

CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

AMENDING LOTS 11 & 12, BLOCK 8, SOUTH LIBBY, PLAT No. 7
NE 1/4 NW 1/4, SECTION 10, T.30N., R.31W., P.M.MT., LINCOLN COUNTY, MONTANA
FOR: ZT PROPERTIES, LLC DATE: OCTOBER, 2024

PURPOSE OF SURVEY AND CERTIFICATION

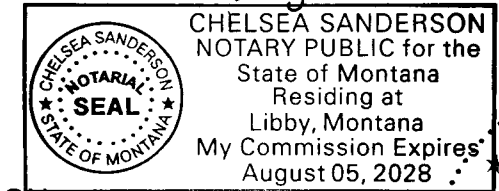
ZT PROPERTIES, LLC, record owner, hereby certifies that the purpose of this survey and division of land is the relocation of common boundaries pursuant to MCA 76-3-207(1)(d): "for five or fewer lots within a platted subdivision, the relocation of common boundaries". We further certify that Lots 11A & 12A are within the municipal boundaries of Libby, MT and are serviced by public water and sewer, and are therefore excluded 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".

Tracy McNew, Member 11-4-2024
Zachariah McNew, Member 11-4-2024

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln, by Zachariah McNew, Member & Tracy McNew, Member on this 4 day of November 2024. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

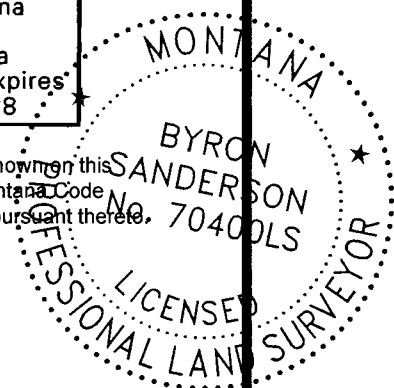
Chelsea Sanderson
residing in: Libby My Commission expires: Aug 5, 2028



LAND SURVEYOR'S CERTIFICATION

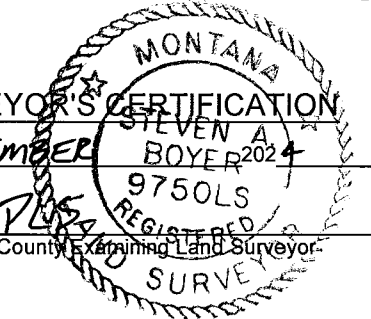
I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this "Certificate of Survey" has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Byron Sanderson 10-22-24
Byron Sanderson, PLS 70400LS Date



EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 04 of NOVEMBER 2024, A.D.
Steven A. Boyer PLS 9750LS
Steven A. Boyer, PLS 9750LS, Lincoln County Registered Land Surveyor



METHOD OF SURVEY

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

BASIS OF BEARING AND VARIATION

The basis of bearing for this survey is true north based on a static GNSS system observation. Angular variation between this survey and Plat No. 7, South Libby, is 00°18'21" along the centerline of Utah Ave between found intersection monuments at Poplar Street and Larch Street.
Note: No bearings or cardinal directions are indicated on Plat No. 7. It is therefore assumed that the intent of the surveyor was to establish South Libby based on cardinal directions.

REFERENCED SURVEYS

1896 - Plat No. 7, South Libby, A.L. Jaqueth
2005 - COS No. 3418, Retracement, Alvah F. Hughes, 7322LS

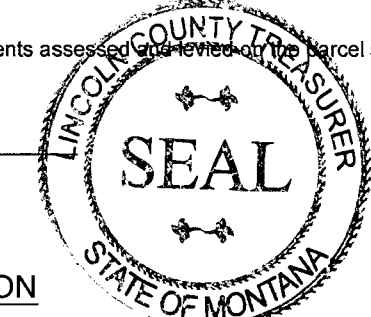
BOUNDARY ADJUSTMENT NOTE

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.

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.

