



CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

BOOK 391, PAGE 317 & BOOK 380, PAGE 868

N1/2 NE1/4, GOV'T LOTS 2 & 3, SECTION 13, T.30N., R.30W., P.M.MT., LINCOLN COUNTY, MONTANA
FOR: P&S CONTRACTING, INC & SPRAGUE DATE: AUGUST, 2024

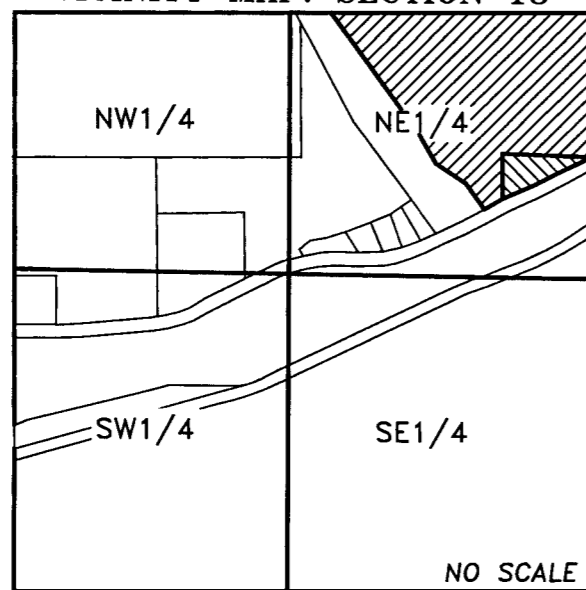
LEGAL DESCRIPTION: PARCEL A

A tract of land, lying northeasterly from Libby, Montana, Lincoln County, in the N1/2 NE1/4, Gov't Lots 2 & 3, Section 13, T.30N., R.30W., P.M.MT. and more particularly described as follows: Commencing at the northeast section corner of Section 13, a 3.25 inch diameter BLM brass cap and the TRUE POINT OF BEGINNING; Thence along the east section line of said Section 13, S00°00'34"W, 1282.43 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S88°22'40"W, 43.29 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N81°56'59"W, 135.32 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N88°12'46"W, 155.28 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N90°00'00"W, 186.62 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S84°29'11"W, 116.28 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S71°34'11"W, 43.02 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S55°56'16"W, 58.65 feet to an unmarked computed point lying on the north line of Government Lot 3, Section 13; Thence S55°56'16"W, 91.40 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S00°03'40"E, 398.27 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the northerly right-of-way limit of Highway 37; Thence along said highway right-of-way limit, S64°44'58"W, 223.65 feet to the southeast corner of COS No. 398, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along the east boundary of said COS No. 398 the following five courses: Thence N29°00'18"W, 10.27 feet to a 1/2 inch diameter unmarked pipe; Thence S29°00'18"E, 270.86 feet to a 1/2 inch diameter unmarked pipe; Thence N53°34'17"W, 315.84 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N27°04'39"W, 314.00 feet to a 1/2 inch diameter pipe with plastic cap marked MDL, 4232S; Thence N34°14'39"W, 1384.48 feet to a 1/2 inch diameter unmarked pipe lying on the north section line of Section 13; Thence along said section line, N89°52'46"E, 2314.47 feet to the northeast section corner of Section 13, a 3.25 inch diameter BLM brass cap and the TRUE POINT OF BEGINNING, containing 60.60 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL X

A tract of land, lying northeasterly from Libby, Montana, Lincoln County, in Gov't Lot 3, Section 13, T.30N., R.30W., P.M.MT. and more particularly described as follows: Commencing at the CN1/16 corner, Section 13, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence along the north line of Government Lot 2, said Section 13, N89°56'20"E, 1317.58 feet to the NE 1/16 corner, Section 13; Thence along the north line of Government Lot 3, said Section 13, N89°56'20"E, 517.58 feet to an unmarked computed point and the TRUE POINT OF BEGINNING; Thence continuing along said north line of Government Lot 3, N89°56'20"E, 75.77 feet to an unmarked computed point; Thence S55°56'16"W, 91.40 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N00°03'40"W, 51.11 feet to an unmarked computed point lying on the north line of Government Lot 3, and the TRUE POINT OF BEGINNING, containing 0.04 acres. Subject to and together with all appurtenant easements of record. The afore-described parcel shall become part of Parcel A as shown hereon, and shall not be conveyed as a separate tract of land.

