

CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

SW1/4 NE1/4, NW1/4 SE1/4, SECTION 2, T.31N., R.31W., P.M., MT., LINCOLN COUNTY, MONTANA
FOR: MUNRO, KYES & SICHTING DATE: MAY, 2024

LEGAL DESCRIPTION: PARCEL A

An irregular tract of land lying northerly from Libby, Montana, Lincoln County, within the SW1/4 NE1/4, Section 2, T.31N., R.31W., P.M., MT., and more particularly described as follows:
Commencing at the CE1/16 corner, said Section 2, a 2 inch diameter brass cap marked 3153ES and the TRUE POINT OF BEGINNING; Thence along the east-west center section line of said section, N89°21'51"W, 160.10 feet to an unmarked computed point lying in the middle of Doak Creek; Thence N89°40'07"W, 328.85 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N86°43'40"W, 145.90 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N00°54'26"E, 198.71 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 foot wide access and utility easement; Thence along said right-of-way limit N00°54'26"E, 71.25 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence continuing along said right-of-way limit N00°54'26"E, 640.04 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 25 foot wide road known as "Doak Creek Road"; Thence along said road right-of-way limit S75°28'07"W, 17.56 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence continuing along said road right-of-way limit S75°28'07"W, 13.56 feet to an unmarked computed point lying on the westerly right-of-way limit of said 30 foot wide easement; Thence continuing along said southerly road right-of-way limit S75°39'02"W, 301.74 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the north boundary of Parcel A, COS No. 4023 S75°38'57"W, 348.62 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the center section line of Section 2; Thence along said center section line, N00°47'59"E, 25.90 feet to an unmarked computed point lying on the northerly right-of-way limit of said "Doak Creek Road"; Thence continuing along said center section line N00°47'59"E, 563.04 feet to the CN1/16 corner of Section 2, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the north boundary of the SW1/4 NE1/4 of Section 2 S89°06'08"E, 657.93 feet to the C-W-NE1/64 corner of said section, and unmarked computed point; Thence continuing along said north boundary S89°06'08"E, 657.93 feet to the NE1/16 corner of said section, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the E1/16 line of Section 2 S00°49'17"E, 1320.40 feet to a 2 inch diameter brass cap marked 3153ES and the TRUE POINT OF BEGINNING, containing 27.14 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL A1

An irregular tract of land lying northerly from Libby, Montana, Lincoln County, within the SW1/4 NE1/4, NW1/4 SE1/4, Section 2, T.31N., R.31W., P.M., MT., and more particularly described as follows:
Commencing at the CE1/16 corner, said Section 2, a 2 inch diameter brass cap marked 3153ES; Thence along the east-west center section line of said section, N89°21'51"W, 167.67 feet to a 5/8 inch diameter rebar with blue plastic cap marked KED, 4975S and the TRUE POINT OF BEGINNING; Thence S89°21'51"E, 7.57 feet to an unmarked computed point lying in the middle of Doak Creek; Thence along said middle of creek the following thirteen courses all ending in an unmarked computed point: Thence S12°44'47"W, 68.84 feet; Thence S24°39'39"W, 142.67 feet; Thence S22°09'19"W, 117.20 feet; Thence S19°22'27"W, 93.46 feet; Thence S25°26'45"W, 13.81 feet; Thence S65°32'04"W, 11.13 feet; Thence S77°00'36"W, 60.88 feet; Thence S61°44'16"W, 121.40 feet; Thence S23°38'43"W, 41.29 feet; Thence N69°47'38"E, 17.34 feet; Thence N73°43'40"W, 18.84 feet; Thence N46°49'56"W, 13.69 feet; Thence S82°18'43"W, 13.77 feet; Thence along the east boundary of Parcel C, COS No. 4023 N28°19'36"W, 20.00 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence continuing along said boundary N28°22'37"W, 571.70 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S lying on the easterly right-of-way limit of a 30 foot wide access and utility easement; Thence along said right-of-way limit N00°49'27"E, 207.63 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence continuing along said right-of-way limit the following two courses: Thence S89°10'20"E, 190.37 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence S89°10'20"E, 15.73 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence leaving said right-of-way limit S00°54'26"W, 198.71 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S86°43'40"E, 145.90 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S89°40'07"E, 328.85 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S and the TRUE POINT OF BEGINNING, containing 6.10 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL B1A

