

CERTIFICATE OF SURVEY:

LOTS 3 & 4 BLOCK 1 NORTHWOOD MANOR PER PLAT NO. PLAT NO. 2487

BOUNDARY LINE ADJUSTMENT

In Gov't Lot 3 Section 2, Twp. 30 N., R. 31 W., P.M.M.
For: Russell Barns & Pacific Premier Trust Date: December 2023

DESCRIPTION OF TRACT A

A tract of land near Libby, Montana, being a portion of Lot 4, Block 1 of Northwood Manor per Plat No. 2487, lying in Gov't Lot 3 of Section 2, Twp. 30 N., R. 31 W., P.M.M., containing 1233 sq.ft. more or less and more particularly described as follows;

Beginning at a 5/8 inch dia. copper weld with a brass cap located on the south right of way of Northwood Ave. being the common corner of Lots 3 and 4 of Block 1 of Northwood Manor per Plat No. 2487; thence, S41°25'26"E 539.13 feet to a computed point; thence, N64°32'17"W 17.49 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N40°16'38"W 343.11 feet to the point of beginning.

The aforescribed Tract A contains 1233 sq.ft. more or less and is to become a permanent part of Lot 3A as shown hereon.

DESCRIPTION OF LOT 3A

A tract of land near Libby, Montana, being a portion of Lot 3 and a portion of Lot 4, Block 1 of Northwood Manor per Plat No. 2487, lying in Gov't Lot 3 of Section 2, Twp. 30 N., R. 31 W., P.M.M., containing 1.24 acres more or less and more particularly described as follows;

Beginning at a 5/8 inch dia. copper weld with a brass cap located on the south right of way of Northwood Ave. being the common corner of Lots 3 and 4 of Block 1 of Northwood Manor per Plat No. 2487; thence, N39°45'40"E 115.92 feet to a 5/8 inch dia. copper weld; thence, S41°35'24"E 452.50 feet to a 5/8 inch dia. copper weld with a brass cap; thence continuing, S41°35'24"E 19.17 feet more or less, to a computed point located at the approximate waterline of the Kootenai River; thence downstream, S17°04'17"W 19.64 feet to a computed point; thence, S17°42'48"W 34.49 feet to a computed point; thence, S10°22'11"E 19.49 feet to a computed point; thence leaving said approximate waterline, N64°32'17"W a total distance of 169.09 feet more or less, to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence continuing, N40°16'38"W 343.11 feet to the point of beginning.

The aforescribed Lot 3A contains 1.24 acres more or less and is subject to and together with all appurtenant easements of record and as shown hereon.

DESCRIPTION OF TRACT B

A tract of land near Libby, Montana, being a portion of Lot 3, Block 1 of Northwood Manor per Plat No. 2487, lying in Gov't Lot 3 of Section 2, Twp. 30 N., R. 31 W., P.M.M., containing 5803 sq.ft. more or less and more particularly described as follows;

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S which bears S40°16'38"E 343.11 feet from a copper weld with a brass cap located on the south right of way of Northwood Ave. being the common corner of Lots 3 and 4 of Block 1 of Northwood Manor per Plat No. 2487; thence, S41°25'26"E 185.02 feet more or less, to a computed point located at the approximate waterline of the Kootenai River; thence upstream, N19°32'58"E 13.19 feet to a computed point; thence, N12°18'13"E 15.96 feet to a computed point; thence, N31°26'52"E 22.11 feet to a computed point; thence, N10°22'11"W 27.12 feet to a computed point; thence, leaving said approximate waterline, N64°31'17"W a total distance of 169.09 feet more or less, to the point of beginning.

The aforescribed Tract B contains 5803 sq.ft. more or less and is to become a permanent part of Lot 4B as shown hereon.

DESCRIPTION OF LOT 4B

A tract of land near Libby, Montana, being a portion of Lot 3 and a portion of Lot 4, Block 1 of Northwood Manor per Plat No. 2487, lying in Gov't Lot 3 of Section 2, Twp. 30 N., R. 31 W., P.M.M., containing 1.62 acres more or less and more particularly described as follows;

Beginning at a 5/8 inch dia. copper weld with a brass cap located on the south right of way of Northwood Ave. being the common corner of Lots 3 and 4 of Block 1 of Northwood Manor per Plat No. 2487; thence, S39°45'40"W 115.92 feet to a 5/8 inch dia. copper weld; thence, S41°19'05"E 534.82 feet to a 5/8 inch dia. copper weld with a brass cap; thence continuing, S41°19'05"E 62.33 feet more or less, to a computed point located at the approximate waterline of the Kootenai River; thence upstream, N23°31'16"E 49.93 feet to a computed point; thence, N16°47'17"E 20.88 feet to a computed point; thence, N6°30'14"E 20.83 feet to a computed point; thence, N1°58'35"E 15.20 feet to a computed point; thence, N21°36'10"E 30.03 feet to a computed point; thence, N19°32'58"E 13.19 feet to a computed point; thence, N12°18'13"E 15.96 feet to a computed point; thence, N31°26'52"E 22.11 feet to a computed point; thence, N10°22'11"W 27.12 feet to a computed point; thence, leaving said approximate waterline, N64°31'17"W a total distance of 169.09 feet more or less, to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N40°16'38"W 343.11 feet to the point of beginning.