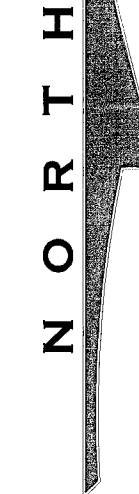
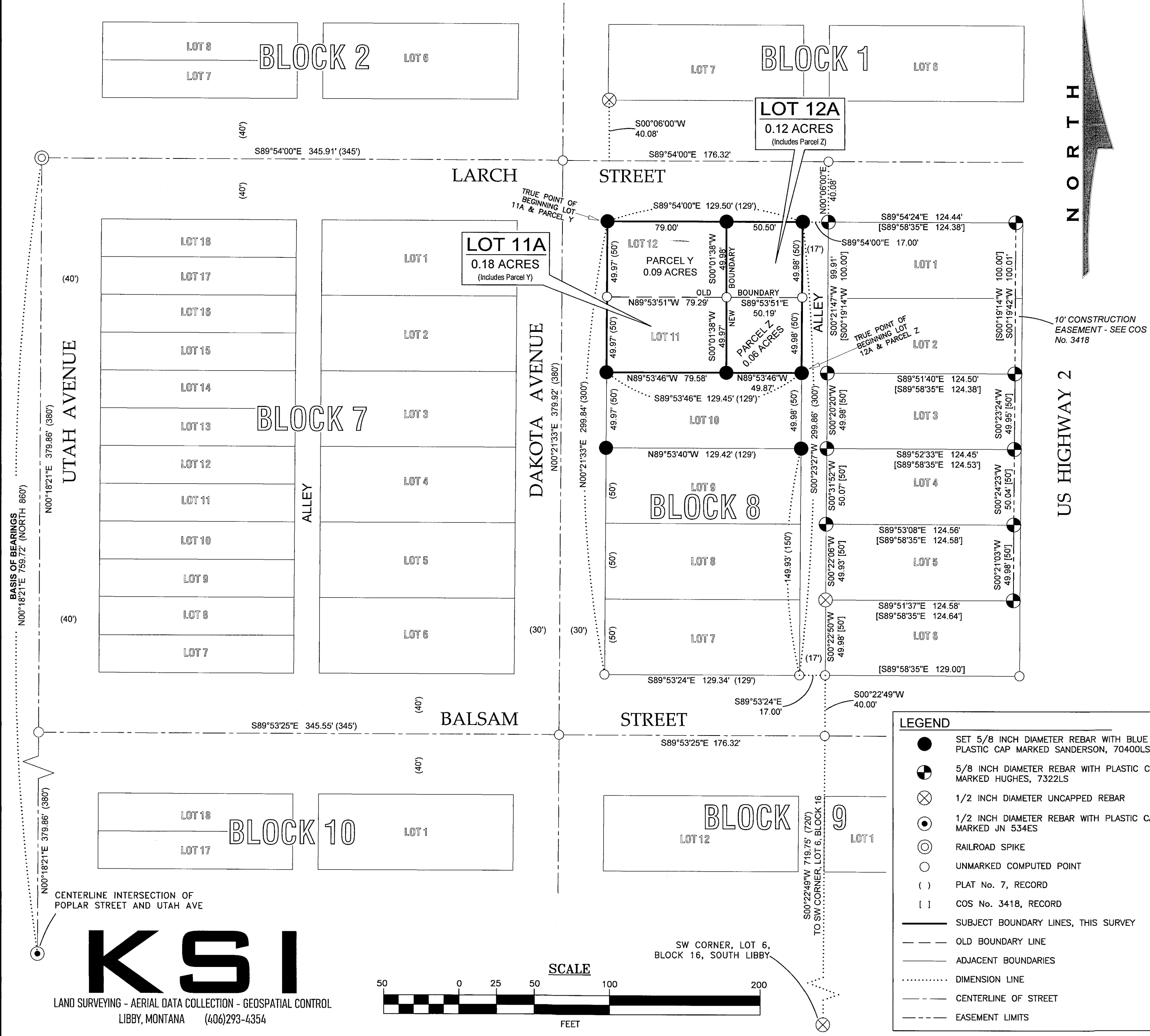
Christina Samayo 11-04-24
Lincoln County Treasurer Date
Chadwick Carlberg



CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 4 day of November 2024, A.D. at 1:05 o'clock
Cecilia Brown by Chelsea Stockson
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 5086 RB



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



CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

AMENDING LOTS 11 & 12, BLOCK 8, SOUTH LIBBY, PLAT No. 7
 NE1/4 NW1/4, SECTION 10, T.30N., R.31W., P.M.MT., LINCOLN COUNTY, MONTANA
 FOR: ZT PROPERTIES, LLC DATE: OCTOBER, 2024

LEGAL DESCRIPTION: LOT 11A

A tract of land, lying in the City of Libby, Montana, Lincoln County, within Block 8, South Libby, Plat No. 7, Section 10, T.30N., R.31W., P.M.MT. and more particularly described as follows:
 Commencing at the northwest corner of Block 8, South Libby, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS, lying on the south right-of-way limit of Larch Street, and the TRUE POINT OF BEGINNING; Thence along said south right-of-way limit, S89°54'00"E, 79.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S00°01'38"W, 99.95 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the north boundary of Lot 10, Block 8, South Libby; Thence along said north boundary, N89°53'46"W, 79.58 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the east right-of-way limit of Dakota Avenue; Thence along said east right-of-way limit, N00°21'33"E, 99.94 feet to the northwest corner of Block 8, South Libby, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the south right-of-way limit of Larch Street, and the TRUE POINT OF BEGINNING, containing 0.18 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: LOT 12A

A tract of land lying in the City of Libby, Montana, Lincoln County, within Block 8, South Libby, Plat No. 7, Section 10, T.30N., R.31W., P.M.MT. and more particularly described as follows:
 Commencing at the northeast corner of Lot 10, Block 8, South Libby, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS, and the TRUE POINT OF BEGINNING; Thence along the north boundary of Lot 10, Block 8, South Libby, N89°53'46"W, 49.87 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N00°01'38"E, 99.95 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the south right-of-way limit of Larch Street; Thence along said south right-of-way limit, S89°54'00"E, 50.50 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the west right-of-way limit of a public alleyway; Thence along said west right-of-way limit, S00°23'27"W, 99.96 feet to the northeast corner of Lot 10, Block 8, South Libby, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING, containing 0.12 acres. Subject to and together with all appurtenant easements of record.

