

CERTIFICATE OF SURVEY

RETRACEMENT

BOOK 45 PAGE 562 (TRACT 3A), LINCOLN COUNTY RECORDS
 S1/2 NE1/4, SECTION 4, T.29N., R.31W., P.M., MT., LINCOLN COUNTY, MONTANA
 FOR: WADE DATE: APRIL, 2024

PURPOSE OF SURVEY

The purpose of this survey is the retracement of Book 45 Page 562, 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: BOOK 45 PAGE 562

An irregular tract of land lying south of Libby, Montana, Lincoln County, within the SW1/4 NE1/4, Section 4, T.29N., R.31W., P.M. MT., and more particularly described as:
 Book 45 Page 562, Lincoln County Records, containing 3.15 acres. Subject to and together with any appurtenant easements of record.

HISTORY OF SURVEYS

1893 - Section Subdivision of T29N, R31W, General Land Office, Daniel P. Mumbrue
 1920 - Book 45/Page 562, Lincoln County Records
 1984 - COS No. 1363, Dependent Resurvey and Subdivision, Thomas C. Hill, 5612S

BASIS OF BEARING AND VARIATION

The basis of bearing for this survey is true north based on a static GNSS observation. Angular variation between this survey and COS 1363 is 00°01'54" between the C1/4 corner and the E1/4 corner of Section 4, T.29N., R.31W., as shown hereon.

METHOD OF SURVEY

A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners and decommissioned railroad alignment by Byron Sanderson, October, 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 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

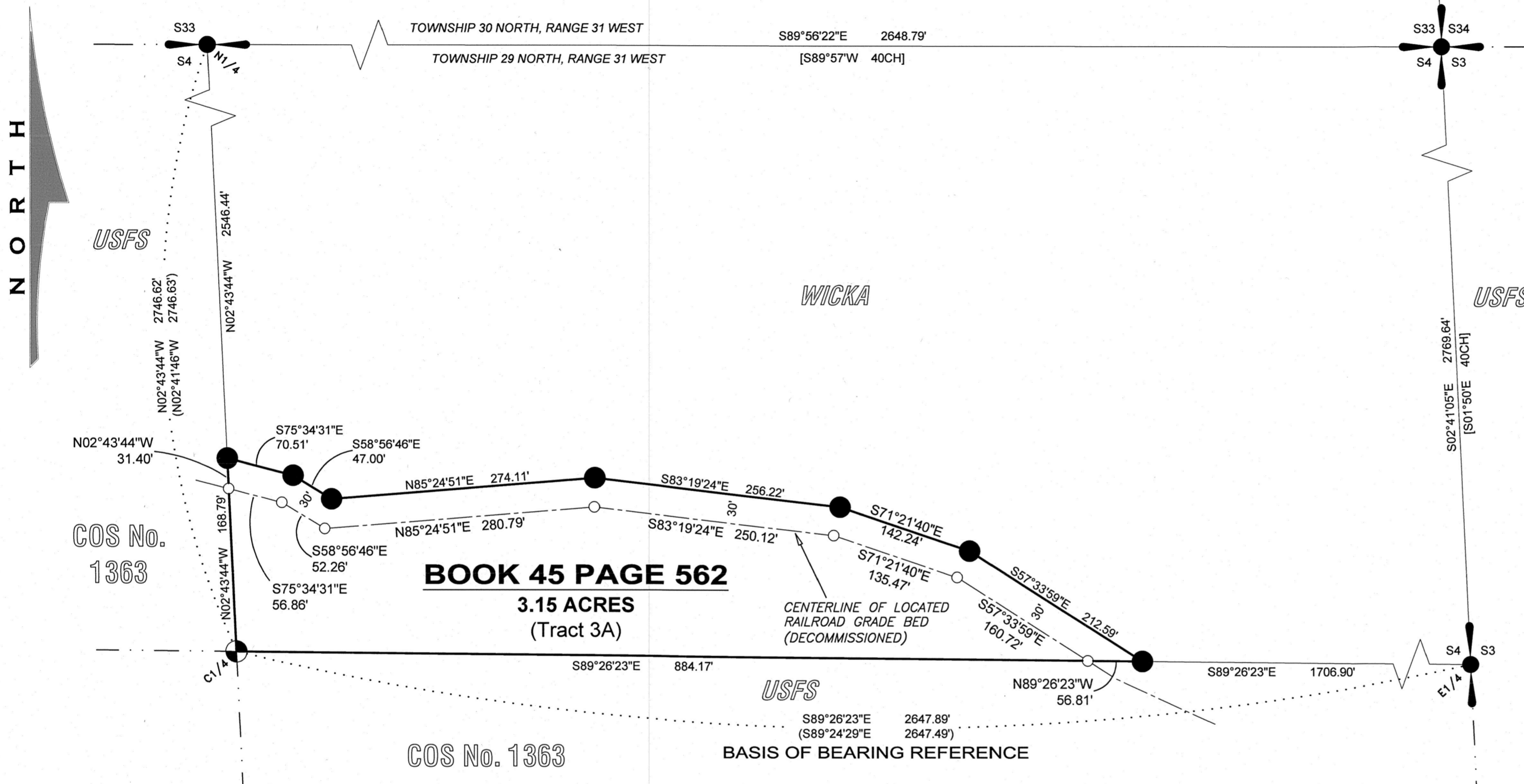
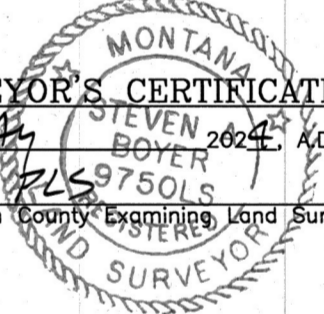
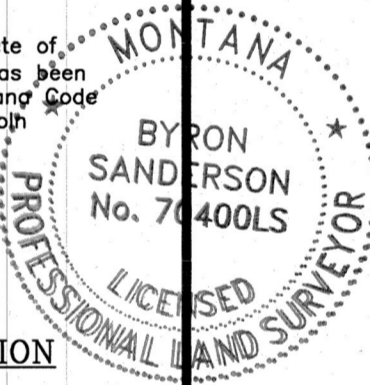
Byron Sanderson 4-12-24
 Byron Sanderson, PLS 70400LS Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 3/15 of May 2024 A.D.
Steven A. Boyer PLS 9750LS
 Steven A. Boyer, PLS 9750LS, Lincoln County Examining Land Surveyor

