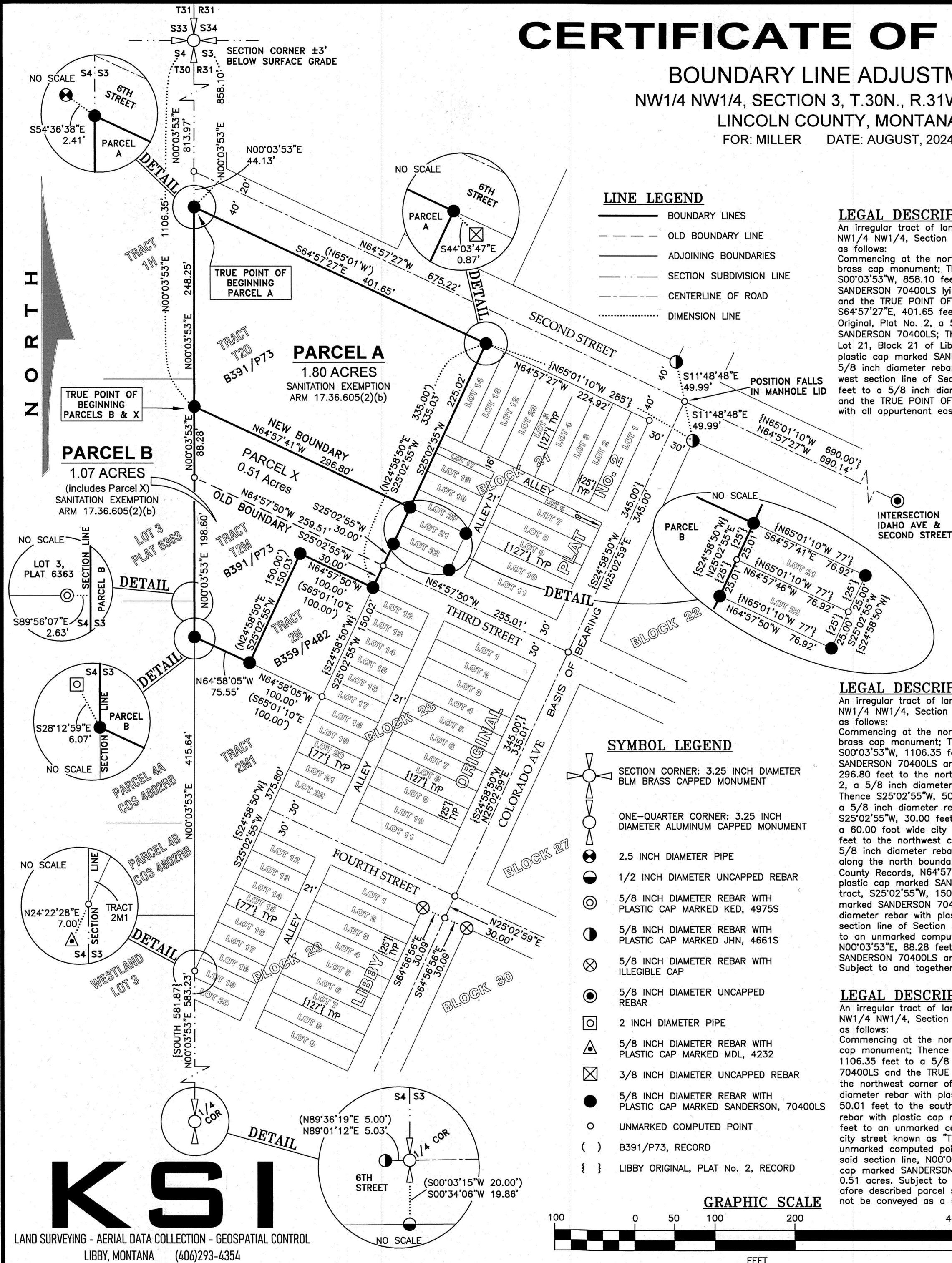


# CERTIFICATE OF SURVEY

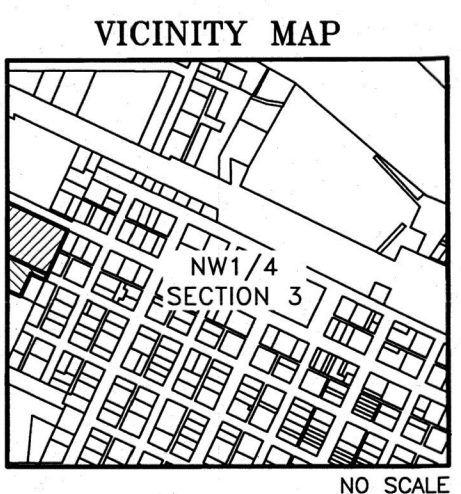
**BOUNDARY LINE ADJUSTMENT**  
 NW1/4 NW1/4, SECTION 3, T.30N., R.31W., P.M.,MT.  
 LINCOLN COUNTY, MONTANA  
 FOR: MILLER DATE: AUGUST, 2024



