

CERTIFICATE OF SURVEY: RETRACEMENT SURVEY

IRREGULAR PLAT NO. 968 AND BOOK 394 PAGE 863
In Gov't Lot 4 of Section 04 Twp. 30 N., R. 31W., P.M.M.

For: Sandra A. Watson
Date: August 2024

PURPOSE OF SURVEY

The purpose of this survey is to retrace the exterior boundaries of an existing tract of record and no new parcels have been created; therefore, this survey is exempt from review as a subdivision being completed pursuant to 76-3-404 M.C.A.

DESCRIPTION OF PARCEL A

A tract of land near Libby, Lincoln County, Montana, located in Gov't Lot 4 of Section 4, Twp. 30 N., R. 31 W., P.M.M., being Plat 968 and Tract A of C.O.S. 2790 and Tract A of C.O.S. 2839, containing 3.82 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped MDL 4232S, marking the northeasterly corner of Plat 968 and the northerly corner of Parcel A of C.O.S. 2790 located on the North line of Section 4, Twp. 30 N., R. 31 W., P.M.M.; thence, leaving the North line of said Section 4, S9°20'46"W 141.02 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S13°09'46"W 106.93 feet to a bare 5/8 inch dia. rebar; thence, S1°44'15"W 54.58 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S82°39'50"E a total distance of 99.98 feet to a computed point on the centerline of Parmenter Creek; thence, upstream along said centerline of Parmenter Creek one (1) course S38°52'57"W 27.98 feet to a computed point; thence, leaving said centerline of Parmenter Creek N79°31'29"W a total distance of 103.50 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°07'24"W 81.02 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S89°45'08"W 405.44 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N0°08'19"E a total distance of 311.55 feet to a computed point located on the North line of said Section 4; thence, along the North line of said Section 4, N89°44'22"E a total distance of 554.79 feet to the point of beginning.

The aforescribed Parcel A contains 3.82 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF PARCEL B

A tract of land near Libby, Lincoln County, Montana, located in Gov't Lot 4 of Section 4, Twp. 30 N., R. 31 W., P.M.M., being Parcel B of C.O.S. 1076, containing 2.99 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S, marking the northeasterly corner of Tract 3BB and the northwesterly corner of Parcel B of C.O.S. 1076; thence, S0°18'46"W a total distance of 378.97 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°42'48"E a total distance of 332.01 feet to a bare 5/8 inch dia. rebar; thence, N0°21'50"E 439.58 feet to a computed point on the centerline of Parmenter Creek; thence, upstream along said centerline of Parmenter Creek the following three (3) courses S78°59'37"W 100.95 feet to a computed point; thence, S38°52'57"W 53.02 feet to a computed point; thence, S38°52'57"W 27.98 feet to a computed point; thence, leaving said centerline of Parmenter Creek, N79°31'29"W a total distance of 103.50 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S89°07'24"E 81.02 feet to the point of beginning.

