

# CERTIFICATE OF SURVEY

## BOUNDARY LINE ADJUSTMENT

### AMENDING PARCELS A & B, COS No. 4837FC

SE1/4 NE1/4, SECTION 31, T.31N., R.31W., P.M.M.T., LINCOLN COUNTY, MONTANA  
FOR: SCHNACKENBERG DATE: JUNE, 2024

#### LEGAL DESCRIPTION: PARCEL A1

An irregular parcel of land, lying northwest from Libby, Montana, Lincoln County, within the SE1/4 NE1/4, Section 31, T.31N., R.31W., P.M.M.T. and more particularly described as follows: Commencing at the One-Quarter Corner, common to Sections 31 & 32, a 3.25 inch diameter BLM brass cap monument, and the TRUE POINT OF BEGINNING: Thence along the east-west mid-section line of said Section 31, S89°08'33"W, 1289.03 feet to the CE1/16 corner, a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence along the west boundary of the SE1/4 NE1/4, said Section 31, N00°00'26"W, 1325.06 feet to the NE1/16 corner, a 3.25 inch diameter USFS aluminum cap monument; Thence along the north boundary of the SE1/4 NE1/4, said Section 31, N89°15'31"E, 432.38 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S00°01'11"E, 441.39 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S00°01'11"E, 441.39 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N89°10'52"E, 432.58 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N00°01'56"W, 441.10 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N00°01'56"W, 441.10 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the north boundary of the SE1/4 NE1/4, said Section 31; Thence along said north boundary, N89°15'31"E, 432.38 feet to the N1/16 corner common to Sections 31 & 32, a 3.25 inch diameter USFS aluminum cap monument; Thence along the section line common to Sections 31 & 32, S00°02'41"E, 1322.42 feet to the One-Quarter Corner, common to Sections 31 & 32, a 3.25 inch diameter BLM brass cap monument, and the TRUE POINT OF BEGINNING, containing 30.67 acres. Subject to and together with all appurtenant easements of record.

