIVISION, T30N R31W CENTERLINE ROAD RIGHT-OF-WAY OR EASEMENT POINT OF CURVATURE
- PC
- POC

REFERENCED SURVEYS

- 1893 - GLO Section Subdivision of T30N R31W, D.P. Mumbrue
- 1955 - Plat 329, "Rancho Tracts", R.F. Burdick, 649S
- 1961 - Plat 745-A, Road Right-of-Way, J.W. Ninneman, 534ES
- 1962 - S 325(1), Montana State Highway Project Plans
- 1970 - Plat 2163, Lot 1 of Dahling Tracts, J.W. Ninneman, 534ES
- 1974 - COS 71, "Goyen Tract", J.W. Ninneman, 534ES
- 1975 - COS 166, Lot 3 of Dahling Tracts, J.W. Ninneman, 534ES
- 1975 - COS 233, Lot 2 of Dahling Tracts, J.W. Ninneman, 534ES
- 1996 - COS 2434, Agricultural Exemption, M.J. Carstens, 5940LS
- 1996 - COS 2463, Family Transfer, K.E. Davis, 4975S
- 2019 - Plat 7217, "McMillan Bluff Subdivision", A.F. Hughes, 7322LS
- 2020 - COS 4715FC, Family Transfer, Byron Sanderson, 70400LS
- 2020 - COS 4771RB, Boundary Line Adjustment, Byron Sanderson, 70400LS
- 2021 - COS 4842RB, Boundary Line Adjustment, Byron Sanderson, 70400LS

METHOD OF SURVEY

A Trimble R10-2 GNSS GPS system was used to tie previously set controlling corners by Eric Stafford, October, 2021 and Calen Williamson, August, 2023.

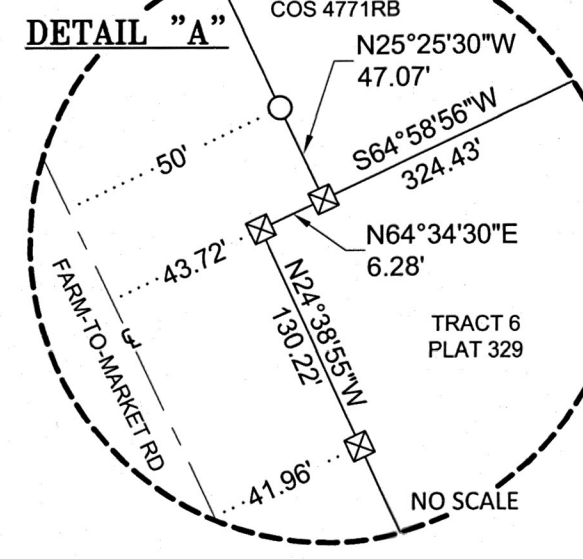
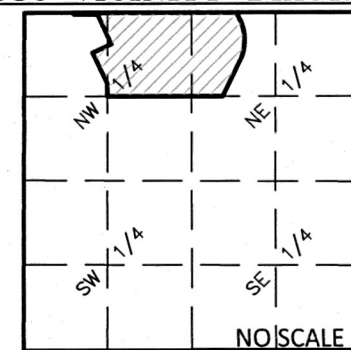
SURVEYOR'S NOTES

- 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.
- Bearing and distance shown hereon are record and found, Certificate of Survey 4842RB, Lincoln County Records.

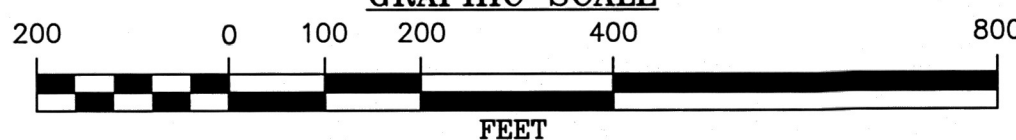
BASIS OF BEARING AND VARIATION

The basis of bearing for this survey is true north based on survey grade GPS observation. Angular variation between this survey and the August, 1893 GLO section subdivision by D.P. Mumbrue is 0°06'29" between the NW section corner, Section 36, a found 3 1/4 inch diameter BLM brass capped monument and the north one-quarter corner, said Section 36, a found 3 1/4 inch diameter BLM brass capped monument.

