

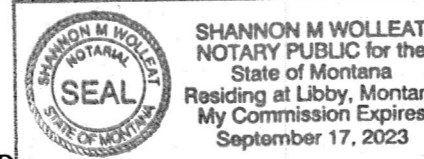
# CERTIFICATE OF SURVEY

## BOUNDARY LINE ADJUSTMENT

AMENDING LOT 7A, 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 & HACKE DATE: DECEMBER, 2022

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

We, Lincoln County and Margaret A. Hacke 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 7AA 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.



Lincoln County Representative \_\_\_\_\_ Date \_\_\_\_\_  
Barbara Hacke Resch Gaylynn M. Green  
My Commission expires: 9-17-2023

### 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
- ( ) PLAT No. 7227, RECORD

### 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 9 day of January 2023. In witness whereof, I have hereunto set my hand and affixed my notarial seal.  
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 Barbara Hacke Resch & Gaylynn M. Green on this 4 day of April 2024. In witness whereof, I have hereunto set my hand and affixed my notarial seal.  
residing in: \_\_\_\_\_ My Commission expires: \_\_\_\_\_

### BASIS OF BEARING

The basis of bearing for this survey is S39°33'37"W, derived from Survey Grade GPS system calibrated to local control between the northeast corner of Lot 7BB, COS No. 3487CO, a found 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the southeast corner of Lot 8B, Plat No. 7227, a found 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS. Angular variation between this survey and COS No. 3487CO is 0°03'00".

### 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.

60' WIDE ACCESS EASEMENT  
LINCOLN COUNTY RECORDS  
BOOK 384 PAGE 734

60' WIDE ACCESS EASEMENT  
LINCOLN COUNTY RECORDS  
BOOK 384 PAGE 736

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

Byron Sanderson, PLS 70400LS 12-19-22 Date

Examined this day 4<sup>th</sup> of April 2024, A.D. by Steven A. Boyer, PLS 9780LS Lincoln County Examining Land Surveyor

Lincoln County Treasurer

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. Margaret A. Hacke by Steven A. Boyer 04-04-24 Date