**LINE LEGEND**

- BOUNDARY LINES
- OLD BOUNDARY LINE
- ADJOINING BOUNDARIES
- SECTION SUBDIVISION LINE
- CENTERLINE OF ROAD
- DIMENSION LINE

**LEGAL DESCRIPTION: PARCEL A**  
 An irregular tract of land, lying adjacent to Libby, Montana, Lincoln County, in the NW1/4 NW1/4, Section 3, T.30N., R.31W., P.M.,MT., and more particularly described as follows:  
 Commencing at the northwest corner of Section 3, a 3.25 inch diameter BLM brass cap monument; Thence along the west section line of said section, S00°03'53"W, 858.10 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the southerly right-of-way limit of "Second Street" and the TRUE POINT OF BEGINNING; Thence along said right-of-way limit, S64°57'27"E, 401.65 feet to the northwest corner of Lot 14, Block 21 of Libby Original, Plat No. 2, a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S25°02'55"W, 225.02 feet to the northwest corner of Lot 21, Block 21 of Libby Original, Plat No. 2, a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N64°57'41"W, 296.80 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the west section line of Section 3; Thence along said section line N00°03'53"E, 248.25 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING, containing 1.80 acres. Subject to and together with all appurtenant easements of record.

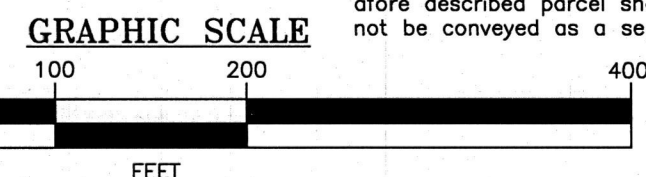


**SYMBOL LEGEND**

- SECTION CORNER: 3.25 INCH DIAMETER BLM BRASS CAPPED MONUMENT
- ONE-QUARTER CORNER: 3.25 INCH DIAMETER ALUMINUM CAPPED MONUMENT
- 2.5 INCH DIAMETER PIPE
- 1/2 INCH DIAMETER UNCAPPED REBAR
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MDL, 4975S
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JHN, 4661S
- 5/8 INCH DIAMETER REBAR WITH ILLEGIBLE CAP
- 5/8 INCH DIAMETER UNCAPPED REBAR
- 2 INCH DIAMETER PIPE
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MDL, 4232
- 3/8 INCH DIAMETER UNCAPPED REBAR
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- UNMARKED COMPUTED POINT
- ( ) B391/P73, RECORD
- { } LIBBY ORIGINAL, PLAT No. 2, RECORD

**LEGAL DESCRIPTION: PARCEL B**  
 An irregular tract of land, lying adjacent to Libby, Montana, Lincoln County, in the NW1/4 NW1/4, Section 3, T.30N., R.31W., P.M.,MT., and more particularly described as follows:  
 Commencing at the northwest corner of Section 3, a 3.25 inch diameter BLM brass cap monument; Thence along the west section line of said section S00°03'53"W, 1106.35 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING; Thence S64°57'41"E, 296.80 feet to the northwest corner of Lot 21, Block 21 of Libby Original, Plat No. 2, a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S25°02'55"W, 50.01 feet to the southwest corner of Lot 22, said Block 21, a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S25°02'55"W, 30.00 feet to an unmarked computed point lying on the centerline of a 60.00 foot wide city street known as "Third Street"; Thence S25°02'55"W, 30.00 feet to the northwest corner of Lot 12, Block 28 of Libby Original, Plat No. 2, a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along the north boundary of that tract described in Book 359, Page 482, Lincoln County Records, N64°57'50"W, 100.00 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along the west boundary of said tract, S25°02'55"W, 150.03 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N64°58'05"W, 75.55 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the west section line of Section 3; Thence along said section line N00°03'53"E, 198.60 feet to an unmarked computed point; Thence continuing along said section line N00°03'53"E, 88.28 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING, containing 1.07 acres. Subject to and together with all appurtenant easements of record.