VICINITY MAP: SECTION 13



LEGAL DESCRIPTION: PARCEL B

A tract of land, lying northeasterly from Libby, Montana, Lincoln County, in the NE1/4 NE1/4 and Gov't Lot 3, Section 13, T.30N., R.30W., P.M.MT. and more particularly described as follows: Commencing at the northeast section corner of Section 13, a 3.25 inch diameter BLM brass cap; Thence along the east section line of said Section 13, S00°00'34"W, 1282.43 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS, and the TRUE POINT OF BEGINNING; Thence along the northerly right-of-way limit of Highway 37 the following seven courses: Thence S60°12'44"W, 16.94 feet to a 4X4 concrete MDOT right-of-way monument; Thence S60°17'32"W, 52.32 feet to an unmarked computed point lying on the north line of Government Lot 3, Section 13; Thence S60°17'32"W, 138.57 feet to a 4X4 concrete MDOT right-of-way monument; Thence S48°57'52"W, 102.59 feet to a 4X4 concrete MDOT right-of-way monument; Thence S60°17'21"W, 397.41 feet to a 4X4 concrete MDOT right-of-way monument; Thence S52°15'47"W, 102.55 feet to a 4X4 concrete MDOT right-of-way monument; Thence S64°44'58"W, 127.57 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence leaving said highway right-of-way limit, N00°03'40"W, 398.27 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N55°56'16"E, 91.40 feet to an unmarked computed point lying on the north line of Government Lot 3, Section 13; Thence N55°56'16"E, 58.65 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N71°34'11"E, 43.02 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N84°29'11"E, 116.28 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S90°00'00"E, 186.62 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S88°12'46"E, 155.28 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S81°56'59"E, 135.32 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N88°22'40"E, 43.29 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the east section line, Section 13, and the TRUE POINT OF BEGINNING, containing 4.66 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL Y

A tract of land, lying northeasterly from Libby, Montana, Lincoln County, in the NE1/4 NE1/4, Section 13, T.30N., R.30W., P.M.MT. and more particularly described as follows: Commencing at the northeast section corner of Section 13, a 3.25 inch diameter BLM brass cap; Thence along the east section line of said Section 13, S00°00'34"W, 1282.43 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS, and the TRUE POINT OF BEGINNING; Thence along the northerly right-of-way limit of Highway 37, S60°12'44"W, 16.94 feet to a 4X4 concrete MDOT right-of-way monument; Thence continuing along said right-of-way limit S60°17'32"W, 52.32 feet to an unmarked computed point lying on the north line of Government Lot 3, Section 13; Thence along said north line, S89°56'20"W, 664.09 feet to an unmarked computed point; Thence N55°56'16"E, 58.65 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N71°34'11"E, 43.02 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N84°29'11"E, 116.28 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S90°00'00"E, 186.62 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S88°12'46"E, 155.28 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S81°56'59"E, 135.32 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N88°22'40"E, 43.29 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the east section line, Section 13, and the TRUE POINT OF BEGINNING, containing 0.77 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.

METHOD OF SURVEY

A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners by Calen Williamson and Byron Sanderson, October, 2023 & May, 2024.

BASIS OF BEARING AND VARIATION

The basis of bearing for this survey is true north based on a static survey grade GPS observation. Angular variation between this survey and Plot No. 5694 is 00°26'44" between the northeast section corner and N1/16 corner of Section 13, T.30N., R.30W.