The aforescribed Lot 4B contains 1.62 acres more or less and is subject to and together with all appurtenant easements of record including a 15 foot wide by 10 foot long drainfield easement as shown hereon.

LEGEND

- ◆ SET A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND A 5/8 INCH DIA. COPPER WELD
- FOUND A 5/8 INCH DIA. COPPER WELD WITH BRASS CAP
- FOUND A 5/8 INCH DIA. COPPER WELD
- COMPUTED POINT
- { } RECORD PER PLAT NO. 2487

SANITATION NOTE:

In the event of drainfield failure on Lot 3A a new septic tank permit will be required and a pressurized system installed.

PURPOSE OF SURVEY

We, Russell Barns, James M. & Kerry L. Beasley, Custodians FBO of Pacific Premier Trust, certify that the purpose of this survey is to relocate common boundaries inside of a platted subdivision therefore this survey is exempt from review as a subdivision pursuant to 76.3.207(1)(d) which states: "(d) for five or fewer lots within a platted subdivision, the relocation of common boundaries;" furthermore this survey is exempt from sanitation review being completed pursuant to 17.36.605(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.

Russell Barns
Russell Barns Date: 3/19/24
Kerry L. Beasley
Kerry L. Beasley Date: 3/11/2024
Pacific Premier Trust - Custodian FBO James M. Beasley
Pacific Premier Trust - Custodian FBO Kerry L. Beasley

Colorado
STATE OF MONTANA
County of Lincoln
On this 11 day of March, 2024 A.D. before me, a Notary Public in and for the State of Montana, *Russell Barns, James M. Beasley & Kerry L. Beasley*, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.
[Signature] Notary Public
November 14 2027 My Commission Expires

STATE OF MONTANA
County of Lincoln
On this day of , 2024 A.D. before me, a Notary Public in and for the State of Montana, James M. Beasley & Kerry L. Beasley, Custodians of the Pacific Premier Trust, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.
Notary Public My Commission Expires

CERTIFICATE OF SURVEYOR
STATE OF MONTANA
County of Lincoln
I, Kenneth E. Davis, a registered land surveyor do hereby certify that I have performed the survey shown on the attached plat or that such survey was performed under my supervision to my best knowledge and ability; that said survey is true and complete as shown and the monuments found and set occupy the positions shown hereon.

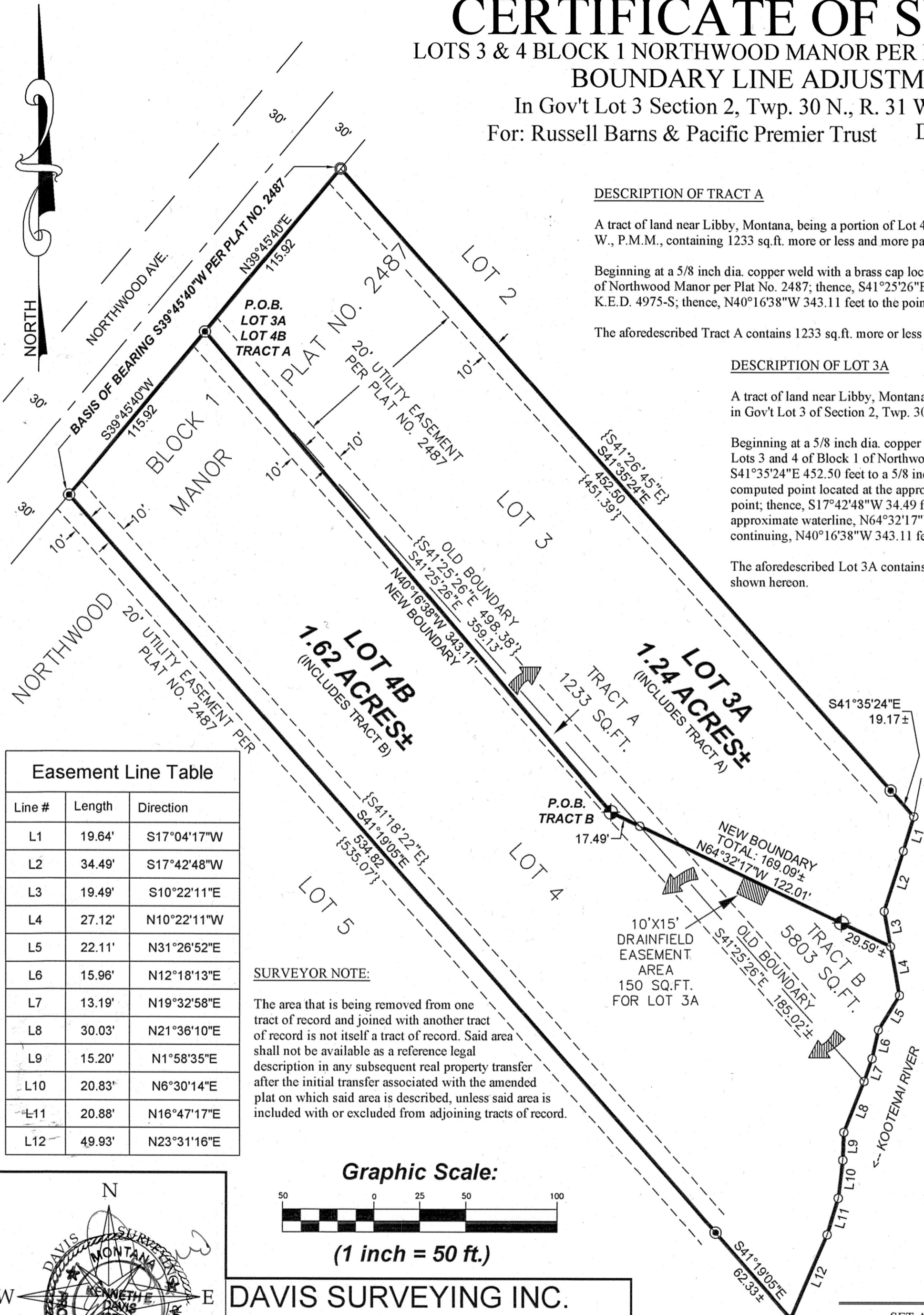
Dated this 9 day of April, 2024 A.D.
Kenneth E. Davis
Kenneth E. Davis Registered Land Surveyor No. 4975-S

