

# CERTIFICATE OF SURVEY

## BOUNDARY LINE ADJUSTMENT

AMENDING LOTS 2 & 3, INDIAN CREEL SUBDIVISION, PLAT No. 4898  
SW1/4 SW1/4, SECTION 3, SE1/4 SE1/4, SECTION 4, T.36N., R.27W., P.M.M.T., LINCOLN COUNTY, MONTANA  
FOR: GRIZ PROPERTIES, LLC DATE: MAY, 2024

### LEGAL DESCRIPTION: LOT 2A

A tract of land, lying northwesterly from Eureka, Montana, Lincoln County, within Indian Creel Subdivision, Plat No. 4898, in the SE1/4 SE1/4, Section 4, T.36N., R.27W., P.M.M.T. and more particularly described as follows:  
Commencing at the southeast corner of Lot 1, Plat No. 4898, a 5/8 inch diameter uncapped rebar lying on the northerly right-of-way limit of Highway 37 and the TRUE POINT OF BEGINNING; Thence along the east boundary of said Lot 1, N00°18'21"W, 437.93 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the southerly right-of-way limit of a 60.00 foot wide road known as "Roosevelt Road"; Thence continuing along said east boundary N00°18'12"W, 30.17 feet to an unmarked computed point lying on the centerline of said "Roosevelt Road"; Thence along said centerline N83°38'56"E, 205.11 feet to an unmarked computed point; Thence leaving said centerline, S00°00'00"W, 30.19 feet to an unmarked computed point lying on the southerly right-of-way limit of said "Roosevelt Road"; Thence S00°00'00"W, 462.40 feet to a 5/8 inch diameter uncapped rebar lying on the northerly right-of-way limit of Highway 37; Thence along said northerly right-of-way limit, N89°29'13"W, 15.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the westerly right-of-way limit of a 30.00 foot wide access and utility easement; Thence continuing along said northerly highway right-of-way limit, N89°29'13"W, 186.38 feet to the southeast corner of Lot 1, Plat No. 4898, a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING, containing 2.23 acres. Subject to and together with all appurtenant easements of record.

