

LEGAL DESCRIPTION: LOT 4A1

An irregular tract of land, adjacent to the municipal boundary of Libby, Montana, Lincoln County, and lying within the SW1/4 SW1/4 NE1/4, Section 4, T.30N., R.31W., P.M.M.T., and more particularly described as follows:
Commencing at the northeast corner, Lot 1, Plat No. 199, Candee Tracts Subdivision, a 5/8 inch diameter rebar with unreadable cap, and the TRUE POINT OF BEGINNING:
Thence along the south boundaries of COS No. 4977 and COS No. 2809, N89°46'02"E, 353.12 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS;
Thence S00°00'00"W, 155.26 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S00°01'50"W, 80.59 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N89°59'44"W, 352.70 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the east boundary of Plat No. 199, Candee Tracts; Thence along said east boundary, N00°04'31"W, 10.33 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence continuing along said east boundary, N00°05'34"W, 224.06 feet to the northeast corner, Lot 1, Plat No. 199, Candee Tracts Subdivision, a 5/8 inch diameter rebar with unreadable cap, and the TRUE POINT OF BEGINNING, containing 1.91 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL X

An irregular tract of land adjacent to the municipal boundary of Libby, Montana, Lincoln County, and lying within the SW1/4 SW1/4 NE1/4, Section 4, T.30N., R.31W., P.M.M.T., and more particularly described as follows:
Commencing at the northeast corner Lot 1, Plat No. 199, Candee Tracts Subdivision, a 5/8 inch diameter rebar with unreadable cap; Thence along the east boundary, said east boundary, S00°05'34"E, 224.06 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING:
Thence S89°56'34"E, 185.18 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N03°48'32"E, 70.58 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N90°00'00"E, 162.89 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S00°01'50"W, 80.59 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N89°59'44"W, 352.70 feet to the east boundary of Plat No. 199, Candee Tracts, a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along said east boundary, N00°04'31"W, 10.33 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING, containing 0.35 acres. Subject to and together with all appurtenant easements of record. The above-described parcel shall become part of Lot 4A1 as shown hereon, and shall not be conveyed as a separate tract of land.