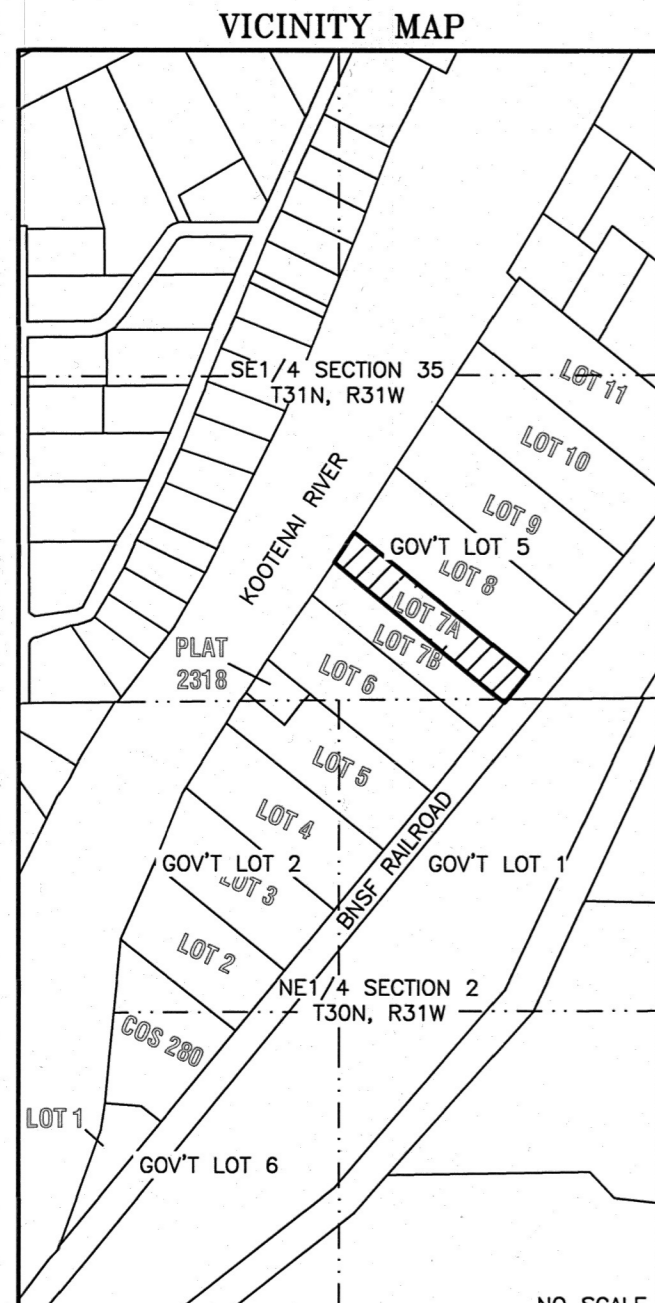
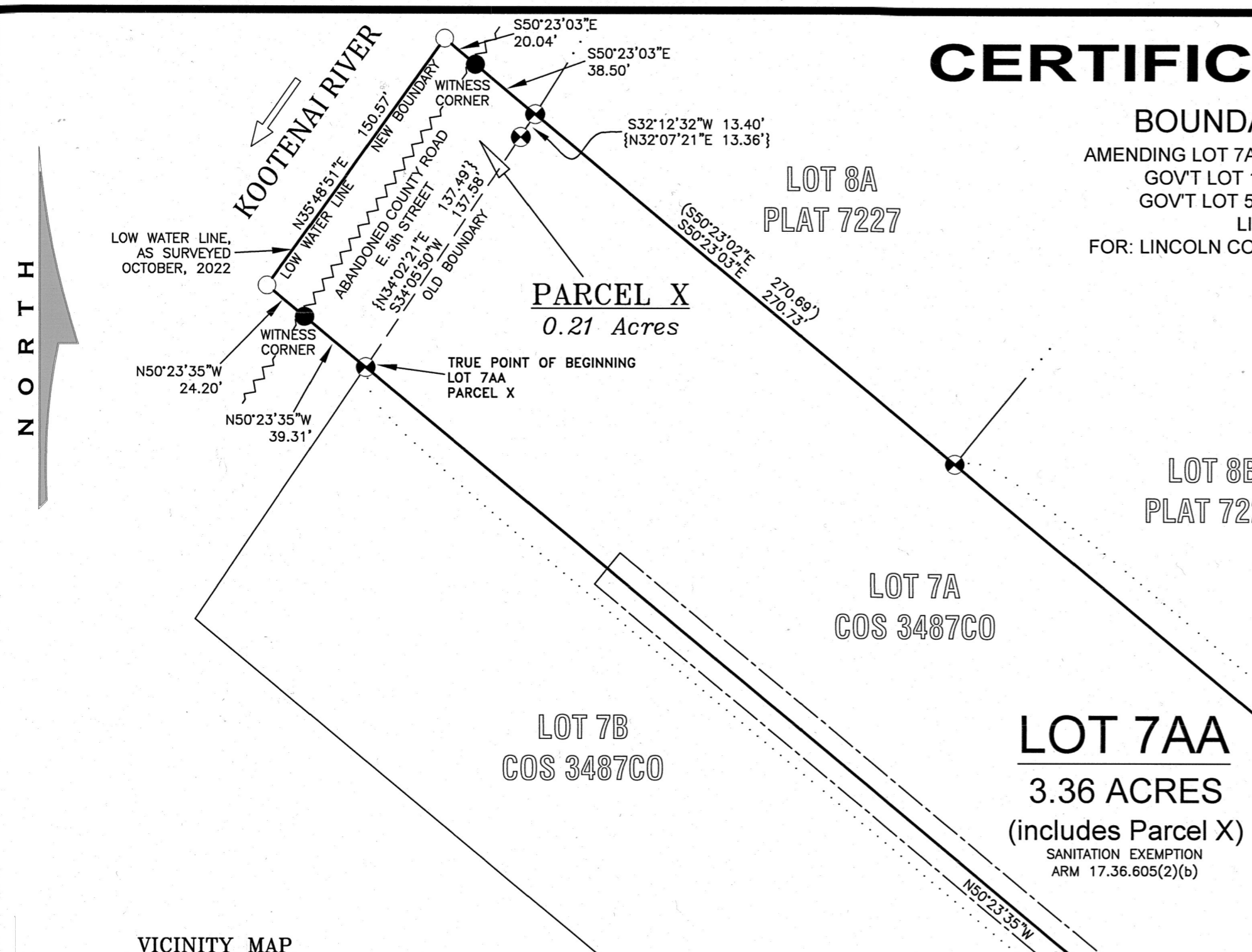
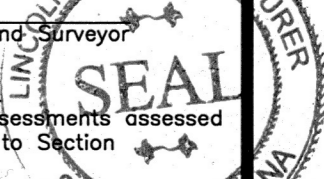
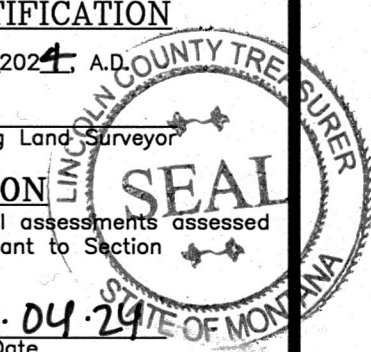
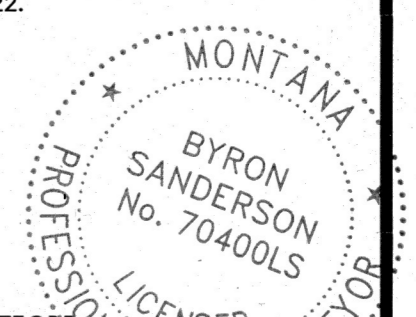
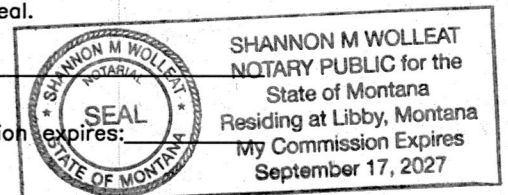
Lincoln County Treasurer