S36 VICINITY DIAGRAM



GRAPHIC SCALE



PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION
We, KATHLEEN M. BACHE, & JOHN E. BACHE, and JEREMY HAGENESS, & JASON HAGENESS, 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(1)(a): "divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties;" We further certify that Parcel A is exempt from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(a): "a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed on the parcel." We further certify that Parcel B, as shown hereon, is exempt from sanitation review by the Department of Environmental Quality pursuant to MCA 76-4-102(23) as a parcel greater than 20 acres in size.

Kathleen M. Bache 3/5/24
Kathleen M. Bache Date
John E. Bache 3/5/24
John E. Bache Date
Jeremy Hageness 2/26/24
Jeremy Hageness Date
Jason Hageness 2/12/24
Jason Hageness Date

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln
by KATHLEEN M. BACHE & JOHN E. BACHE
on this 5 day of March 2024
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: 8-5-2024

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln
by JEREMY HAGENESS on this 26 day of February 2024
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: 8-5-2024

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of North Dakota County of Burleigh
by JASON HAGENESS on this 12th day of February 2024
In witness whereof, I have hereunto set my hand and affixed my notarial seal.
Amie C. Boyer
Amie C. Boyer
residing in: Bismarck, ND My Commission expires: 9/12/2024

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 2-5-24
Byron Sanderson, PLS, 70400LS Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day of 16th MARCH 2024 A.D.
Steven A. Boyer
Steven A. Boyer, 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.
Sedaria Cayberg by K. Randall 3-5-2024
Lincoln County Treasurer Date

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 07 day
of March 2024, A.D. at 9:43 o'clock
Corrina Brown by Chelsea Sanderson
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 500780

CERTIFICATE OF SURVEY

"BOUNDARY LINE ADJUSTMENT"

N1/2 NW1/4, NW1/4 NE1/4, SECTION 36, T.30N., R.31W., P.M.,MT.
LINCOLN COUNTY, MONTANA FOR: HAGENESS & BACHE DATE: JANUARY, 2024

LEGAL DESCRIPTION: PARCEL "A"

An irregular tract of land lying southerly from Libby, Montana, Lincoln County, within N1/2 NW1/4, Section 36, T.30N., R.31W., P.M.,MT, and more particularly described as follows: Commencing at the southeastern corner, Parcel "B1", COS No. 4842RB, Lincoln County Records, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" lying on the northerly right-of-way limit of a 40.00' wide access and utilities easement and the TRUE POINT OF BEGINNING:
Thence S16°38'53"E, 40.35 feet to an unmarked computed point lying on the southerly right-of-way limit of said easement; Thence S16°38'53"E, 224.12 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" lying on the north boundary of Lot 2, COS 233; Thence along the north boundary of said Lot 2, S89°53'46"W, 117.31 feet to the northeast corner, Lot 3, COS 166, a 5/8 inch diameter uncapped rebar; Thence along the north boundary of Lot 3, COS 166, S89°54'39"W, 319.67 feet to the northeast corner, Parcel A, COS 2463, a 5/8 inch diameter uncapped rebar; Thence along the north boundary, Parcel A, COS 2463, S89°54'39"W, 319.37 feet to the eastern right-of-way limit of "Farm-to-Market Road", a 1/2 inch diameter uncapped rebar; Thence along said right-of-way limit N00°58'19"W, 71.17 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence continuing along said right-of-way limit N06°39'19"W, 32.93 feet to an unmarked computed point lying on the southerly right-of-way limit of a 40.00' wide access and utilities easement; Thence N06°39'19"W, 40.04 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" lying on the northerly right-of-way limit of said easement; Thence along the eastern right-of-way limit of "Farm-to-Market Road" N06°39'19"W, 47.31 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence continuing along said right-of-way limit N20°31'19"W, 140.88 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence continuing along said right-of-way limit N25°41'19"W, 190.21 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence continuing along said right-of-way limit 210.14 feet arc distance along a 2915.00 foot radius non-tangent curve to the left, delta angle of 04°07'49", to a 4x4 MDOT concrete right-of-way monument lying on the south boundary of Tract 6, Plat 329; Thence along the south boundary of said Tract 6 N64°44'32"E, 325.56 feet to the southwestern corner, Parcel "A1", COS No. 4771RB, Lincoln County Records, a 3/4 inch diameter uncapped rebar; Thence along the south boundary said Parcel "A1", N87°16'22"E, 429.86 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence S16°38'53"E, 621.33 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; and the TRUE POINT OF BEGINNING, containing 13.76 acres. Subject to and together with all appurtenant easements of record.