REFERENCED SURVEYS & DOCUMENTS

- 1968 - FHP 57-1(1), Montana Department of Transportation
- 1977 - COS No. 398, 20 Acre Parcel, Melvin D. Lauteren, 4232S
- 1995 - Plot No. 5694, Tony Peak View Subdivision, Kenneth E. Davis, 4975S
- 2020 - Book 380, Page 868, Deed in Lieu of Foreclosure to P&S Contracting, Inc
- 2021 - Book 391, Page 317, Warranty Deed to Sprague

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 8-21-24
Byron Sanderson, PLS 70400LS Date

PURPOSE OF SURVEY AND OWNER'S CERTIFICATION

We, P&S Contracting, Inc and Gene A. Sprague & Leslie Eilene Sprague, 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 also certify that Parcel A is 20 acres or greater, exclusive of public roadways, and is therefore excluded from review by the DEQ pursuant to MCA 76-4-102(24). We further certify that Parcel B is excluded from review by the DEQ pursuant to ARM 17.36.605(2)(c); (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.

Steven Wollast Pres 10-11-24
Steve Wollast, President, P&S Contracting, Inc Date
Paul Boche V.P.
Paul Boche, Vice-President, P&S Contracting, Inc Date
Gene A. Sprague 10-11-2024
Gene A. Sprague Date
Leslie Eilene Sprague 10-11-2024
Leslie Eilene Sprague Date

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of MT County of Lincoln, by

Steve Wollast on this 11 day of October 2024.

In witness whereof, I have hereunto set my hand and affixed my notarial seal.

[Signature]
residing in: Libby My Commission expires 9-17-2024

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of MT County of Lincoln, by

Paul Boche on this 11th day of October 2024.

In witness whereof, I have hereunto set my hand and affixed my notarial seal.

[Signature]
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

Gene A. Sprague & Leslie Eilene Sprague
on this 11th day of October 2024. In witness whereof,

I have hereunto set my hand and affixed my notarial seal.

[Signature]
residing in: Libby My Commission expires: 9-17-2027

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 16th of October, 2024, A.D.

Steven A. Boyer
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 on the parcel shown hereon are paid pursuant to Section 76-3-207(3), M.C.A.

Sharon A. Claff
Sharon A. Claff
Lincoln County Treasurer 10-11-24 Date

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 18 day of October

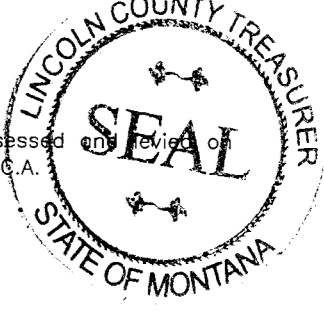
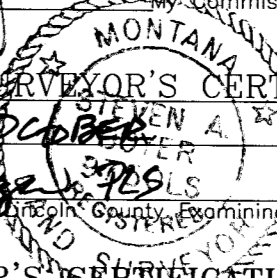
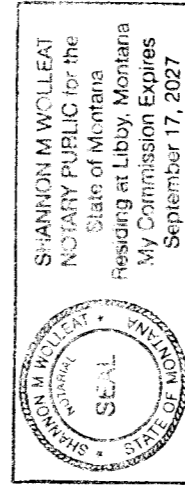
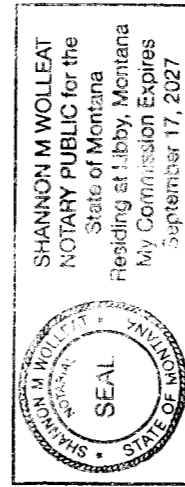
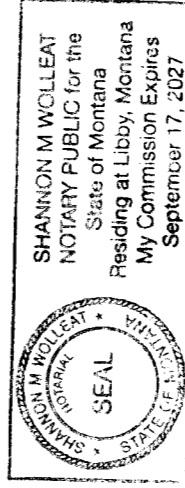
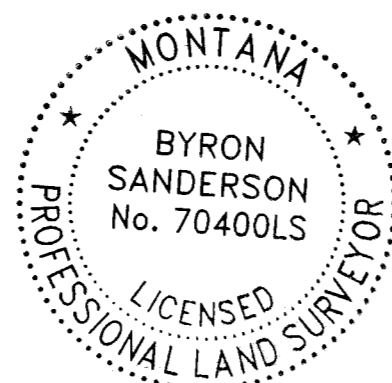
2024, A.D. at 3:06 o'clock

