

CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

BOOK 399, PAGE 77 & COS No. 3586, WITHIN MS No. 3458
SE1/4, SECTION 13, T.31N., R.34W., P.M.M.T., LINCOLN COUNTY, MONTANA
FOR: HOFFMAN DATE: OCTOBER, 2024

LEGAL DESCRIPTION: PARCEL A

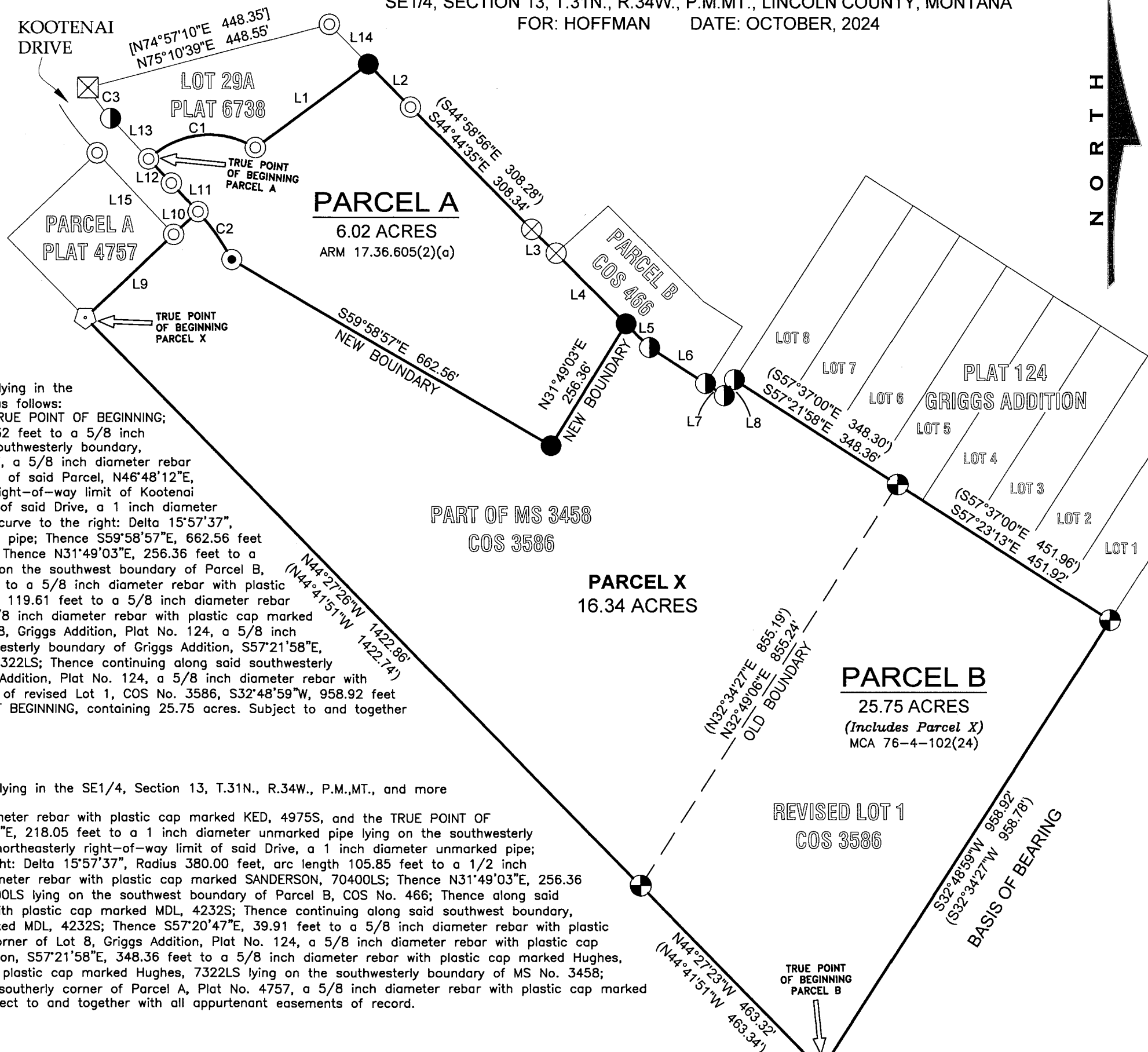
An irregular tract of land, southerly from Troy, Montana, Lincoln County, and lying in the SE1/4, Section 13, T.31N., R.34W., P.M.M.T., and more particularly described as follows:
Commencing at the southwest corner of Lot 29A, Plat No. 6738, a 1 inch diameter unmarked pipe, and the TRUE POINT OF BEGINNING; Thence along the south boundary of said Lot 29A through a curve to the right: Delta 74°12'49", Radius 160.00 feet, arc length 207.24 feet to a 1 inch diameter unmarked pipe; Thence continuing along said boundary, N53°29'36"E, 253.12 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S44°44'30"E, 108.13 feet to a 1 inch diameter unmarked pipe; Thence S44°44'35"E, 308.34 feet to a 5/8 inch diameter unmarked rebar; Thence S45°56'01"E, 61.45 feet to the southwest corner of Parcel B, COS No. 466, a 5/8 inch diameter unmarked rebar; Thence along the southwesterly boundary of said Parcel B, S44°45'28"E, 178.09 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S31°49'03"W, 256.36 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N59°58'57"W, 662.56 feet to a 1/2 inch diameter unmarked pipe; Thence through a curve to the left: Delta 15°57'37", Radius 380.00 feet, arc length 105.85 feet to a 1 inch diameter unmarked pipe; Thence N43°04'13"W, 69.68 feet to a 1 inch diameter unmarked pipe; Thence N43°27'33"W, 59.70 feet to the southwest corner of Lot 29A, Plat No. 6738, a 1 inch diameter unmarked pipe and the TRUE POINT OF BEGINNING, containing 6.02 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL B

