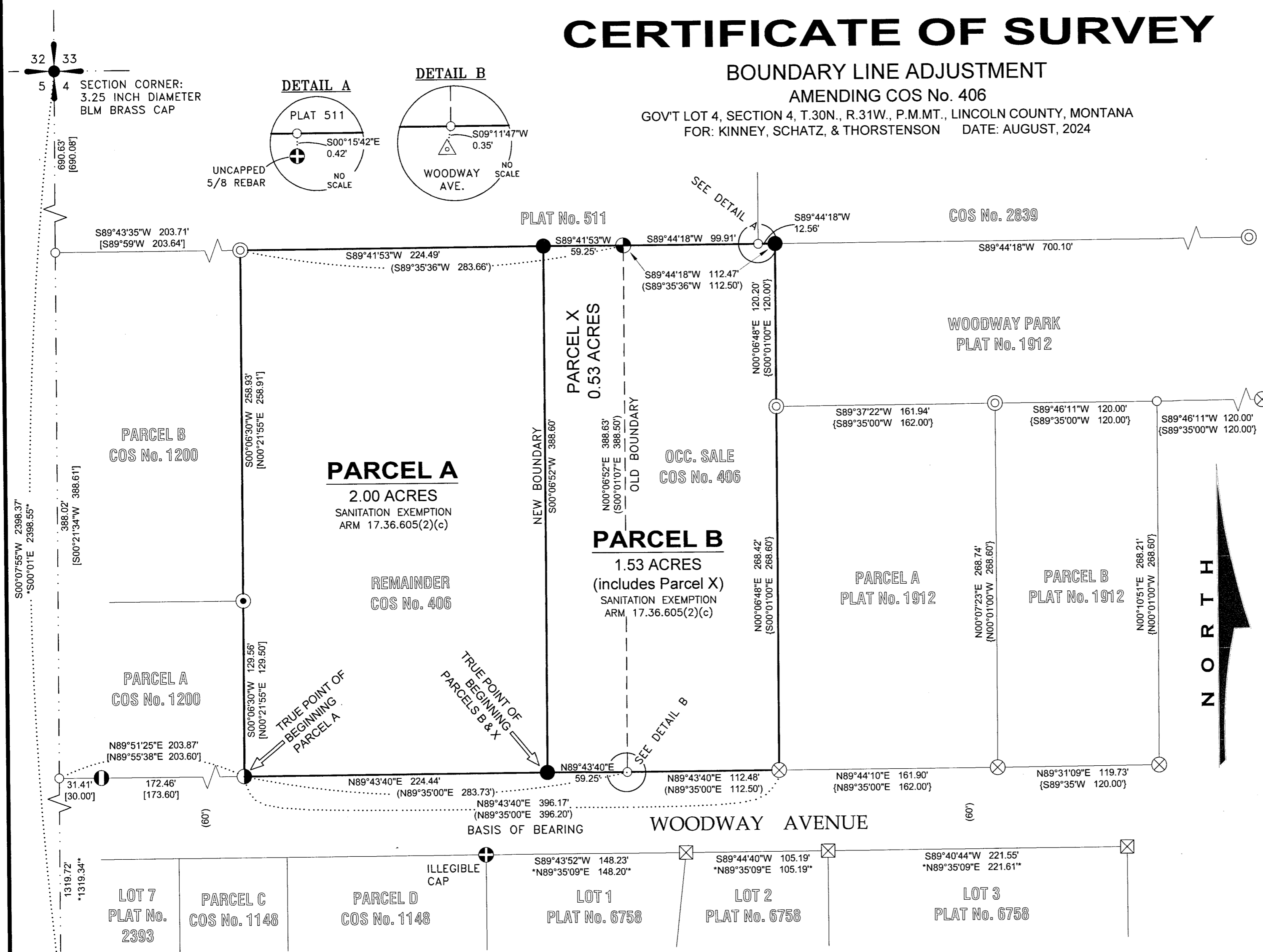


CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

AMENDING COS No. 406

GOV'T LOT 4, SECTION 4, T.30N., R.31W., P.M.M.T., LINCOLN COUNTY, MONTANA
FOR: KINNEY, SCHATZ, & THORSTENSON DATE: AUGUST, 2024