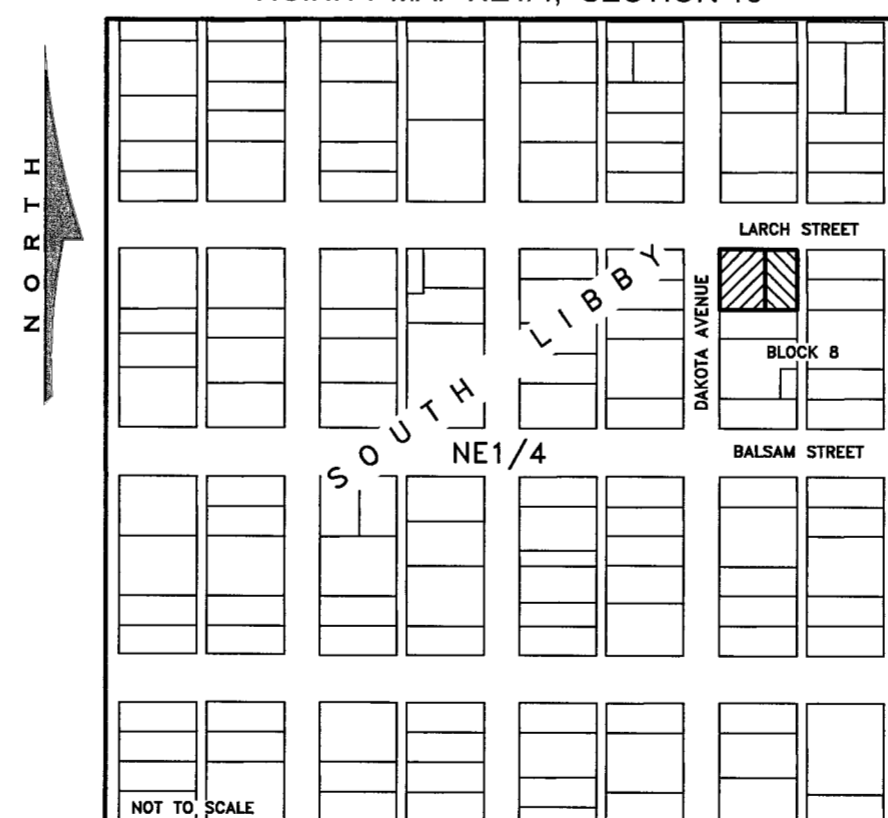
LEGAL DESCRIPTION: PARCEL Y

A tract of land, lying in the City of Libby, Montana, Lincoln County, within Block 8, South Libby, Plat No. 7, Section 10, T.30N., R.31W., P.M.MT. and more particularly described as follows:
 Commencing at the northwest corner of Block 8, South Libby, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS, lying on the south right-of-way limit of Larch Street, and the TRUE POINT OF BEGINNING; Thence along said south right-of-way limit, S89°54'00"E, 79.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S00°01'38"W, 49.98 feet to an unmarked computed point; Thence N89°53'51"W, 79.29 feet to an unmarked computed point lying on the east right-of-way limit of Dakota Avenue; Thence along said east right-of-way limit, N00°21'33"E, 49.97 feet to the northwest corner of Block 8, South Libby, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the south right-of-way limit of Larch Street, and the TRUE POINT OF BEGINNING, containing 0.09 acres. Subject to and together with all appurtenant easements of record.
 The afore-described parcel shall become part of Lot 11A as shown hereon, and shall not be conveyed as a separate tract of land.

LEGAL DESCRIPTION: PARCEL Z

A tract of land lying in the City of Libby, Montana, Lincoln County, within Block 8, South Libby, Plat No. 7, Section 10, T.30N., R.31W., P.M.MT. and more particularly described as follows:
 Commencing at the northeast corner of Lot 10, Block 8, South Libby, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS, and the TRUE POINT OF BEGINNING; Thence along the north boundary of Lot 10, Block 8, South Libby, N89°53'46"W, 49.87 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N00°01'38"E, 49.97 feet to an unmarked computed point; Thence S89°53'51"E, 50.19 feet to an unmarked computed point lying on the west right-of-way limit of a public alleyway; Thence along said west right-of-way limit, S00°23'27"W, 49.89 feet to the northeast corner of Lot 10, Block 8, South Libby, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING, containing 0.06 acres. Subject to and together with all appurtenant easements of record.
 The afore-described parcel shall become part of Lot 12A as shown hereon, and shall not be conveyed as a separate tract of land.

VICINITY MAP NE1/4, SECTION 10



KSI

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