An irregular tract of land lying northerly from Libby, Montana, Lincoln County, within the SW1/4 NE1/4, Section 2, T.31N., R.31W., P.M., MT., and more particularly described as follows:
Commencing at the northeast corner of Parcel A, COS No. 4023 a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS lying on the southerly right-of-way limit of a 25 foot wide road known as "Doak Creek Road" and the TRUE POINT OF BEGINNING; Thence along said road right-of-way limit N75°39'02"E, 301.74 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence continuing along said road right-of-way limit N75°28'07"E, 17.64 feet to an unmarked computed point lying on the westerly right-of-way limit of a 30 foot wide access and utility easement; Thence continuing along the southerly right-of-way limit of "Doak Creek Road" the following two courses: N75°28'07"E, 13.56 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N75°28'07"E, 17.56 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the easterly right-of-way limit of said 30 foot wide access and utility easement; Thence along said right-of-way limit S00°54'26"W, 640.04 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence leaving said right-of-way limit N89°10'20"W, 15.83 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along the north boundary of Parcel B2, COS No. 5013SC N89°10'20"W, 14.17 feet to an unmarked computed point lying on the easterly right-of-way limit of said 30 foot wide access and utility easement; Thence continuing along said boundary N89°10'20"W, 309.49 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along the east boundary of Parcel A, COS No. 4023 N01°03'04"E, 548.13 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING, containing 4.62 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL B2A

An irregular tract of land lying northerly from Libby, Montana, Lincoln County, within the SW1/4 NE1/4, Section 2, T.31N., R.31W., P.M., MT., and more particularly described as follows:
Commencing at the Center 1/4 corner, said Section 2, S89°19'32"E, 107.69 feet to a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING; Thence along the east boundary of Parcel A, COS No. 4023 the following three courses: Thence N00°46'13"E, 112.96 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N01°03'04"E, 71.17 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along the south boundary of Parcel B1, COS No. 5013SC S89°10'20"E, 309.49 feet to an unmarked computed point lying on the westerly right-of-way limit of a 30 foot wide access and utility easement; Thence continuing along said south boundary S89°10'20"E, 14.17 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S89°10'20"E, 15.83 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the easterly right-of-way limit of said 30 foot wide access and utility easement; Thence along said right-of-way limit the following four courses: Thence S00°54'26"W, 71.25 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N89°10'20"W, 15.73 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence N89°10'20"W, 190.37 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence S00°49'27"W, 207.63 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence along the north boundary of Parcel C, COS No. 4023 N89°25'59"W, 30.00 feet to an unmarked computed point lying on the westerly right-of-way limit of a 30 foot wide access and utility easement; Thence continuing along said north boundary the following three courses: N89°25'59"W, 74.46 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N89°16'51"W, 29.96 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N89°24'27"W, 225.15 feet to a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING, containing 2.03 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL X

An irregular tract of land lying northerly from Libby, Montana, Lincoln County, within the SW1/4 NE1/4, Section 2, T.31N., R.31W., P.M., MT., and more particularly described as follows:
Commencing at the northwest corner of Parcel B2, COS No. 5013FC, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along the north boundary of said Parcel B2, S89°10'20"E, 323.66 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING; Thence N00°48'31"E, 635.39 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS lying on the southerly right-of-way limit of a 25 foot wide road known as "Doak Creek Road"; Thence along said road right-of-way limit N75°28'07"E, 17.56 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 foot wide access and utility easement; Thence along said right-of-way limit S00°54'26"W, 640.04 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence leaving said right-of-way limit N89°10'20"W, 15.83 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING, containing 0.24 acres. Subject to and together with all appurtenant easements of record. The afore-described parcel shall become part of Parcel B1A as shown hereon, and shall not be conveyed as a separate tract of land.