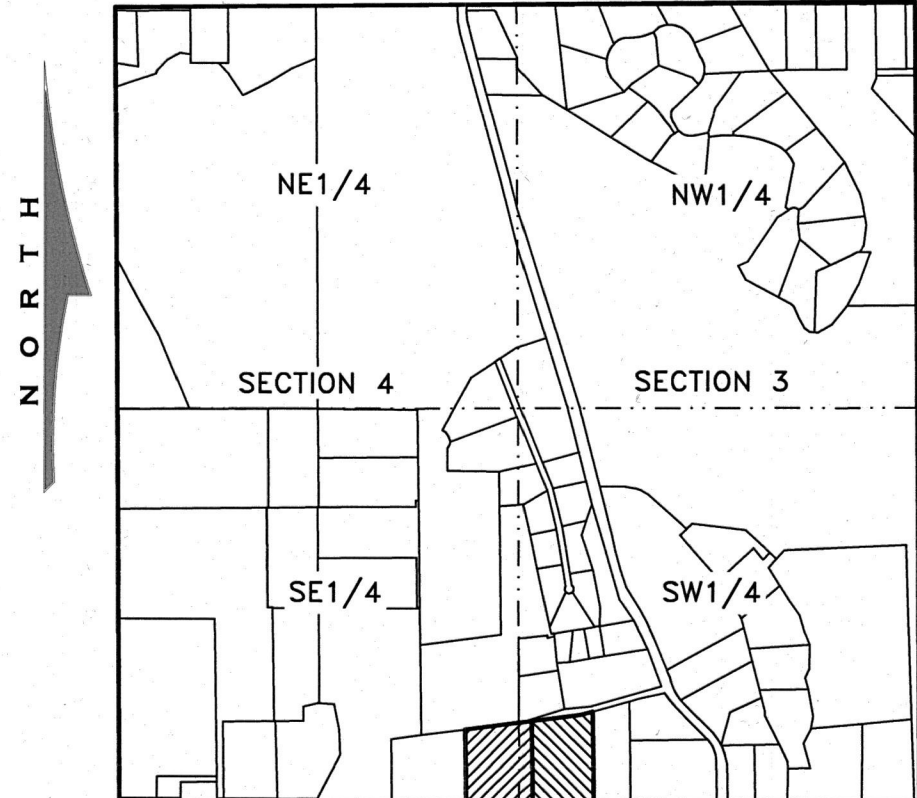
### LEGAL DESCRIPTION: LOT 3A

A tract of land, lying northwesterly from Eureka, Montana, Lincoln County, within Indian Creel Subdivision, Plat No. 4898, in the SW1/4 SW1/4, Section 3 and SE1/4 SE1/4, Section 4, T.36N., R.27W., P.M.M.T. and more particularly described as follows:  
Commencing at the southwest corner of Lot 4, Plat No. 4898, a 5/8 inch diameter uncapped rebar lying on the northerly right-of-way limit of Highway 37 and the TRUE POINT OF BEGINNING; Thence along said northerly right-of-way limit, the following four courses: Thence N89°31'35"W, 401.20 feet to a 5/8 inch diameter uncapped rebar; Thence N89°35'38"W, 87.24 feet to a 4x4 concrete right-of-way monument lying on the section line common to Sections 3 & 4; Thence N89°29'13"W, 134.72 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the easterly right-of-way limit of a 30.00 foot wide access and utility easement; Thence N89°29'13"W, 15.00 feet to an unmarked computed point; Thence leaving said northerly highway right-of-way limit, N00°00'00"E, 462.40 feet to an unmarked computed point lying on the southerly right-of-way limit of a 60.00 foot wide road known as "Roosevelt Road"; Thence N00°00'00"E, 30.19 feet to an unmarked computed point lying on the centerline of said "Roosevelt Road"; Thence along said centerline the following three courses all ending in an unmarked computed point: Thence N83°38'56"E, 239.89 feet; Thence N83°38'56"E, 322.33 feet; Thence N75°43'05"E, 78.75 feet to the northwest corner of Lot 4, Plat No. 4898; Thence along the west boundary of said Lot 4, S00°18'12"E, 30.92 feet to a 5/8 inch diameter uncapped rebar lying on the southerly right-of-way limit of said "Roosevelt Road"; Thence continuing along said west boundary of Lot 4, S00°18'02"E, 548.57 feet to a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING, containing 7.77 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL X

A tract of land, lying northwesterly from Eureka, Montana, Lincoln County, within Indian Creel Subdivision, Plat No. 4898, in the SW1/4 SW1/4, Section 3 and SE1/4 SE1/4, Section 4, T.36N., R.27W., P.M.M.T. and more particularly described as follows:  
Commencing at the southwest corner of Lot 4, Plat No. 4898, a 5/8 inch diameter uncapped rebar lying on the northerly right-of-way limit of Highway 37; Thence along said northerly right-of-way limit N89°31'35"W, 401.20 feet to a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING; Thence along said northerly right-of-way limit the following three courses: Thence N89°35'38"W, 87.24 feet to a 4x4 concrete right-of-way monument lying on the section line common to Sections 3 & 4; Thence N89°29'13"W, 134.72 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the easterly right-of-way limit of a 30.00 foot wide access and utility easement; Thence N89°29'13"W, 15.00 feet to an unmarked computed point; Thence leaving said highway right-of-way limit, N00°00'00"E, 462.40 feet to an unmarked computed point lying on the southerly right-of-way limit of a 60.00 foot wide road known as "Roosevelt Road"; Thence N00°00'00"E, 30.19 feet to an unmarked computed point lying on the centerline of said "Roosevelt Road"; Thence along said centerline, N83°38'56"E, 239.89 feet to an unmarked computed point; Thence leaving said centerline S00°09'41"W, 30.20 feet to an unmarked computed point lying on the southerly right-of-way limit of said "Roosevelt Road"; Thence S00°09'41"W, 490.89 feet to a 5/8 inch diameter uncapped rebar lying on the northerly right-of-way limit of Highway 37, and the TRUE POINT OF BEGINNING, containing 2.77 acres. Subject to and together with all appurtenant easements of record.  
The afore-described parcel shall become part of Lot 3A as shown hereon, and shall not be conveyed as a separate tract of land.

### VICINITY MAP



NOT TO SCALE

### METHOD OF SURVEY

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

### BASIS OF BEARING AND VARIATION

The basis of bearing for this survey is true north based on survey grade GPS observation. Angular variation between this survey and Plat No. 4898 is 00°00'31" along the northerly right-of-way limit of Highway 37 between the southeast corner of Lot 1, Plat No. 4898, a 5/8 inch diameter uncapped rebar and a 4x4 concrete right-of-way monument lying on the section line common to Sections 3 & 4.