An irregular tract of land, southerly from Troy, Montana, Lincoln County, and lying in the SE1/4, Section 13, T.31N., R.34W., P.M.M.T., and more particularly described as follows:
Commencing at Corner 4, MS No. 3458, an original marked stone, and the TRUE POINT OF BEGINNING; Thence along the southwesterly boundary of MS No. 3458, N44°27'23"W, 463.32 feet to a 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along said southwesterly boundary, N44°27'26"W, 1422.86 feet to the southerly corner of Parcel A, Plat No. 4757, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence along the southeasterly boundary of said Parcel, N46°48'12"E, 218.05 feet to a 1 inch diameter unmarked pipe lying on the southwesterly right-of-way limit of Kootenai Drive; Thence N46°35'02"E, 59.99 feet to the northeasterly right-of-way limit of said Drive, a 1 inch diameter unmarked pipe; Thence along said northeasterly right-of-way limit through a curve to the right: Delta 15°57'37", Radius 380.00 feet, arc length 105.85 feet to a 1/2 inch diameter unmarked pipe; Thence S59°58'57"E, 662.56 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N31°49'03"E, 256.36 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the southwest boundary of Parcel B, COS No. 466; Thence along said southwest boundary, S44°45'28"E, 59.36 feet to a 5/8 inch diameter rebar with plastic cap marked MDL, 4232S; Thence continuing along said boundary, S57°24'41"E, 119.61 feet to a 5/8 inch diameter rebar with plastic cap marked MDL, 4232S; Thence S57°20'47"E, 39.91 feet to a 5/8 inch diameter rebar with plastic cap marked MDL, 4232S; Thence N32°52'45"E, 34.02 feet to the southwest corner of Lot 8, Griggs Addition, Plat No. 124, a 5/8 inch diameter rebar with plastic cap marked MDL, 4232S; Thence along the southwesterly boundary of Griggs Addition, S57°21'58"E, 348.36 feet to a 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence continuing along said southwesterly boundary, S57°23'13"E, 451.92 feet to the southeast corner of Lot 1, Griggs Addition, Plat No. 124, a 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along the southeasterly boundary of revised Lot 1, COS No. 3586, S32°48'59"W, 958.92 feet to Corner 4, MS No. 3458, an original marked stone, and the TRUE POINT OF BEGINNING, containing 25.75 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL X