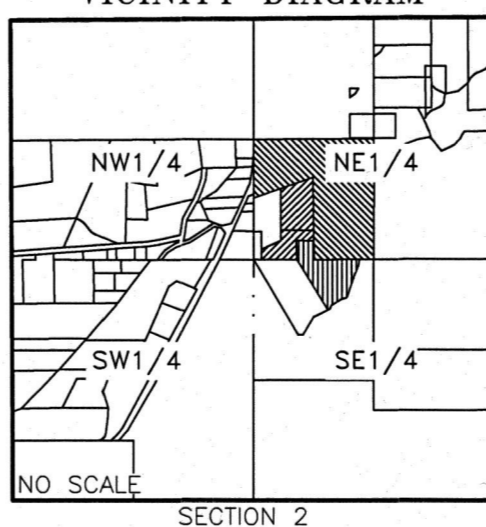
LEGAL DESCRIPTION: PARCEL Y

An irregular tract of land lying northerly from Libby, Montana, Lincoln County, within the SW1/4 NE1/4, Section 2, T.31N., R.31W., P.M., MT., and more particularly described as follows:
Commencing at the southwest corner of Parcel B1, COS No. 5013FC a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along the south boundary of said Parcel B1, S89°10'20"E, 323.66 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING; Thence S89°10'20"E, 15.83 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 foot wide access and utility easement; Thence along said right-of-way limit S00°54'26"W, 71.25 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence leaving said right-of-way limit N89°10'20"W, 15.73 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence N00°49'40"E, 71.25 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING, containing 0.03 acres. Subject to and together with all appurtenant easements of record. The afore-described parcel shall become part of Parcel B2A as shown hereon, and shall not be conveyed as a separate tract of land.

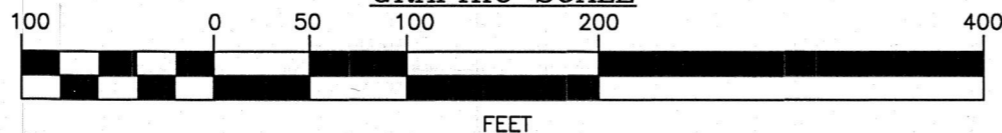
LEGAL DESCRIPTION: PARCEL Z

An irregular tract of land lying northerly from Libby, Montana, Lincoln County, within the SW1/4 NE1/4, NW1/4 SE1/4, Section 2, T.31N., R.31W., P.M., MT., and more particularly described as follows:
Commencing at the CE1/16 corner, said Section 2, a 2 inch diameter brass cap marked 3153ES; Thence along the east-west center section line of said section, N89°21'51"W, 167.67 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S and the TRUE POINT OF BEGINNING; Thence N89°21'51"W, 490.01 feet to an unmarked computed point; Thence N00°48'38"E, 207.17 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence S89°10'20"E, 15.73 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S00°54'26"W, 198.71 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S86°43'40"E, 145.90 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S89°40'07"E, 328.85 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S and the TRUE POINT OF BEGINNING, containing 0.10 acres. Subject to and together with all appurtenant easements of record. The afore-described parcel shall become part of Parcel A1 as shown hereon, and shall not be conveyed as a separate tract of land.

VICINITY DIAGRAM



GRAPHIC SCALE



PURPOSE OF SURVEY AND OWNER'S CERTIFICATION

We, Drew N. Munro, Julie Munro, Diane Kyes, John Wesley Kyes, Fred Sichting, Jr., and Kimberly L. Sichting, record owners, hereby certify that the purpose of this survey and division of land is the relocation of common boundaries pursuant to 76-3-207(1)(a) "divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties". We further certify that Parcel A is excluded from DEQ sanitation review pursuant to MCA 76-4-102(23) "as a parcel that is 20 acres or greater, exclusive of public roadways". Furthermore, Parcels A1, B1A, and B2A are excluded from DEQ sanitation review 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."

Drew N. Munro 7-25-24
Date
Julie Munro 7-25-24
Date
Diane Kyes June 19, 2024
Date
John Wesley Kyes 6/19/24
Date
Fred Sichting, Jr. 7/9/24
Date
Kimberly L. Sichting 7/9/24
Date

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln by DREW N. MUNRO and JULIE MUNRO on this 25 day of July 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 DIANE KYES 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 JOHN WESLEY KYES 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 DREW N. MUNRO, DIANE KYES, JOHN WESLEY KYES, FRED SICHTING, JR., and KIMBERLY L. SICHTING on this 9 day of July 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

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

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 26th of July 2024, A.D.

Steven A. Boyer
Steven A. Boyer, 9750LS, Lincoln County, Examining Land Surveyor

REFERENCED SURVEYS

1998 - COS No. 133882, Family Transfer, Kenneth E. Davis, 4975S
2010 - COS No. 4023FC, Family Transfer, Alvah F. Hughes, 7322LS
2024 - COS No. 5013FC, Family Transfer, Byron Sanderson, 70400LS

METHOD OF SURVEY

A Trimble R10-2 GNSS system was used to tie previously set controlling corners by Calen Williamson, June, 2023.