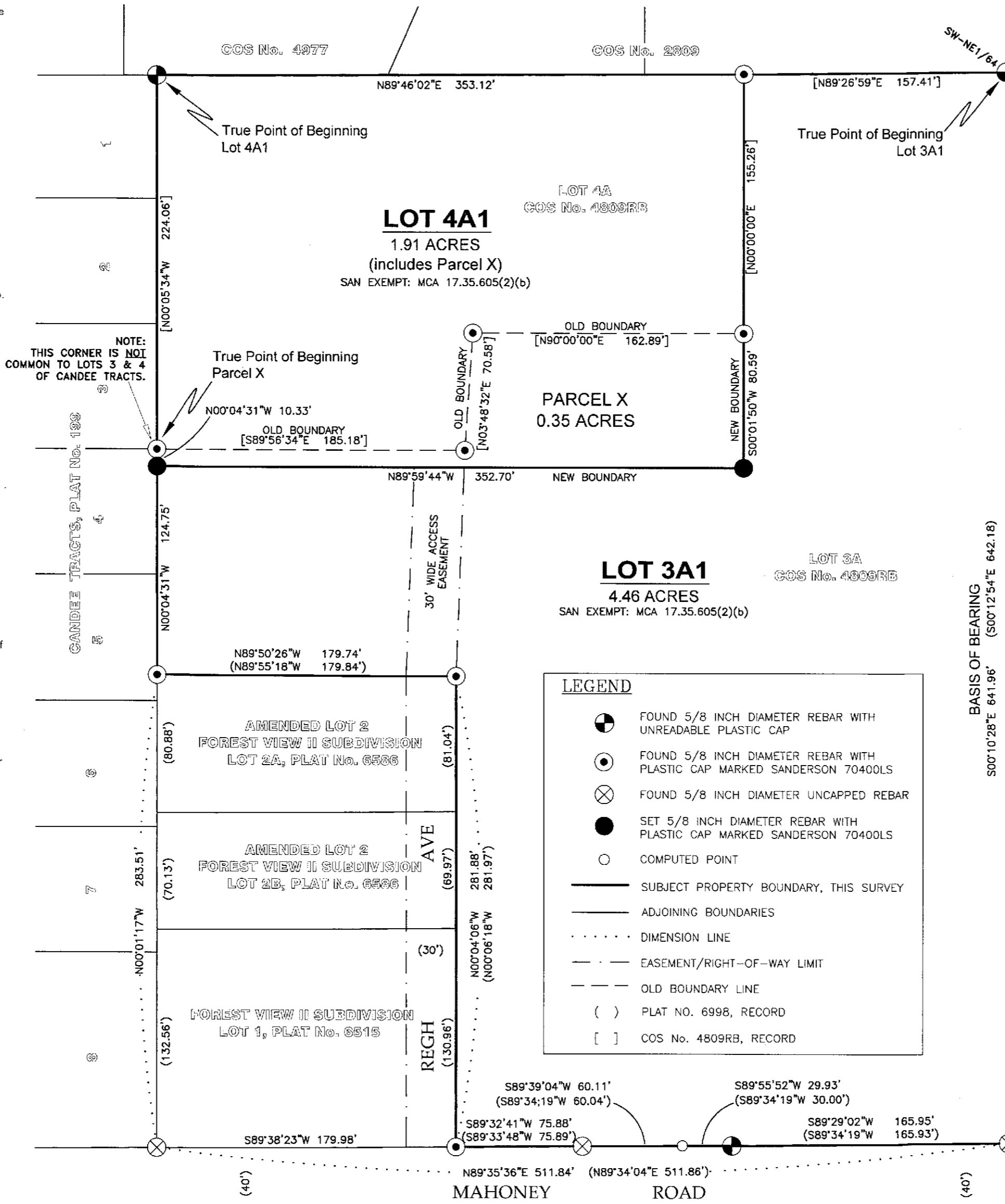
LEGAL DESCRIPTION: LOT 3A1

An irregular tract of land lying partly within the municipal boundary of Libby, Montana, Lincoln County in the SW1/4 SW1/4 NE1/4, Section 4, T.30N., R.31W., P.M.M.T. and more particularly described as follows:
Commencing at the SW-NE 1/64th corner, said Section 4, a 5/8 inch diameter rebar with unreadable plastic cap and being the TRUE POINT OF BEGINNING:
Thence S00°10'28"E, 641.96 feet to the southwest corner of Plat No. 80, Sighting's Scenic View, a 5/8 inch diameter uncapped rebar lying on the northerly right-of-way limit of a 40.00 foot wide City road known as Mahoney Road; Thence along said road right-of-way limit the following four courses: S89°29'02"W 165.95 feet to a 5/8 inch diameter rebar with unreadable plastic cap; S89°55'52"W, 29.93 feet to an unmarked computed point; S89°39'04"W, 60.11 feet to a 5/8 inch diameter rebar with unreadable plastic cap; Thence S89°32'41"W, 75.88 feet to the southeast corner of Lot 1, Plat No. 6515, a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along the east boundary of Lot 1, Plat No. 6515 and Lot's 2B & 2A, Plat No. 6586, N00°04'06"W, 281.88 feet to the northeast corner, said Lot 2A, a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along the north boundary of said Lot 2A, N89°50'26"W, 179.74 feet to the southwest corner, said Lot 2A, lying on the east boundary of Plat No. 199, Candee Tracts, a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along the east boundary of said Plat No. 199, N00°04'31"W, 124.75 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S89°59'44"E, 352.70 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N00°01'50"E, 80.59 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N00°00'00"E, 155.26 feet to the south boundary of COS No. 2809, a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along said south boundary of COS No. 2809, N89°26'59"E, 157.41 feet to the SW-NE 1/64th corner, said Section 4, a 5/8 inch diameter rebar with unreadable plastic cap, and the TRUE POINT OF BEGINNING, containing 4.46 acres. Subject to and together with all appurtenant easements of record.

CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

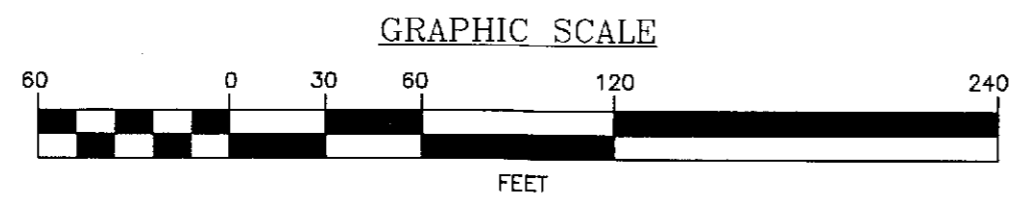
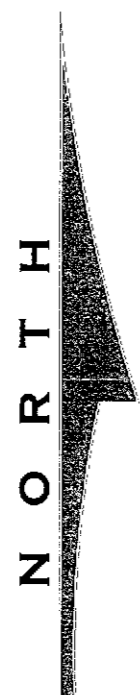
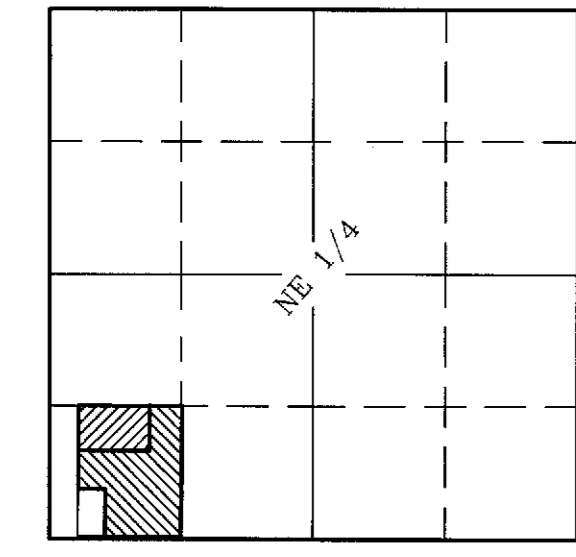
AMENDING LOTS 3A & 4A, COS No. 4809RB
SW1/4 SW1/4 NE1/4, SECTION 4, T.30N., R.31W., P.M.M.T., LINCOLN COUNTY, MONTANA
FOR: REGH DATE: AUGUST, 2024



