

CERTIFICATE OF SURVEY

RETRACEMENT

LOTS 14-20, BLOCK 16, & LOTS 36-40, BLOCK 15, PIONEER JUNCTION, PLAT No. 2261C
 SE1/4 NE1/4, SECTION 26 T.30N., R.31W., P.M.MT., LINCOLN COUNTY, MONTANA
 FOR: ZT PROPERTIES, LLC DATE: MAY, 2024

PURPOSE OF SURVEY

The purpose of this survey is the retracement of Lots 14-20 and Lots 36-40, Block 16, Pioneer Junction, Plat No. 2261C, Lincoln County Records. Therefore, no division of land is hereby created and is exempt from review as a subdivision pursuant to Section 76-3-404 MCA.

LEGAL DESCRIPTION: LOTS 14-20 & 36-40

Thirteen tracts of land, lying southerly from Libby, Montana, Lincoln County, in the SE1/4 NE1/4, Section 26, T.30N., R.31W., P.M.MT. and more particularly described as follows:
 Lots 14-20, Block 16, and Lots 36-40, Block 15, Pioneer Junction Subdivision, Plat No. 2261C, Lincoln County Records, containing a combined acreage of 1.40 acres, more or less. Subject to and together with all appurtenant easements of record.

REFERENCED SURVEYS AND DOCUMENTS

- 1958 - Plat No. 2261C, "Pioneer Junction Subdivision", Ira C. Miller, 402ES
- 1961 - MDOT Project No. S325 (1) Farm To Market Road
- 1967 - Plat No. 1814, Jack W. Ninneman, 534ES
- 1969 - Plat No. 2365, Jack W. Ninneman, 534ES
- 1969 - Plat No. 2367, Jack W. Ninneman, 534ES
- 1874 - (MDOT Project No. F-330 (5) US Highway 2
- 1879 - COS No. 987, Jack H. Ninneman, 4661S
- 1996 - COS No. 2504, Kenneth E. Davis, 4975S
- 1999 - Permanent File No. 6424, Central Avenue Abandonment
- 2016 - COS No. 4454, Retracement, Alvah F. Hughes, 7322LS
- 2018 - COS No. 4523, Retracement, Alvah F. Hughes, 7322LS

BASIS OF BEARING

The basis of bearing for this survey is N00°01'48"E per COS No. 4454, along the east line of Section 26 between the E1/4 corner, said Section, a 3.25 inch diameter BLM Brass Cap Monument, and the NE Section Corner, said Section, a 2 inch diameter plastic "Lifetime Monument".

METHOD OF SURVEY

A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners by Calen Williamson, November, 2023.

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 76-3-625, and the Lincoln County Regulations adopted pursuant to the same.

Byron Sanderson 5-14-24
 Byron Sanderson, PLS 70400LS Date

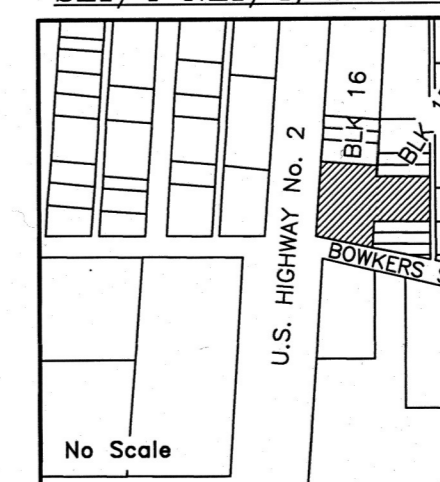
EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 20th day of May 2024, A.D.

Steven A. Boyer PLS 9780LS
 Steven A. Boyer, PLS 9780LS, Lincoln County Examining Land Surveyor