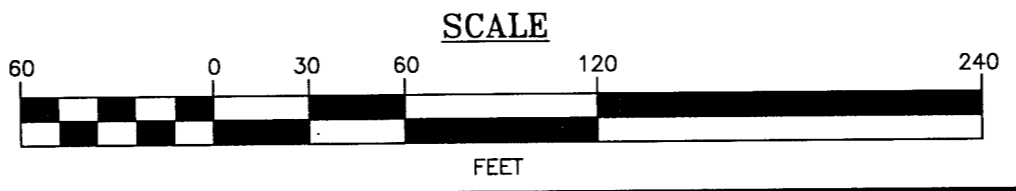
- LEGEND**
- () COS No. 406, RECORD
 - [] COS No. 1200, RECORD
 - () PLAT No. 1912, RECORD
 - .. PLAT No. 6758, RECORD
 - SUBJECT BOUNDARY LINES
 - - - OLD BOUNDARY LINE
 - ADJACENT BOUNDARIES
 - DIMENSION/RADIAL LINE
 - - - SECTION LINE
 - SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
 - ⊕ 3/4 INCH DIAMETER PIPE WITH PLUG MARKED MDL 4232S
 - 3/4 INCH DIAMETER UNCAPPED REBAR
 - ⊗ 3/4 INCH DIAMETER PIPE
 - ⊙ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MDL 4232S
 - 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED 4975S
 - △ STEEL ROD WITH 1.5 INCH DIAMETER HEAD
 - ⊗ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JRS 9958LS
 - UNMARKED COMPUTED POINT
 - ⊕ 1/2 INCH DIAMETER UNCAPPED REBAR
 - ⊕ 5/8 INCH DIAMETER REBAR: UNCAPPED OR ILLEGIBLE PLASTIC CAP AS NOTED

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.

REFERENCED SURVEYS & DOCUMENTS

- 1958 - Plat No. 511, Survey & Plat, Robert F. Burdick
- 1961 - Plat No. 907, Survey & Plat, J. Ninneman, 534ES
- 1972 - Plat No. 1912, Survey & Plat, D. K. Marquardt, 2989ES
- 1977 - COS No. 406, Occasional Sale, Melvin D. Lauteren, 4232S
- 1983 - COS No. 1200, Occasional Sale, Melvin D. Lauteren, 4232S
- 1983 - COS No. 1148, Agricultural Tracts, G. B. Bunton, 4974S
- 1998 - COS No. 2839, Boundary Line Adjustment, Kenneth E. Davis, 4975S
- 2007 - Plat No. 6758, Beck's Acre II Subdivision, James R. Staples, 9958LS

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 COS No. 406 is 00°08'40" between the southeast corner of Parcel A, COS No. 1200 and the southwest corner of Parcel A, Plat No. 1912.



PURPOSE OF SURVEY AND OWNER'S CERTIFICATION
We, Scott Kinney, Personal Representative for the Estate of Todd M. Schatz, and David Thorstenson & Jennifer Thorstenson, 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 Parcels A & B are excluded from review by the DEQ 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."

Scott Kinney - PR 10-1-24
Scott Kinney, Personal Representative for the Estate of Todd M. Schatz
Date
David Thorstenson 10-1-24
Date
Jennifer Thorstenson 10-1-24
Date

ACKNOWLEDGMENT
The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of MT County of Lincoln by SCOTT KINNEY on this 10 day of October, 2024. In witness whereof, I have hereunto set my hand and affixed my notarial seal.
residing in: Libby My Commission expires: 9-17-2027

ACKNOWLEDGMENT
The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of MT County of Lincoln by David Thorstenson & Jennifer Thorstenson on this 10 day of October, 2024. In witness whereof, I have hereunto set my hand and affixed my notarial seal.
residing in: Libby My Commission expires: 9-17-2024

METHOD OF SURVEY
A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners by Calen 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 7-26-24
Byron Sanderson, PLS 70400LS