#### LEGAL DESCRIPTION: PARCEL B1

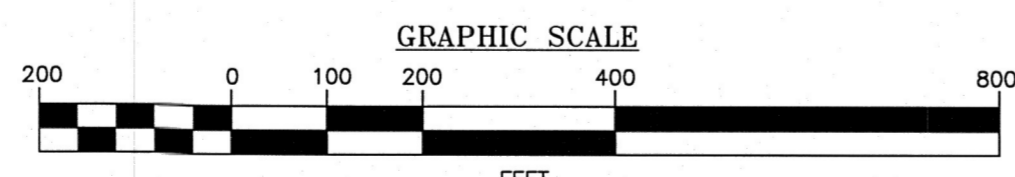
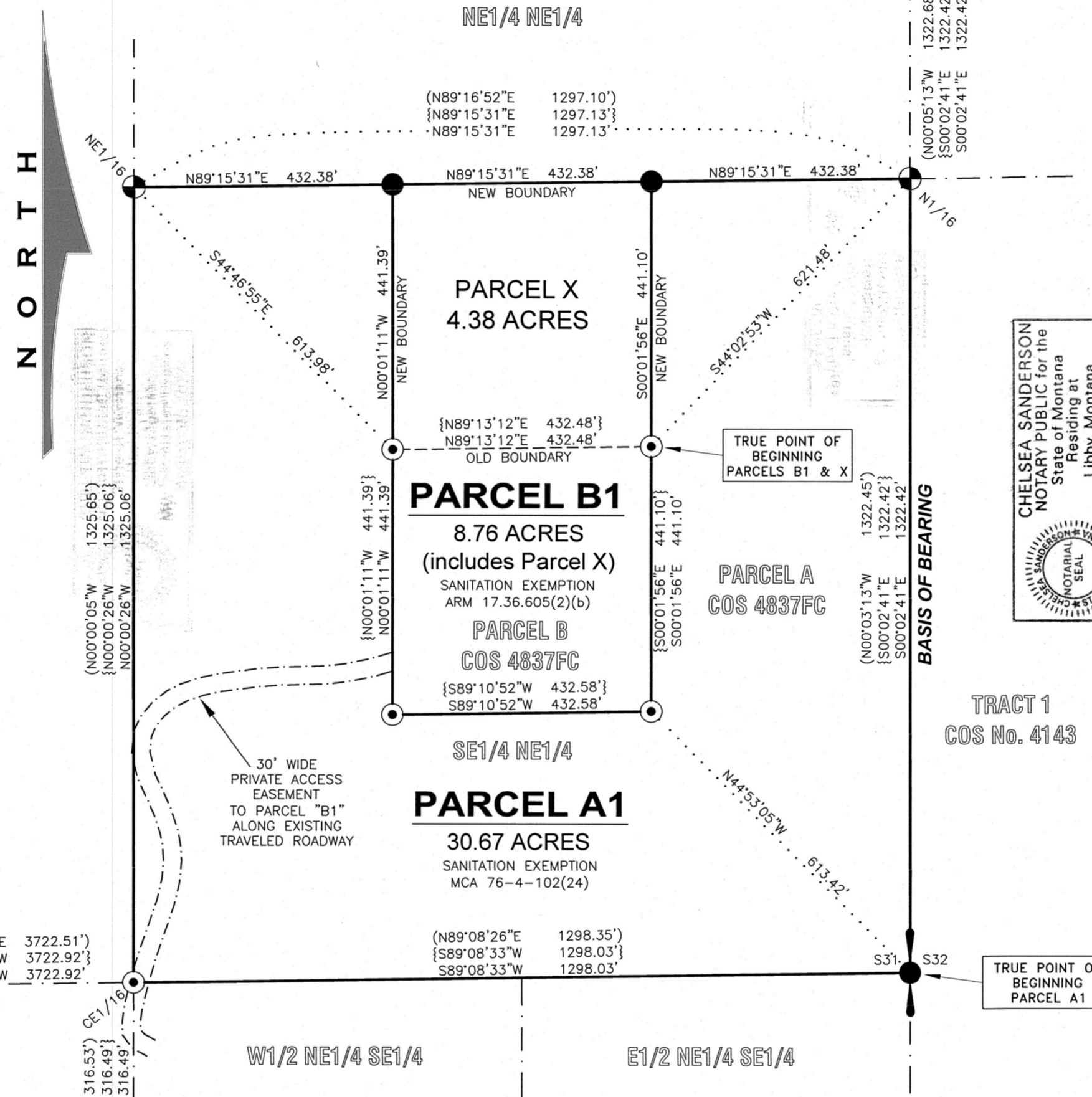
An irregular parcel of land, lying northwest from Libby, Montana, Lincoln County, within the SE1/4 NE1/4, Section 31, T.31N., R.31W., P.M.M.T. and more particularly described as follows: Commencing at the N1/16 corner, said Section 31, a 3.25 inch diameter USFS aluminum cap monument; Thence S44°02'53"W, 621.48 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS, and the TRUE POINT OF BEGINNING: Thence S00°01'56"E, 441.10 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S89°10'52"W, 432.58 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N00°01'11"W, 441.39 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the north boundary of the SE1/4 NE1/4, said Section 31; Thence along said north boundary, N89°15'31"E, 432.38 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S00°01'56"E, 441.10 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING, containing 8.76 acres. Subject to and together with all appurtenant easements of record.

#### LEGAL DESCRIPTION: PARCEL X

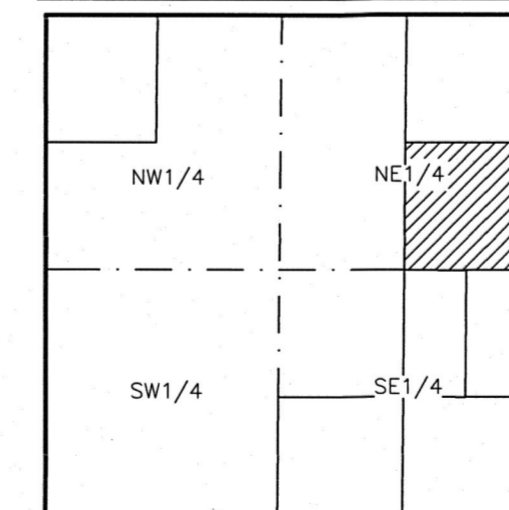
An irregular parcel of land, lying northwest from Libby, Montana, Lincoln County, within the SE1/4 NE1/4, Section 31, T.31N., R.31W., P.M.M.T. and more particularly described as follows: Commencing at the N1/16 corner, said Section 31, a 3.25 inch diameter USFS aluminum cap monument; Thence S44°02'53"W, 621.48 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING: Thence S89°13'12"W, 432.48 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N00°01'11"W, 441.39 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the north boundary of the SE1/4 NE1/4, said Section 31; Thence along said north boundary, N89°15'31"E, 432.38 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S00°01'56"E, 441.10 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING, containing 4.38 acres. Subject to and together with all appurtenant easements of record. The afore-described parcel shall become part of Parcel B1 as shown hereon, and shall not be conveyed as a separate tract of land.