BASIS OF BEARING

The basis of bearing for this survey is N89°21'51"W between the CE1/16 corner, a 2 inch diameter brass cap marked 3153ES and the C1/4 corner, a 3.25 inch diameter USDA aluminum cap marked 7322LS, per COS No. 5013FC.

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)(a), M.C.A.
Brianne Calabro 7-25-24
Lincoln County Treasurer Date

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 31 day

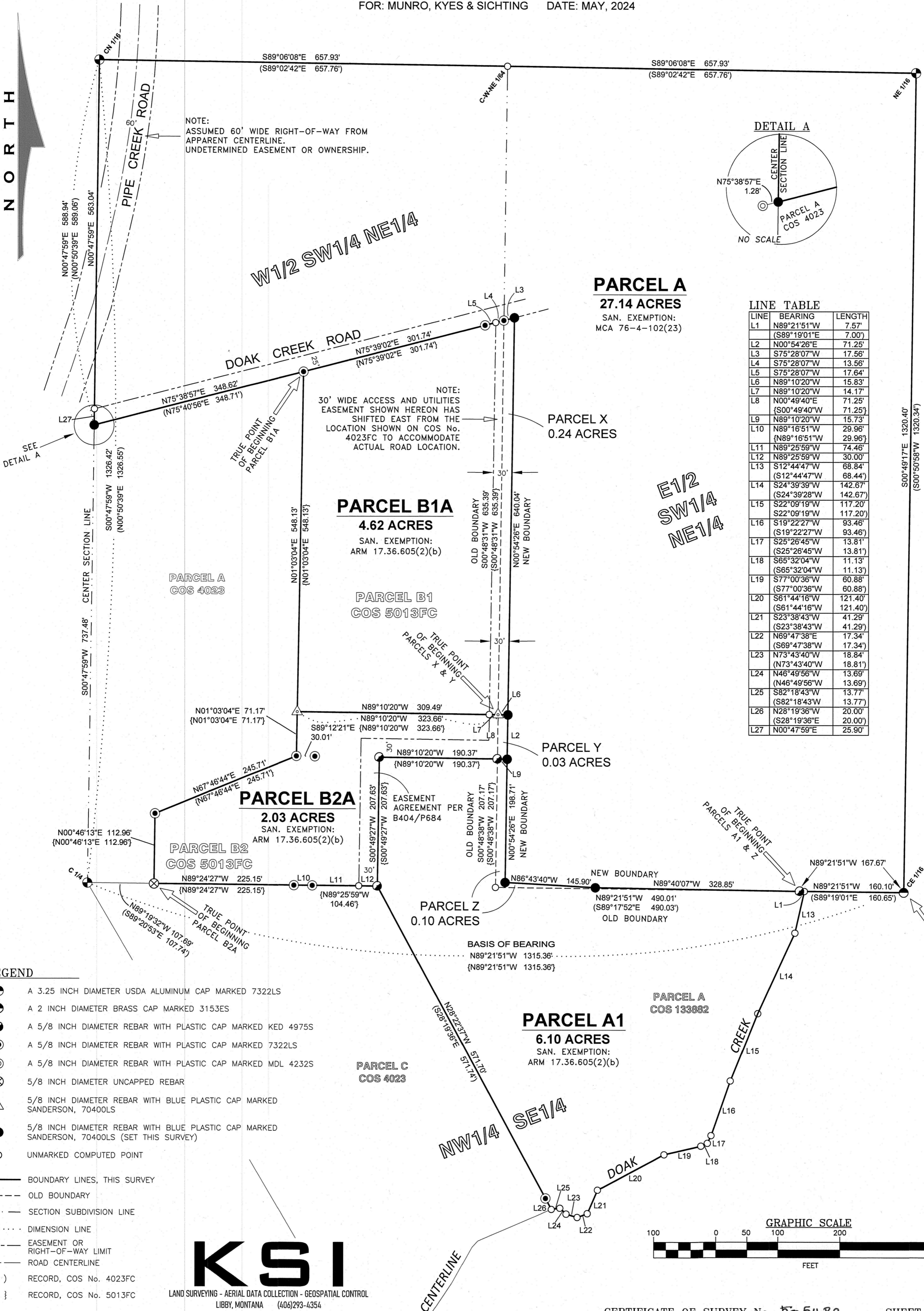
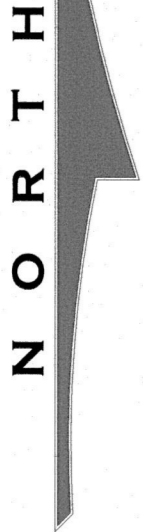
of July 2024, A.D. at 12:56 o'clock