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 05 day
 of June 2024, A.D. at 3:24 o'clock
Cecilia Brown by *Delisha Stokson*
 Lincoln County Clerk and Recorder Deputy



BOOK 45 PAGE 562
3.15 ACRES
(Tract 3A)

COS No. 1363

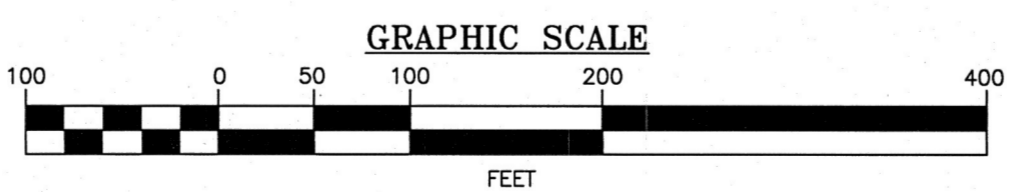
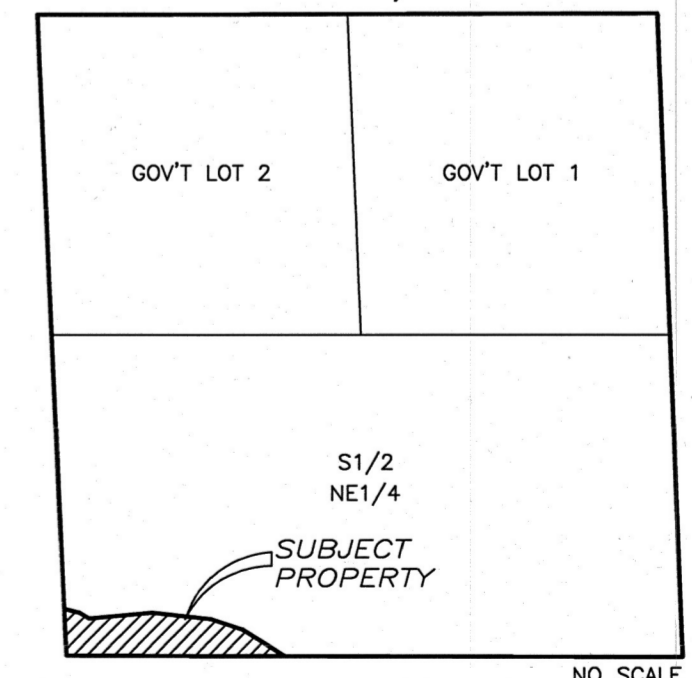
BASIS OF BEARING REFERENCE