#### LEGEND

- 3.25 INCH DIAMETER BLM BRASS CAP
- 3.25 INCH DIAMETER USFS ALUMINUM CAP
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- PROPERTY BOUNDARIES - THIS SURVEY
- OLD BOUNDARY
- EASEMENT LIMIT
- SECTION SUBDIVISION LINE
- COS No. 1622, RECORD
- COS No. 4837FC, RECORD



VICINITY DIAGRAM, SECTION 31



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

We, Steven H. & Denise S. Schnackenberg, Trustees of the Schnackenberg Family Trust, Dated January 9, 2024 and James Clinton Schnackenberg, 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)(a); divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties. We further certify that Parcel A1 is 20 acres or greater, exclusive of public roadways, and is therefore not subject to sanitation review by the DEQ pursuant to MCA 76-4-102(24). We also certify that Parcel B1 is exempt from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b): "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 76-4-103, MCA."

*Steven H. Schnackenberg* Trustee 6-19-2024  
Date  
Trustee of the Schnackenberg Family Trust, Dated January 9, 2024

*Denise S. Schnackenberg* Trustee 6-19-2024  
Date  
Trustee of the Schnackenberg Family Trust, Dated January 9, 2024

*James Clinton Schnackenberg* 6-19-2024  
Date  
Trustee of the Schnackenberg Family Trust, Dated January 9, 2024

#### ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln by STEVEN H. SCHNACKENBERG & DENISE S. SCHNACKENBERG on this 19 day of June 2024. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

*Chelsea Sanderson*  
residing in: Libby My Commission expires: Aug 5, 2024

#### ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln by JAMES CLINTON. SCHNACKENBERG on this 19 day of June 2024. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

*Chelsea Sanderson*  
residing in: Libby My Commission expires: Aug 5, 2024

#### BASIS OF BEARING

The basis of bearing for this survey is S00°02'41"E, per COS No. 4837FC between the N1/16 Corner, Section 31, a found 3.25 inch diameter aluminum cap and the E1/4 Corner, Section 31, a found 3.25 inch diameter BLM brass cap.

#### METHOD OF SURVEY

A Trimble R10-2 GNSS GPS system was used to tie previously set controlling corners Calen Williamson, Aptil, 2024.

#### REFERENCED SURVEYS

1987 - COS No. 1622, Section Subdivision, Thomas C. Hill, 5612S  
2021 - COS No. 4837FC, Family Transfer, Byron Sanderson, 70400LS

#### LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, and 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* 6-14-24  
Byron Sanderson, PLS 70400LS Date

#### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 20 of June 2024, A.D.  
*Steven A. Boyer* PLS 9750LS  
Steven A. Boyer, PLS 9750LS, Lincoln County Examining Land Surveyor

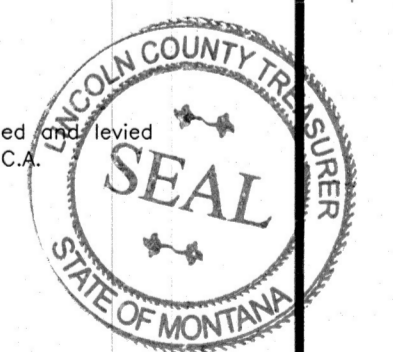
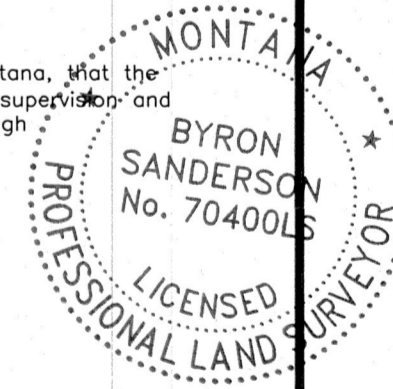
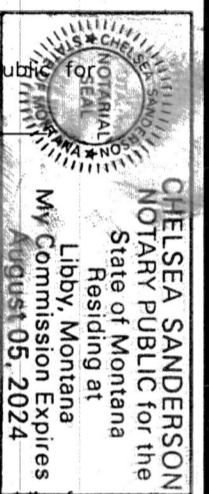
#### COUNTY TREASURER'S CERTIFICATION

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.  
*Sedaris Carberry by K. Randall* 6-19-24  
Lincoln County Treasurer Date

#### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 24 day of June 2024, A.D. at 11:07 o'clock  
*Carrie Brown* by *Delaine Storka*  
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 5039 RB



# KSI

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