TREASURER CERTIFICATION
I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid. Dated this 04 day of 08, 2024
Brianne Carlberg
Brianne Carlberg Treasurer

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:
Examined this 23 day of MARCH, 2024 A.D.
Steven A. Boyer
Steven A. Boyer Professional Land Surveyor No. 9750LS
STATE OF MONTANA
COUNTY OF LINCOLN

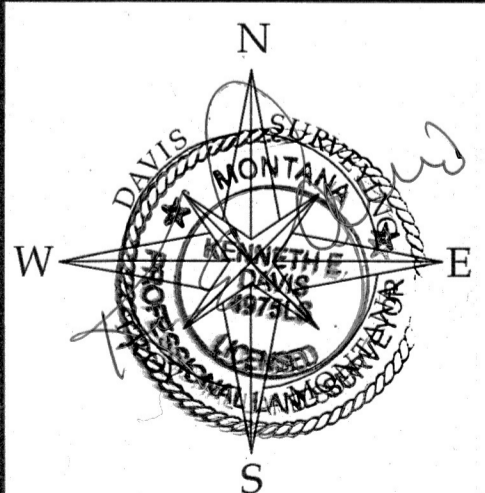
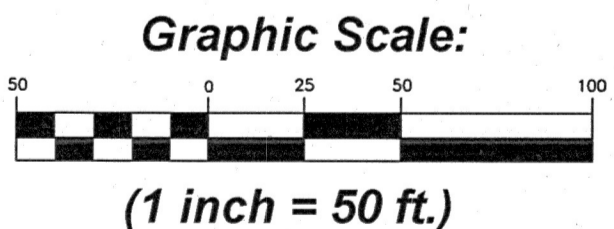
Filed on this 11 day of April, 2024 A.D. at 11:00 O'clock A.M.
Corinna Brown
Corinna Brown County Clerk and Recorder
Erin Storken
Erin Storken Deputy

C.O.S. NO. 5017 R0



Line #	Length	Direction
L1	19.64'	S17°04'17"W
L2	34.49'	S17°42'48"W
L3	19.49'	S10°22'11"E
L4	27.12'	N10°22'11"W
L5	22.11'	N31°26'52"E
L6	15.96'	N12°18'13"E
L7	13.19'	N19°32'58"E
L8	30.03'	N21°36'10"E
L9	15.20'	N1°58'35"E
L10	20.83'	N6°30'14"E
L11	20.88'	N16°47'17"E
L12	49.93'	N23°31'16"E

SURVEYOR NOTE:
The area that is being removed from one tract of record and joined with another tract of record is not itself 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 the amended plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record.



DAVIS SURVEYING INC.
TROY, MONTANA
DATE: 9/16/22 REV:
DRAWN BY: CJR
Land Projects 2022
FILE: T303102bn-BLA.dwg