Cecilia Brown by *Cecilia Brown* deputy
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 5079 RB

KSI

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



CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

BOOK 391, PAGE 317 & BOOK 380, PAGE 868

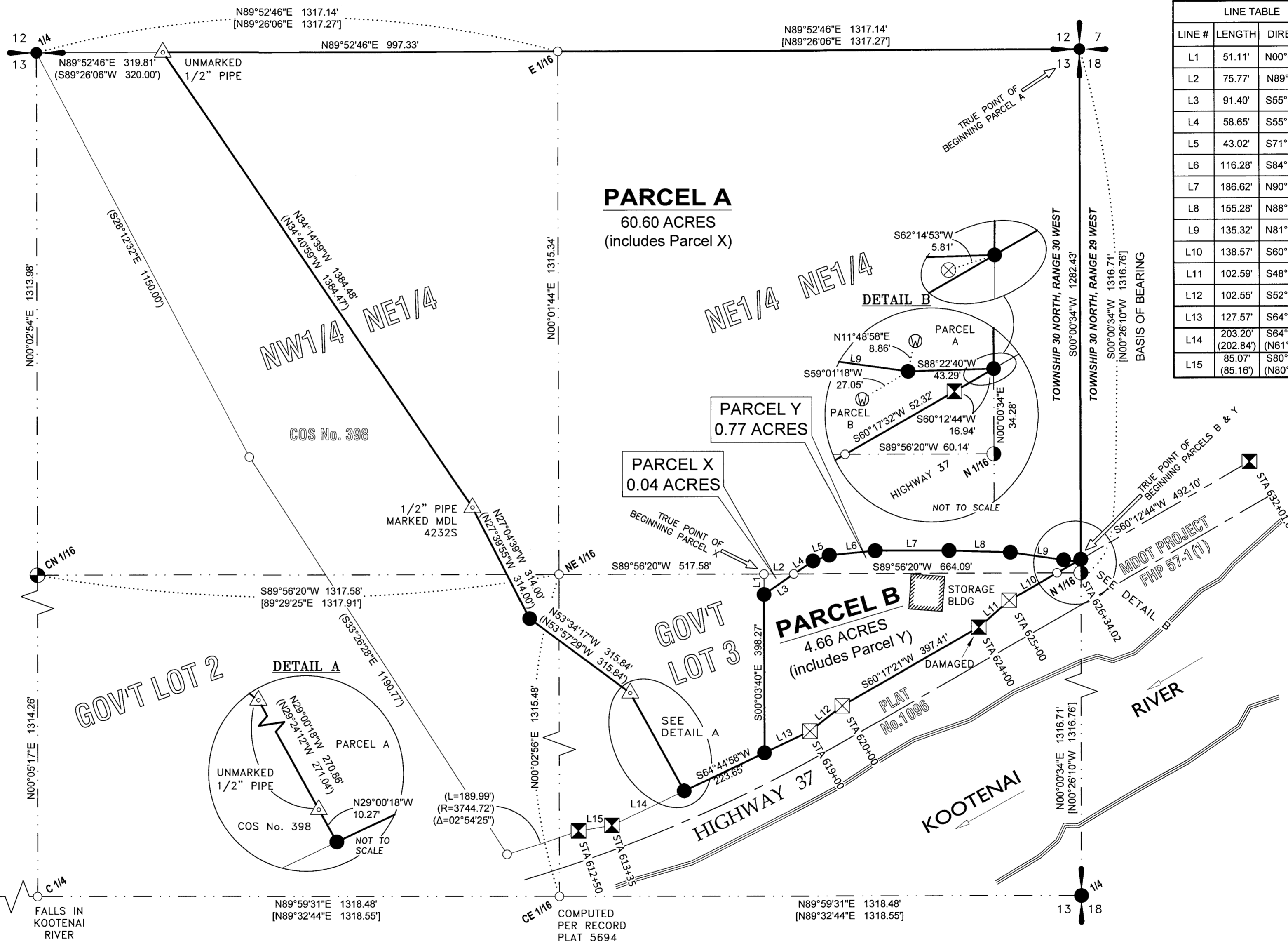
N1/2 NE1/4, GOV'T LOTS 2 & 3, SECTION 13, T.30N., R.30W., P.M.MT., LINCOLN COUNTY, MONTANA
 FOR: P&S CONTRACTING, INC & SPRAGUE DATE: AUGUST, 2024