VICINITY DIAGRAM

SE1/4 NE1/4, SEC. 26



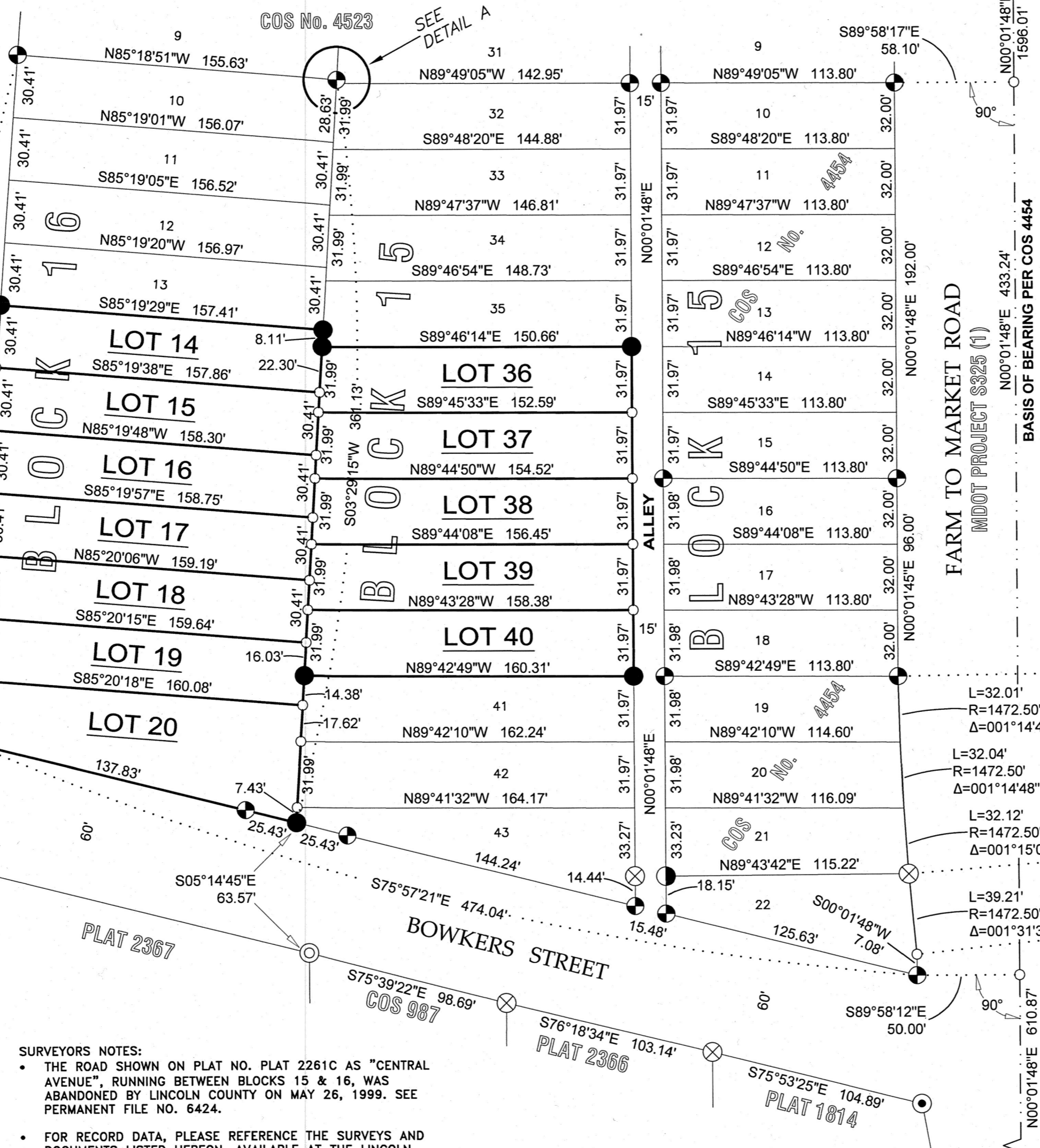
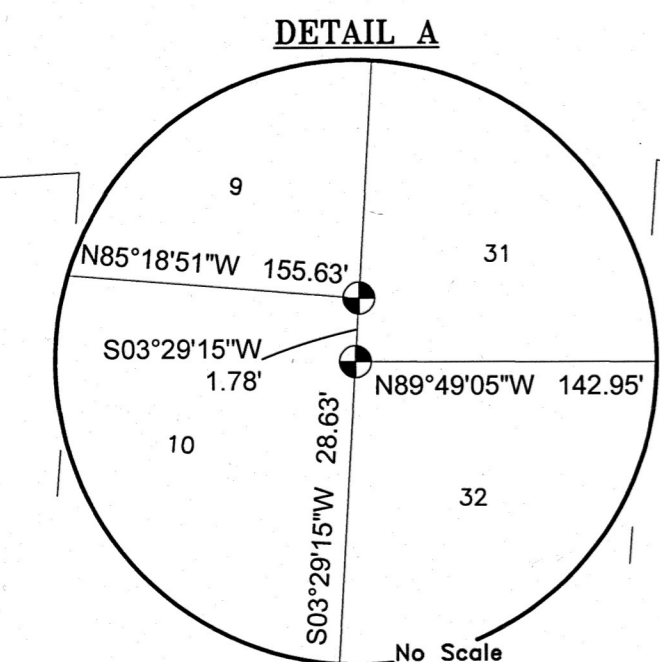
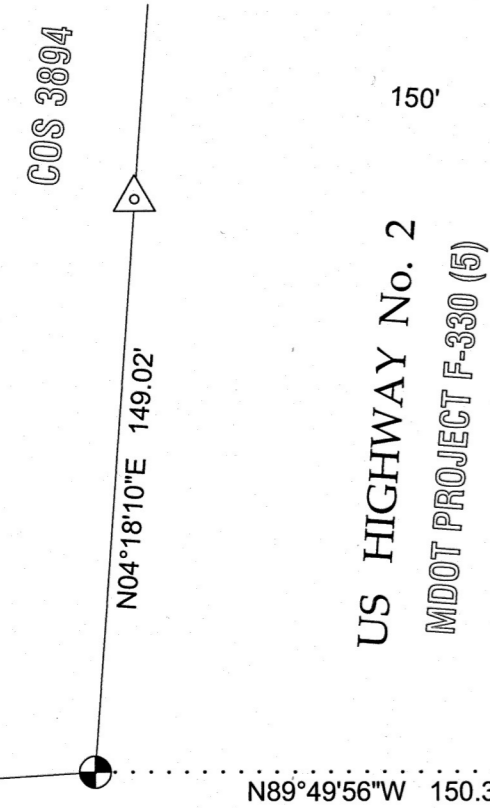
CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 22 day
 of May 2024, A.D. at 8:37 o'clock
Cecilia Brown by *Freelene Stockton*
 Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 5027