An irregular tract of land, southerly from Troy, Montana, Lincoln County, and lying in the SE1/4, Section 13, T.31N., R.34W., P.M.M.T., and more particularly described as follows:
Commencing at southerly corner of Parcel A, Plat No. 4757, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S, and the TRUE POINT OF BEGINNING; Thence along the southeasterly boundary of said parcel, N46°48'12"E, 218.05 feet to a 1 inch diameter unmarked pipe lying on the southwesterly right-of-way limit of Kootenai Drive; Thence N46°35'02"E, 59.99 feet to the northeasterly right-of-way limit of said Drive, a 1 inch diameter unmarked pipe; Thence along said northeasterly right-of-way limit through a curve to the right: Delta 15°57'37", Radius 380.00 feet, arc length 105.85 feet to a 1/2 inch diameter unmarked pipe; Thence S59°58'57"E, 662.56 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N31°49'03"E, 256.36 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the southwest boundary of Parcel B, COS No. 466; Thence along said southwest boundary, S44°45'28"E, 59.36 feet to a 5/8 inch diameter rebar with plastic cap marked MDL, 4232S; Thence continuing along said southwest boundary, S57°24'41"E, 119.61 feet to a 5/8 inch diameter rebar with plastic cap marked MDL, 4232S; Thence S57°20'47"E, 39.91 feet to a 5/8 inch diameter rebar with plastic cap marked MDL, 4232S; Thence N32°52'45"E, 34.02 feet to the southwest corner of Lot 8, Griggs Addition, Plat No. 124, a 5/8 inch diameter rebar with plastic cap marked MDL, 4232S; Thence along the southwesterly boundary of Griggs Addition, S57°21'58"E, 348.36 feet to a 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence S32°49'06"W, 855.24 feet to a 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS lying on the southwesterly boundary of MS No. 3458; Thence along said southwesterly boundary, N44°27'26"W, 1422.56 feet to the southerly corner of Parcel A, Plat No. 4757, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S, and the TRUE POINT OF BEGINNING, containing 16.34 acres. Subject to and together with all appurtenant easements of record.



PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

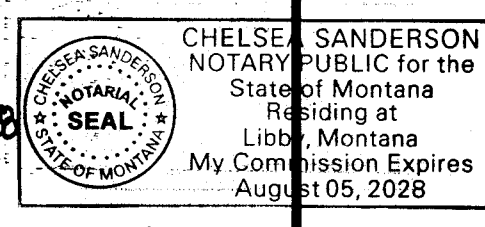
We, Kody & Alicia Hoffman, record owners, hereby certify that the purpose of this survey and division of land is the relocation of common boundaries pursuant to MCA 76-3-207(1)(e). "divisions made for the purpose of relocating a common boundary line between a single lot within a platted subdivision and adjoining land outside a platted subdivision. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas".
We further certify that Parcel A is excluded from sanitation review by the DEQ pursuant to ARM 17.36.605(2)(a): "a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed on the parcel". We also certify that Parcel B is 20 acres or larger, and therefore excluded from sanitation review by the DEQ pursuant to MCA 76-4-102(24).

Kody Hoffman 10/22/24
Kody Hoffman Date
Alicia Hoffman 10/22/24
Alicia Hoffman Date

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln by Kody Hoffman & Alicia Hoffman on this 22 day of October 2024.

In witness whereof, I have hereunto set my hand and affixed my notarial seal.
Chelsea Sanderson
Chelsea Sanderson
residing in: Libby My Commission expires: Aug 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 10-10-24
Byron Sanderson, PLS 70400LS Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 23rd of October 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 certificate of survey on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

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. 3506 is 00°14'32" between the northeast corner of Revised Lot 1, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the southwest corner of said lot, an original stone monument, COR 4, MS 3458.

METHOD OF SURVEY

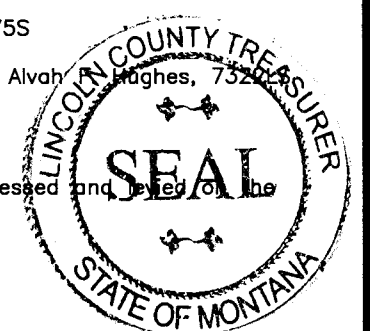
A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners by Calen Williamson, April, 2024.