### REFERENCED SURVEYS & DOCUMENTS

1986 - COS No. 1492, Irregular Parcel, D. K. Marquardt, 2989ES  
1993 - Plat No. 4898, Indian Creel Subdivision, Bryan B. Block, 7918S

### 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 certificate of survey on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

### PURPOSE OF SURVEY AND EXEMPTION CERTIFICATION

(A) I, GRIZ PROPERTIES, LLC, REPRESENTATIVE, record owner, hereby certify that the purpose of this survey and division of land is the relocation of common boundaries pursuant to MCA 76-3-207(1)(d) for five or fewer lots within a platted subdivision, the relocation of common boundaries. I also certify that Lots 2A & 3A are excluded from sanitation review by the DEQ 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 76-4-130, MCA".

*Roderick S. Coe* Chief Executive Member 4/5/2024  
Griz Properties, LLC, Representative Date  
*Shere Coe* Member 6/5/2024

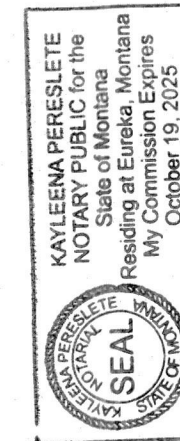
### ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln, by Roderick Coe, Chief Executive member and Shere Coe, member of (GRIZ PROPERTIES, LLC, REPRESENTATIVE)

on this 5<sup>th</sup> day of June 2024. In witness whereof,

I have hereunto set my hand and affixed my notarial seal.  
*Roderick Coe, Chief Executive*

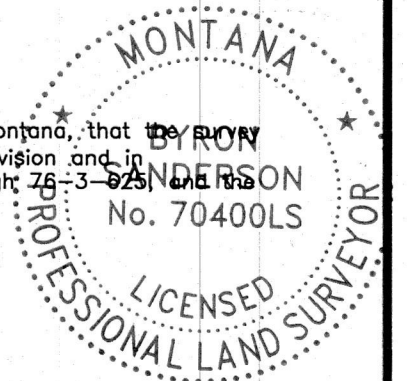
residing in: Eureka MT My Commission expires: Oct. 19, 2025



### LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that 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 76-3-104, Lincoln County Regulations adopted pursuant thereto.

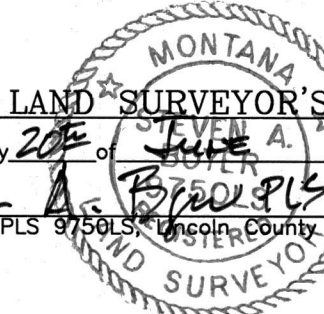
*Byron Sanderson* 5-30-24  
Byron Sanderson, PLS 70400LS Date



### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 20<sup>th</sup> 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 Carlberg* by *K. Randall* 6.17.2024  
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 4:10 o'clock

*Carolina Brown* by *Faleisha Stacksen*  
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 5040 RD