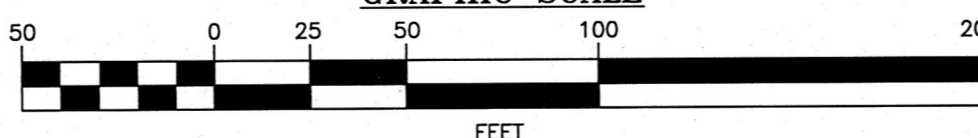
LEGEND

- SECTION CORNER: 2 INCH DIAMETER "LIFETIME MONUMENT"
- 1/4 CORNER: 3.25 INCH DIAMETER BLM BRASS CAP MONUMENT
- SET 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS
- 1 INCH DIAMETER PIPE WITH DISK
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JHN, 4661S
- 5/8 INCH DIAMETER UNCAPPED REBAR
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED, 4975S
- 1/4 INCH DIAMETER STEEL ROD
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
- UNMARKED COMPUTED POINT
- SUBJECT BOUNDARY LINES, THIS SURVEY
- ADJACENT BOUNDARIES
- DIMENSION/RADIAL LINE
- RIGHT-OF-WAY LIMIT
- SECTION SUBDIVISION LINE



- SURVEYORS NOTES:**
- THE ROAD SHOWN ON PLAT NO. PLAT 2261C AS "CENTRAL AVENUE", RUNNING BETWEEN BLOCKS 15 & 16, WAS ABANDONED BY LINCOLN COUNTY ON MAY 26, 1999. SEE PERMANENT FILE NO. 6424.
 - FOR RECORD DATA, PLEASE REFERENCE THE SURVEYS AND DOCUMENTS LISTED HEREON, AVAILABLE AT THE LINCOLN COUNTY CLERK & RECORDERS OFFICE, LIBBY, MT.
 - COMBINED ACREAGE OF LOTS 14-20, BLOCK 16, & LOTS 36-40, BLOCK 15, IS 1.40 ACRES, MORE OR LESS.

GRAPHIC SCALE



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