LEGEND

- FOUND 5/8 INCH DIAMETER REBAR WITH UNREADABLE PLASTIC CAP
- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON 70400LS
- ⊗ FOUND 5/8 INCH DIAMETER UNCAPPED REBAR
- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON 70400LS
- COMPUTED POINT
- SUBJECT PROPERTY BOUNDARY, THIS SURVEY
- ADJOINING BOUNDARIES
- DIMENSION LINE
- - - - EASEMENT/RIGHT-OF-WAY LIMIT
- - - - OLD BOUNDARY LINE
- () PLAT No. 6998, RECORD
- [] COS No. 4809RB, RECORD

VICINITY DIAGRAM SECTION 4



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 OWNER'S EXEMPTION
We, Irene V. Regh, Trustee, The Regh Family Trust, and Jerry Douglas Regh, 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)(d) "for five or fewer lots within a platted subdivision, the relocation of common boundaries". Furthermore, Lot 3A1 and 4A1 are exempt 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."

Jerry Douglas Regh 9-6-24
Date
Irene V. Regh 9/6/24
Date
Irene V. Regh, Trustee, The Regh Family Trust

ACKNOWLEDGMENT
The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln
by Jerry Douglas Regh on this 6 day of September 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, 2028

ACKNOWLEDGMENT
The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln
by Irene V. Regh on this 6 day of September 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, 2028

HISTORY OF SURVEY
1952 - Plat No. 80, Sighting's Scenic View Subdivision, Miller, 402S
1953 - Plat No. 199, Candee Tracts Subdivision, Miller, 402S
1973 - Plat No. 2076, Irregular Parcels, Ninneman, 4661S
1983 - COS No. 1169, Boundary Retracement, Ninneman, 4661S
1999 - COS No. 2809, Boundary Adjustment, Hughes, 7322LS
2003 - Plat No. 6515, Forest View II Subdivision, Hughes, 7322LS
2005 - Plat No. 6586, Amended Lot 2, Forest View II Subdivision, Hughes, 7322LS
2009 - Plat No. 6998, Amended Remainder Forest View II Subdivision, Hughes, 7322LS
2021 - COS No. 4809RB, Boundary Adjustment, Sanderson, 70400LS

BASIS OF BEARING
The basis of bearing for this survey is True North derived from a static GNSS observation. Angular variation between this survey and Plat No. 6998 is 0°02'26" between the SW-NE1/64 Corner, Section 4, Plat No. 6998, a found 5/8 inch diameter rebar with unreadable plastic cap, and the southeast corner, Lot 4, Plat No. 6998, a found 5/8 inch diameter uncapped rebar.

METHOD OF SURVEY
A Trimble R10-2 GNSS system was used to tie the previously set controlling corners by Colen Williamson, February, 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 8-15-24
Date
Byron Sanderson, PLS, 70400LS

EXAMINING LAND SURVEYOR'S CERTIFICATION
Examined this day 9th of SEPTEMBER 2024, A.D.
Steven A. Boyer
Steven A. Boyer, PLS 9/5/24, 70400LS, 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.
William Carlsberg
William Carlsberg, CLERK
Date: 09-10-2024

CLERK AND RECORDER'S CERTIFICATION
State of Montana, County of Lincoln, filed this 12th day of September 2024, A.D. at 10:48 o'clock
Cristal Deman
Cristal Deman, Deputy
Lincoln County Clerk and Recorder

CERTIFICATE OF SURVEY No. 5071 RB