SHEET 1 OF 2

# KSI

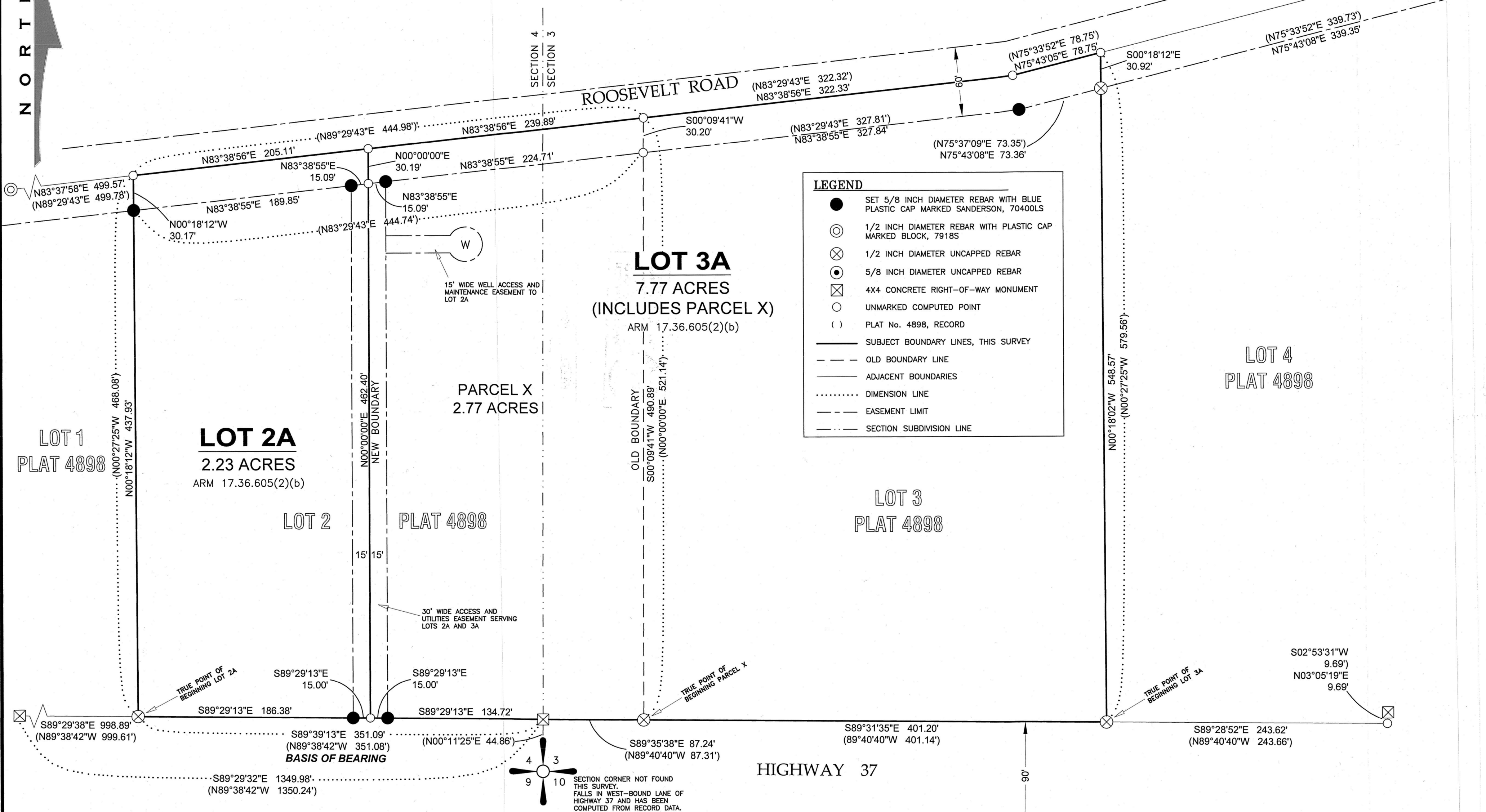
LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL  
LIBBY, MONTANA (406)293-4354

# CERTIFICATE OF SURVEY

## BOUNDARY LINE ADJUSTMENT

AMENDING LOTS 2 & 3, INDIAN CREEL SUBDIVISION, PLAT No. 4898  
 SW1/4 SW1/4, SECTION 3, SE1/4 SE1/4, SECTION 4, T.36N., R.27W., P.M.MT., LINCOLN COUNTY, MONTANA  
 FOR: GRIZ PROPERTIES, LLC DATE: MAY, 2024

NORTH

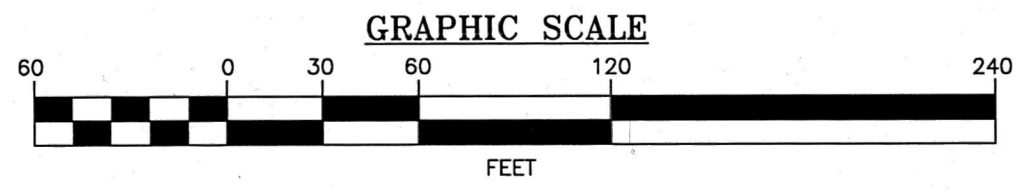


**LEGEND**

- SET 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS
- ⊙ 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED BLOCK, 7918S
- ⊗ 1/2 INCH DIAMETER UNCAPPED REBAR
- ⊙ 5/8 INCH DIAMETER UNCAPPED REBAR
- ⊗ 4X4 CONCRETE RIGHT-OF-WAY MONUMENT
- UNMARKED COMPUTED POINT
- ( ) PLAT No. 4898, RECORD
- SUBJECT BOUNDARY LINES, THIS SURVEY
- - - OLD BOUNDARY LINE
- ADJACENT BOUNDARIES
- ..... DIMENSION LINE
- - - EASEMENT LIMIT
- - - SECTION SUBDIVISION LINE

# KSI

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CS 2040 RD