**LEGAL DESCRIPTION: PARCEL X**  
 An irregular tract of land, lying adjacent to Libby, Montana, Lincoln County, in the NW1/4 NW1/4, Section 3, T.30N., R.31W., P.M.,MT., and more particularly described as follows:  
 Commencing at the northwest corner of Section 3, a 3.25 inch diameter BLM brass cap monument; Thence along the west section line of said section, S00°03'53"W, 1106.35 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING; Thence S64°57'41"E, 296.80 feet to the northwest corner of Lot 21, Block 21 of Libby Original, Plat No. 2, a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S25°02'55"W, 50.01 feet to the southwest corner of Lot 22, said Block 21, a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S25°02'55"W, 30.00 feet to an unmarked computed point lying on the centerline of a 60.00 foot wide city street known as "Third Street"; Thence N64°57'50"W, 259.51 feet to an unmarked computed point lying on the west section line of Section 3; Thence along said section line, N00°03'53"E, 88.28 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING, containing 0.51 acres. Subject to and together with all appurtenant easements of record. The afore described parcel shall become part of Parcel B, as shown hereon, and shall not be conveyed as a separate tract of land.



**PURPOSE OF SURVEY AND EXEMPTION CERTIFICATION**  
 I, William M. Miller, being the record owner, hereby certifies that the purpose of this survey and division of land is the relocation of common boundaries pursuant to MCA 76-3-207(1)(a); "divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties". I further certify that Parcels A and B are exempt from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(c): "a parcel that will be affected by a proposed boundary line adjustment, if the parcel has existing facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal that were not subject to review, and have not been reviewed, under Title 76, chapter 4, part 1, MCA, and if: (i) no facilities, other than those in existence prior to the boundary line adjustment, or those that were previously approved as replacements for the existing facilities, will be constructed on the parcel; (ii) existing facilities on the parcel complied with state and local laws and regulations, including permit requirements, which were applicable at the time of installation; and (iii) the local health officer determines that existing facilities are adequate for the existing use. As a condition of the exemption, the local health officer may require evidence that: (A) existing septic tanks have been pumped within the previous three years; (B) the parcel includes acreage or features sufficient to accommodate a replacement drainfield; (C) existing wells are adequate for the proposed uses; and (D) adequate storm drainage and solid waste disposal are provided."  
 William M. Miller 8-16-24 Date

**ACKNOWLEDGMENT**  
 The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln by William M. Miller on this 16 day of August, 2024. In witness whereof, I have hereunto set my hand and affixed my notarial seal.  
Chelsea Sanderson  
 residing in: Libby My Commission expires: 8/5/2028

**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 8-16-24 Date  
 Byron Sanderson, PLS 70400LS  
**EXAMINING LAND SURVEYOR'S CERTIFICATION**  
 Examined this day 22 of August, 2024, A.D.  
Steven A. Boyer  
 Steven A. Boyer, PLS 9750LS, Lincoln County Examining Land Surveyor

**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 plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record.  
**BASIS OF BEARING**  
 The basis of bearing for this survey is true north based on a static survey grade GNSS observation. Angular variation between this survey and Plat No. 2, Libby Original is 00°04'09" along the centerline of Colorado Avenue.

**METHOD OF SURVEY**  
 A Trimble R10 Model 2 GNSS System and Trimble S6 Robotic Total Station were used to tie previously set controlling corners by Byron Sanderson and Calen Williamson, May, 2023.

**REFERENCED SURVEYS AND DOCUMENTS**  
 1897 - Plat No. 2, Libby Original, A. L. Jaqueth  
 1984 - COS No. 1286, Boundary Line Adjustment, Melvin D. Lauterer, 4232S  
 2001 - Plat No. 6363, "Commerce Flats", Kenneth E. Davis, 4975S  
 2010 - Plat No. 7071, Boundary Line Adjustment, Alvah F. Hughes, 7322LS  
 2015 - Book 359 Page 482, Lincoln County Records  
 2021 - COS No. 4802RB, Amended Plat "Commerce Flats", Kenneth E. Davis, 4975S  
 2021 - Book 391 Page 73, Lincoln County Records

**COUNTY TREASURER'S CERTIFICATION**  
 I hereby certify that all real property taxes and special assessments assessed and filed on the parcel shown hereon are paid pursuant to Section 76-3-207(3), M.C.A.  
Edwina Caplan 8-20-24 Date  
 Lincoln County Treasurer

**CLERK AND RECORDER'S CERTIFICATION**  
 State of Montana, County of Lincoln, filed this 27 day of August, 2024, A.D. at 10:41 o'clock  
Cecilia Brown by Edwina Caplan  
 Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 5069 RB

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

CHELSEA SANDERSON  
 NOTARY PUBLIC for the State of Montana  
 Residing at: Libby, Montana  
 My Commission Expires August 05, 2028

MONTANA  
 BYRON SANDERSON  
 No. 70400LS  
 LICENSED LAND SURVEYOR

LINCOLN COUNTY TREASURER  
 SEAL  
 STATE OF MONTANA