SURVEYORS NOTES:

- BOOK 45, PAGE 562, LINCOLN COUNTY RECORDS, FILED NOVEMBER 23, 1920, DEEDED A PORTION OF THE S1/2 NE1/4, SECTION 4, FROM FRANK AND LURA WEGNER TO THE LUKENS-HAZEL MINING COMPANY. AT THAT TIME, WEGNER OWNED ALL OF THE NE1/4 OF SECTION 4. THIS DEED DESCRIBES THE SUBJECT TRACT AS "ALL THAT LAND LYING ON THE SOUTH SIDE OF A LINE THIRTY FEET NORTH OF J. NEILS LUMBER COMPANY RAILROAD, SAID LINE IS TO RUN PARALLEL WITH THE SAID J. NEILS LUMBER COMPANY RAILROAD, AND TO BE THIRTY FEET NORTH OF THE CENTER OF SAID RAILROAD TRACK". THE DEED THEN REINFORCES THAT ALL LAND OWNED BY WEGNER LYING SOUTH OF THIS THIRTY FOOT OFFSET LINE, IS TO BE INCLUDED IN THE CONVEYANCE TO SAID MINING COMPANY. NO MAPS ARE RECORDED DEMONSTRATING THE LOCATION OF SAID RAILROAD. HOWEVER, A SITE INVESTIGATION IDENTIFIED AN OLD ROAD BED, WHICH WAS CONFIRMED TO BE THE RAILROAD GRADE DURING A DISCUSSION WITH MONTE WICKA, WHOSE FAMILY HAS OWNED THE ADJACENT NORTHERN PROPERTY SINCE 1959. ALTHOUGH THIS LINE WAS DECOMMISSIONED AND NO RAIL OR TIES REMAIN, MANY RAIL CLAMPS, RAILROAD SPIKES, AND MISC. PIECES OF IRON HARDWARE WERE FOUND ALONG THE COURSE. THE BED OF THE RAILROAD GRADE IS QUITE PREVALENT AND THE CENTERLINE SHOWN HEREON WAS TAKEN FROM THE APPARENT MID-POINT OF THIS DISCOVERED BED.
- NO PHYSICAL OR LEGAL ACCESS TO THIS PROPERTY COULD BE DETERMINED VIA RECORDS RESEARCH.

LEGEND	
	SECTION CORNER: 3.25 INCH DIAMETER BLM BRASS CAP
	QUARTER CORNER: 3.25 INCH DIAMETER BLM BRASS CAP
	CENTER 1/4, SECTION 4: 3.25 INCH DIAMETER USFS ALUMINUM CAP MARKED HILL, 5612S
	SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
	UNMARKED COMPUTED POINT
	SUBJECT PARCEL BOUNDARY
	CENTERLINE OLD RAILROAD GRADE
	SECTION SUBDIVISION LINE
	ADJACENT PROPERTY BOUNDARY
	DIMENSION LINE
	() COS No. 1363, RECORD
	[] GLO SECTION SUBDIVISION, RECORD

VICINITY MAP: NE1/4 SECTION 4



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

CERTIFICATE OF SURVEY No. 5031