REFERENCED SURVEYS & DOCUMENTS

- 1951 - Plat No. 124, Grigg's Addition
- 1978 - COS No. 466, Boundary Location, Melvin D. Lauteren, 4232S
- 1991 - Plat No. 4757, Amended Fairview Heights, Kenneth E. Davis, 4975S
- 2006 - COS No. 3586, Retracement Survey, Alvah F. Hughes, 7322LS
- 2006 - Plat No. 6730RB, Amended Lot 29, Fairview Heights Subdivision, Alvah F. Hughes, 7322LS

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.
Chelsea Carey 10-22-24
Lincoln County Treasurer Date

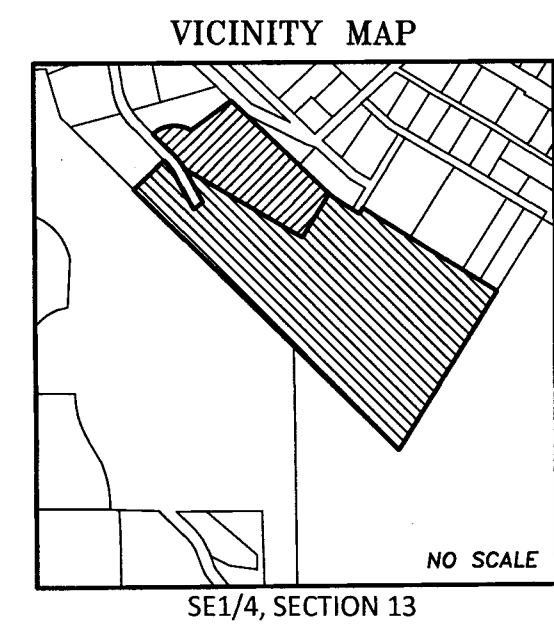


CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 29 day of October 2024, A.D. at 10:52 o'clock
Corrina Brown by *Delisha Jackson*
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 5085 RB

| LEGEND | | | |
|--------|--|-----|--|
| ● | SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS | △ | ORIGINAL STONE MONUMENT, COR 4, MS 3458 |
| ○ | 1 INCH DIAMETER UNMARKED PIPE | ⊗ | 1 INCH DIAMETER STEEL ROD WITH PLASTIC CAP MARKED MDL, 4232S |
| ⊕ | 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS | ○ | UNMARKED COMPUTED POINT |
| ⊖ | 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED, 4975S | () | COS No. 3586, RECORD |
| ○ | 1/2 INCH DIAMETER UNMARKED PIPE | [] | PLAT No. 6738, RECORD |
| ⊕ | 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MDL, 4232S | { } | PLAT No. 3036, RECORD |
| ⊗ | 5/8 INCH DIAMETER UNMARKED REBAR | --- | SUBJECT PROPERTY BOUNDARY, THIS SURVEY |
| | | --- | OLD BOUNDARY LINE |
| | | --- | ADJACENT BOUNDARIES |



| CURVE TABLE | | | |
|-------------|----------|---------|-----------|
| CURVE | RADIUS | LENGTH | DELTA |
| C1 | 160.00' | 207.24' | 74°12'49" |
| | [160.14' | 207.48' | 74°14'01" |
| C2 | 380.00' | 105.85' | 15°57'37" |
| | [380.00' | 105.53' | 15°54'44" |
| C3 | 320.00' | 68.20' | 12°12'42" |
| | [320.38' | 68.16' | 12°11'25" |

| LINE TABLE | | |
|------------|--------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N53°29'36"E | 253.12' |
| | [S53°18'14"W | 252.61'] |
| L2 | S44°44'30"E | 108.13' |
| | [S45°02'27"E | 108.09'] |
| L3 | S45°56'01"E | 61.45' |
| | [S46°17'00"E | 61.44'] |
| L4 | S44°45'28"E | 178.09' |
| L5 | S44°45'28"E | 59.36' |
| L4,L5 | (44°58'11"E | 237.53'] |
| L6 | S57°24'41"E | 119.61' |
| | [S57°39'33"E | 119.60'] |
| L7 | S57°20'47"E | 39.91' |
| | [S57°23'38"E | 39.89'] |
| L8 | N32°52'45"E | 34.02' |
| | [N32°39'48"E | 34.10'] |
| L9 | N46°48'12"E | 218.05' |
| | [N46°31'14"E | 217.90'] |
| L10 | N46°35'02"E | 59.99' |
| | [N46°26'00"E | 60.02'] |
| L11 | N43°04'13"W | 69.68' |
| | [N43°17'30"W | 69.63'] |
| L12 | N43°27'33"W | 59.70' |
| | [N43°39'50"W | 59.70'] |
| L13 | N43°12'16"W | 99.37' |
| | [N43°26'06"W | 99.44'] |
| L14 | S44°44'30"E | 100.00' |
| | [S45°02'27"E | 100.00'] |
| L15 | N43°11'54"W | 200.56' |
| | [N43°26'14"W | 200.48'] |

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