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 07 day of April 2024, A.D. at 2:52 o'clock

Lincoln County Clerk and Recorder

CERTIFICATE OF SURVEY No. 5016 RB



### LEGAL DESCRIPTION: LOT "7AA"

An irregular tract of land, lying northeast of Libby, Montana, Lincoln County, within Government Lot 5, Section 35, T.31N., R.31W., 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 7B, COS No. 3487CO, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING: Thence N50°23'35"W, 39.31 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N50°23'35"W, 24.20 feet to an unmarked computed point lying on the low water line of "Kootenai River"; Thence along said water line N35°48'51"E, 150.57 feet to an unmarked computed point; Thence leaving said water line S50°23'03"E, 20.04 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S50°23'03"E, 38.50 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS, being the northwest corner of Lot 8A, Plat No. 7227; Thence along the southwest boundary of said Lot 8A, S50°23'03"E, 270.73 feet to the northwest corner of Lot 8B, Plat No. 7227, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the southwest boundary, said Lot 8B, S50°22'53"E, 590.06 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS marking a 60' wide access easement; Thence continuing along said boundary S50°24'28"E, 60.00 feet to the southwest corner of Lot 8B, Plat No. 7227, 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°33'37"W, 150.08 feet to the southwest corner, Lot 7B, COS No. 3487CO, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the northeast boundary, said Lot 7B, N50°23'52"W, 60.00 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence continuing along said northeast boundary N50°23'35"W, 845.98 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING, containing 3.36 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL "X"

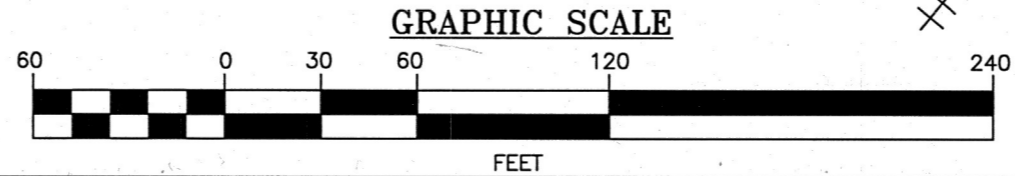
An irregular tract of land, lying northeast of Libby, Montana, Lincoln County, within Government Lot 5, Section 35, T.31N., R.31W., P.M.,MT. and more particularly described as follows: Commencing at the northeast corner, Lot 7B, COS No. 3487CO, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING: Thence N50°23'35"W, 39.31 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N50°23'35"W, 24.20 feet to an unmarked computed point lying on the low water line of "Kootenai River"; Thence along said water line N35°48'51"E, 150.57 feet to an unmarked computed point; Thence leaving said water line S50°23'03"E, 20.04 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S50°23'03"E, 38.50 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS, being the northwest corner of Lot 8A, Plat No. 7227; Thence S32°12'32"W, 13.40 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence S34°05'50"W, 137.58 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING, containing 0.21 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 734, Access Easement, Alvah F. Hughes, 7322LS
- 2020 - Lincoln County Records Book 384/Page 736, Access Easement, Alvah F. Hughes, 7322LS
- 2020 - Lincoln County Records Book 384/Page 785, Access Easement, Alvah F. Hughes, 7322LS
- 2021 - Plat No. 7227, Nikki Acres Subdivision, 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