Carone Brown by DeLana Stinson
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY

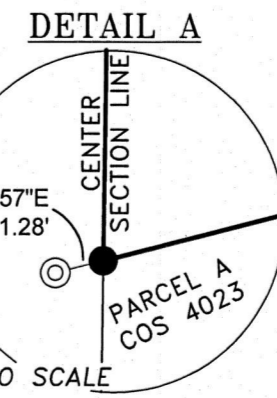
BOUNDARY LINE ADJUSTMENT

SW1/4 NE1/4, NW1/4 SE1/4, SECTION 2, T.31N., R.31W., P.M., MT., LINCOLN COUNTY, MONTANA
 FOR: MUNRO, KYES & SICHTING DATE: MAY, 2024



NOTE:
 ASSUMED 60' WIDE RIGHT-OF-WAY FROM
 APPARENT CENTERLINE.
 UNDETERMINED EASEMENT OR OWNERSHIP.

NOTE:
 30' WIDE ACCESS AND UTILITIES
 EASEMENT SHOWN HEREON HAS
 SHIFTED EAST FROM THE
 LOCATION SHOWN ON COS No.
 4023FC TO ACCOMMODATE
 ACTUAL ROAD LOCATION.



PARCEL A

27.14 ACRES

SAN. EXEMPTION:
 MCA 76-4-102(23)

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°21'51\"W	7.57'
	(S89°19'01\"E	7.00'
L2	N00°54'26\"E	71.25'
L3	S75°28'07\"W	17.56'
L4	S75°28'07\"W	13.56'
L5	S75°28'07\"W	17.64'
L6	N89°10'20\"W	15.83'
L7	N89°10'20\"W	14.17'
L8	N00°49'40\"E	71.25'
	(S00°49'40\"W	71.25'
L9	N89°10'20\"W	15.73'
L10	N89°16'51\"W	29.96'
	(N89°16'51\"W	29.96'
L11	N89°25'59\"W	74.46'
L12	N89°25'59\"W	30.00'
L13	S12°44'47\"W	68.84'
	(S12°44'47\"W	68.44'
L14	S24°39'39\"W	142.67'
	(S24°39'28\"W	142.67'
L15	S22°09'19\"W	117.20'
	(S22°09'19\"W	117.20'
L16	S19°22'27\"W	93.46'
	(S19°22'27\"W	93.46'
L17	S25°26'45\"W	13.81'
	(S25°26'45\"W	13.81'
L18	S65°32'04\"W	11.13'
	(S65°32'04\"W	11.13'
L19	S77°00'36\"W	60.88'
	(S77°00'36\"W	60.88'
L20	S61°44'16\"W	121.40'
	(S61°44'16\"W	121.40'
L21	S23°38'43\"W	41.29'
	(S23°38'43\"W	41.29'
L22	N69°47'38\"E	17.34'
	(S69°47'38\"W	17.34'
L23	N73°43'40\"W	18.84'
	(N73°43'40\"W	18.81'
L24	N46°49'56\"W	13.69'
	(N46°49'56\"W	13.69'
L25	S82°18'43\"W	13.77'
	(S82°18'43\"W	13.77'
L26	N28°19'36\"E	20.00'
	(S28°19'36\"E	20.00'
L27	N00°47'59\"E	25.90'

LEGEND

- A 3.25 INCH DIAMETER USDA ALUMINUM CAP MARKED 7322LS
- A 2 INCH DIAMETER BRASS CAP MARKED 3153ES
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED 4975S
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED 7322LS
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MDL 4232S
- ⊗ 5/8 INCH DIAMETER UNCAPPED REBAR
- △ 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS
- 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS (SET THIS SURVEY)
- UNMARKED COMPUTED POINT
- BOUNDARY LINES, THIS SURVEY
- - - OLD BOUNDARY
- · - SECTION SUBDIVISION LINE
- · · · · DIMENSION LINE
- - - EASEMENT OR RIGHT-OF-WAY LIMIT
- - - ROAD CENTERLINE
- () RECORD, COS No. 4023FC
- { } RECORD, COS No. 5013FC

KSI

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