EXAMINING LAND SURVEYOR'S CERTIFICATION
Examined this day 03 of October, 2024, A.D.
Steven A. Boyer 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 herein are paid pursuant to Section 76-3-207(3), M.C.A.
Sedario Carberry by Crystal Denton
Lincoln County Treasurer Date 10-12-2024

CLERK AND RECORDER'S CERTIFICATION
State of Montana, County of Lincoln, filed this 4th day of October, 2024, A.D. at 8:29 o'clock
Corina Brass by Crystal Denton
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 5077 RB
SHEET 1 OF 2

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

SHANNON M. WOLLEBART
NOTARY PUBLIC for the State of Montana
Residing at Libby, Montana
My Commission Expires September 17, 2027

BYRON SANDERSON
No. 70400LS
PROFESSIONAL LAND SURVEYOR

SEAL
LINCOLN COUNTY TREASURER



CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

AMENDING COS No. 406

GOV'T LOT 4, SECTION 4, T.30N., R.31W., P.M.MT., LINCOLN COUNTY, MONTANA
FOR: KINNEY, SCHATZ, & THORSTENSON DATE: AUGUST, 2024

LEGAL DESCRIPTION: PARCEL A

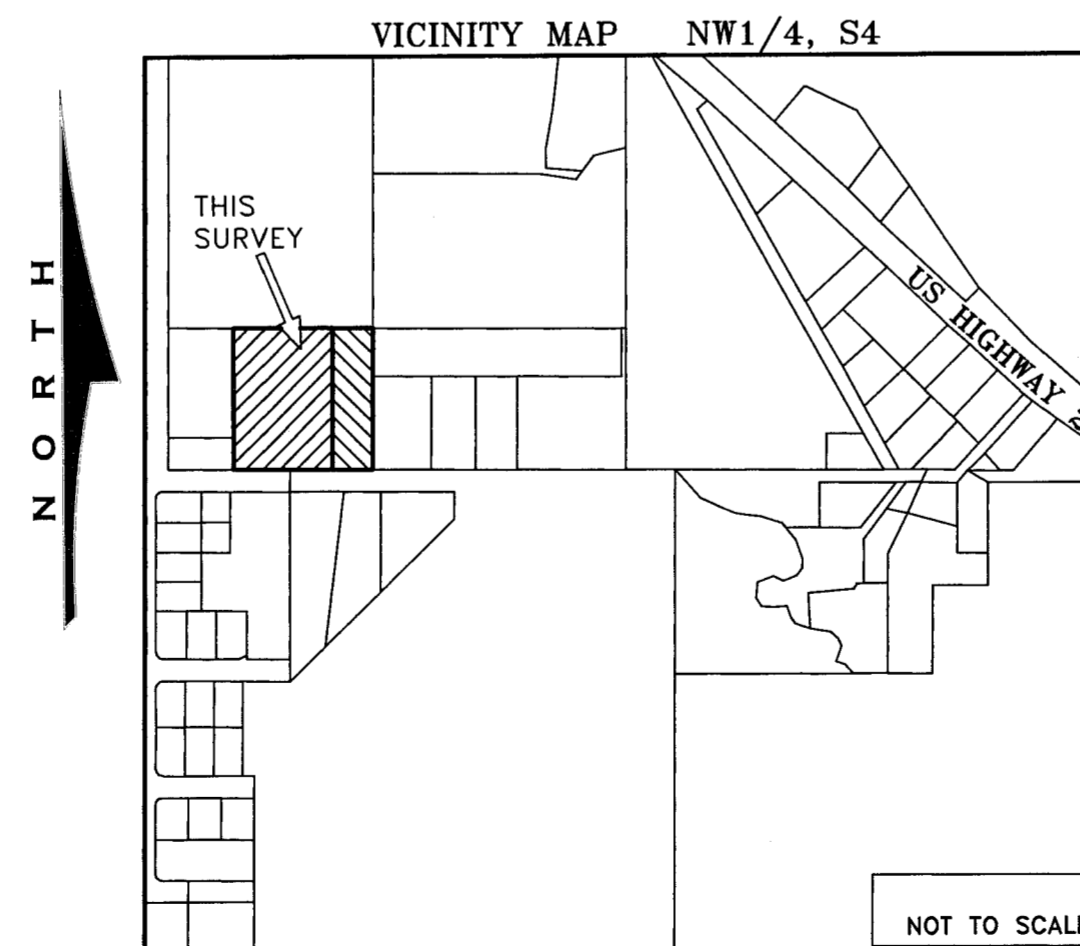
A tract of land, lying westerly from Libby, Montana, Lincoln County, in Government Lot 4, Section 4, T.30N., R.31W., P.M.MT. and more particularly described as follows: Commencing at the southeast corner of Parcel A, COS No. 1200, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S lying on the northerly right-of-way limit of "Woodway Avenue" and the TRUE POINT OF BEGINNING; Thence along said right-of-way limit, N89°43'40"E, 224.44 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence N00°06'52"E, 388.60 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS lying on the south boundary of Plat No. 511; Thence along said south boundary of Plat No. 511, S89°41'53"W, 224.49 feet to the northeast corner of Parcel B, COS No. 1200, a 3/4 inch diameter uncapped rebar; Thence along the east boundary of said Parcel B, S00°06'30"W, 258.93 feet to the northeast corner of Parcel A, COS No. 1200, a 5/8 inch diameter rebar with plastic cap marked MDL, 4232S; Thence along the east boundary of said Parcel A, S00°06'30"W, 129.56 feet to the southeast corner of said Parcel A, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S lying on the northerly right-of-way limit of "Woodway Avenue" and the TRUE POINT OF BEGINNING, containing 2.00 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL B