LEGEND

- SECTION CORNER, 3.25 INCH DIAMETER BLM BRASS CAP
- 1/4 CORNER, 3.25 INCH DIAMETER BLM BRASS CAP MONUMENT
- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED, 4975S
- 5/8 INCH DIAMETER UNCAPPED REBAR
- MDOT 4X4 CONCRETE RIGHT-OF-WAY MONUMENT, TOP IS FLUSH WITH GROUND SURFACE
- MDOT 4X4 CONCRETE RIGHT-OF-WAY MONUMENT, STANDING
- SET 2 INCH DIAMETER ALUMINUM CAP MARKED N1/16, SANDERSON, 70400LS
- 1/2 INCH DIAMETER PIPE, UNMARKED OR WITH PLASTIC CAP MARKED MDL, 4232S AS NOTED
- UNMARKED COMPUTED POINT
- COS NO. 398, RECORD
- PLAT NO. 5694, RECORD
- SUBJECT BOUNDARY LINES, THIS SURVEY
- OLD BOUNDARY LINE
- ADJACENT BOUNDARIES
- DIMENSION/RADIAL LINE
- ROAD CENTERLINE
- SECTION SUBDIVISION LINE
- KOOTENAI RIVER BANK
- EXISTING WELL

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	51.11'	N00°03'40"W
L2	75.77'	N89°56'20"E
L3	91.40'	S55°56'16"W
L4	58.65'	S55°56'16"W
L5	43.02'	S71°34'11"W
L6	116.28'	S84°29'11"W
L7	186.62'	N90°00'00"W
L8	155.28'	N88°12'46"W
L9	135.32'	N81°56'59"W
L10	138.57'	S60°17'32"W
L11	102.59'	S48°57'52"W
L12	102.55'	S52°15'47"W
L13	127.57'	S64°44'58"W
L14	203.20' (202.84')	S64°44'58"W (N61°24'52"E)
L15	85.07' (85.16')	S80°35'33"W (N80°09'40"E)

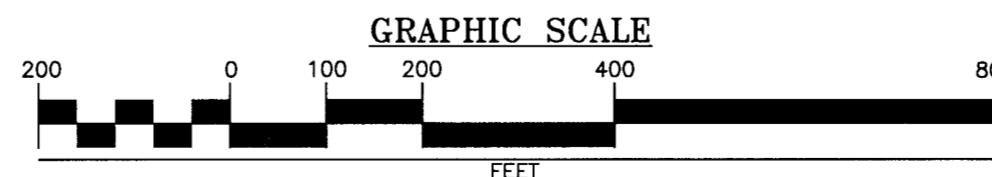


BOUNDARY ADJUSTMENT NOTE

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.

KSI

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



CERTIFICATE OF SURVEY No. 50798B