LEGAL DESCRIPTION: PARCEL "B"

An irregular tract of land lying southerly from Libby, Montana, Lincoln County, within N1/2 NW1/4, Section 36, T.30N., R.31W., P.M.,MT, and more particularly described as follows: Commencing at the north one-quarter corner, said Section 36, a 3 1/4 inch diameter BLM brass capped monument and the TRUE POINT OF BEGINNING:
Thence along the north section line, said Section 36 N89°40'55"E, 634.38 feet to the western boundary of Plat 745-A, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along said western boundary 620.14 feet arc distance along a 768.60 foot radius non-tangent curve to the right, delta angle of 46°13'43", to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence continuing along said western boundary S15°31'04"W, 751.11 feet to the southwestern corner, said Plat 745-A, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" lying on the north boundary of Tract 1A, COS 2434; Thence along the north boundary, said Tract 1A, S89°44'24"W, 514.64 feet to the northeastern corner, Lot 1, Plat 2163, a 5/8 inch diameter rebar with plastic cap marked "SANDS"; Thence along the north boundary of Lot 1, Plat 2163, S89°55'39"W, 330.81 feet to the northeast corner, Lot 2, COS 233, a 5/8 inch diameter uncapped rebar; Thence along the north boundary of Lot 2, COS 233, S89°53'46"W, 213.06 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence N16°38'53"W, 224.12 feet to an unmarked computed point lying on the southerly right-of-way limit of a 40.00 foot wide access and utility easement; Thence N16°38'53"W, 40.35 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" lying on the northerly right-of-way limit of said easement; Thence N16°38'53"W, 621.33 feet to the southeastern corner, Parcel "A1" COS No. 4771RB, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence N24°59'35"W, 520.04 feet to the north section line, said Section 36, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along said north section line N89°54'14"E, 32.60 feet to the southwestern corner, COS 71, a 3/4 inch diameter uncapped rebar; Thence continuing along north section line N89°54'14"E, 328.83 feet to a 3/4 inch diameter uncapped rebar; Thence continuing along said north section line N89°55'21"E, 657.38 feet to the north one-quarter corner, said Section 36, a 3 1/4 inch diameter BLM brass capped monument and the TRUE POINT OF BEGINNING, containing 42.96 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL "X"

An irregular tract of land lying southerly from Libby, Montana, Lincoln County, within N1/2 NW1/4, Section 36, T.30N., R.31W., P.M.,MT, and more particularly described as follows: Commencing at the southeastern corner, Parcel "B1", COS No. 4842RB, Lincoln County Records, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" and the TRUE POINT OF BEGINNING:
Thence S16°38'53"E, 264.47 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" lying on the north boundary of Lot 2, COS 233; Thence along the north boundary of said Lot 2, S89°53'46"W, 117.31 feet to the northeast corner, Lot 3, COS 166, a 5/8 inch diameter uncapped rebar; Thence along the north boundary of Lot 3, COS 166, S89°54'39"W, 319.67 feet to the northeast corner, Parcel A, COS 2463, a 5/8 inch diameter uncapped rebar; Thence along the north boundary, Parcel A, COS 2463, S89°54'39"W, 319.37 feet to the eastern right-of-way limit of "Farm-to-Market Road", a 1/2 inch diameter uncapped rebar; Thence along said right-of-way limit N00°58'19"W, 71.17 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence continuing along said right-of-way limit N06°39'19"W, 72.97 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence N80°53'11"E, 379.30 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence N80°50'44"E, 319.80 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; and the TRUE POINT OF BEGINNING, containing 3.34 acres. Subject to and together with all appurtenant easements of record.
The afore-described parcel shall become part of Parcel "A", as shown hereon, and shall not be conveyed as a separate tract of land.

KSI

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

CERTIFICATE OF SURVEY No. 3007 RB

SHEET 2 OF 2