A tract of land, lying westerly from Libby, Montana, Lincoln County, in Government Lot 4, Section 4, T.30N., R.31W., P.M.MT. and more particularly described as follows: Commencing at the southeast corner of Parcel A, COS No. 1200 a 5/8 inch diameter rebar with plastic cap marked KED, 4975S lying on the northerly right-of-way limit of "Woodway Avenue"; Thence along said road right-of-way limit, N89°43'40"E, 224.44 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING; Thence continuing along said road right-of-way limit the following two courses: Thence N89°43'40"E, 59.25 feet to an unmarked computed point; Thence N89°43'40"W, 112.48 feet to a 3/4 inch diameter pipe; Thence along the west boundary of Parcel A, COS No. 1912, N00°06'48"E, 268.42 feet to the southwest corner of Woodway Park, COS No. 1912, a 3/4 inch diameter uncapped rebar; Thence along the west boundary of said Woodway Park, N00°06'48"E, 120.20 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS lying on the south boundary of Tract B, COS No. 2839; Thence along said south boundary of Tract B, S89°44'18"W, 12.56 feet to the southwest corner of said Tract B, an unmarked computed point; Thence along the south boundary of Plat No. 511, S89°44'18"W, 99.91 feet to a 3/4 inch diameter pipe with plug marked MDL, 4232S; Thence continuing along said south boundary of Plat No. 511, S89°41'53"W, 59.25 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence S00°06'52"W, 388.60 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS lying on the northerly right-of-way limit of "Woodway Avenue" and the TRUE POINT OF BEGINNING, containing 1.53 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL X

A tract of land lying westerly from Libby, Montana, Lincoln County, in Government Lot 4, Section 4, T.30N., R.31W., P.M.MT. and more particularly described as follows: Commencing at the southeast corner of Parcel A, COS No. 1200, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S lying on the northerly right-of-way limit of "Woodway Avenue"; Thence along said right-of-way limit, N89°43'40"E, 224.44 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING; Thence continuing along said road right-of-way limit, N89°43'40"E, 59.25 feet to an unmarked computed point; Thence N00°06'52"E, 388.63 feet to a 3/4 inch diameter pipe with plug marked MDL, 4232S lying on the south boundary of Plat No. 511; Thence along said south boundary of Plat No. 511, S89°41'53"W, 59.25 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence S00°06'52"W, 388.60 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS lying on the northerly right-of-way limit of "Woodway Avenue", and the TRUE POINT OF BEGINNING, containing 0.53 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.



KSI

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

CERTIFICATE OF SURVEY No. 5077 RB

SHEET 2 OF 2