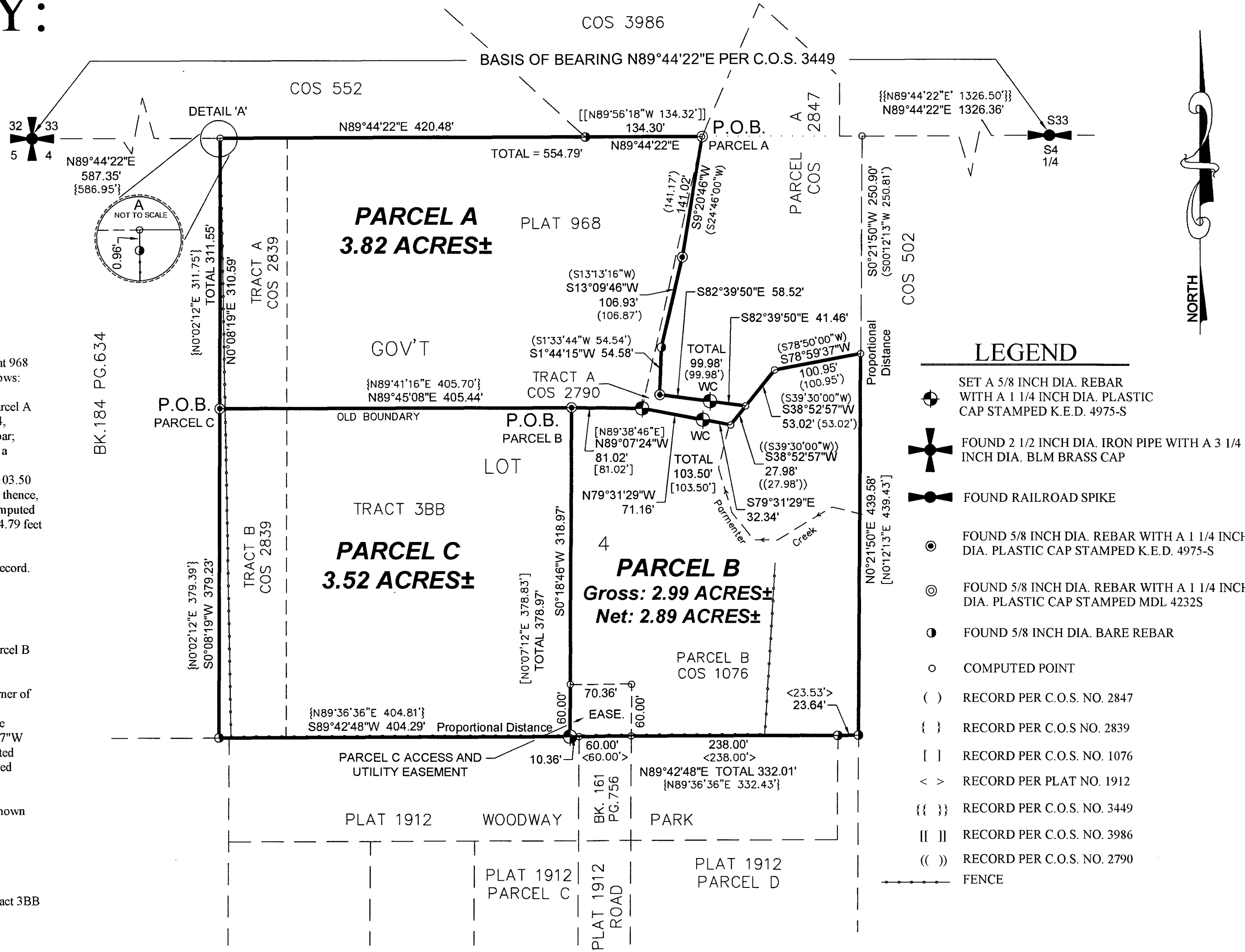
The aforescribed Parcel B contains 2.99 acres more or less and is subject to the access and utility easement for Parcel C as shown hereon and together with all appurtenant easements of record.

DESCRIPTION OF PARCEL C

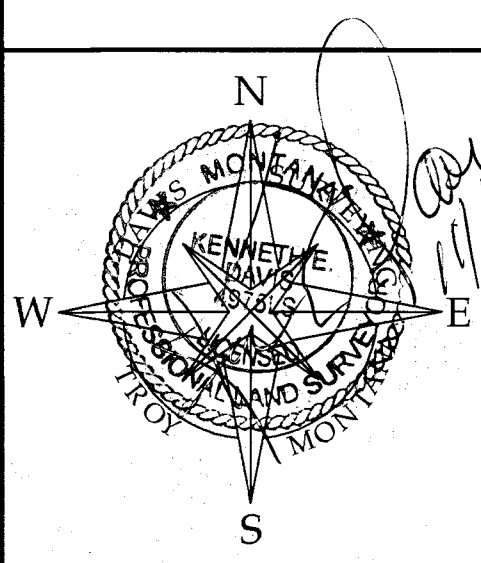
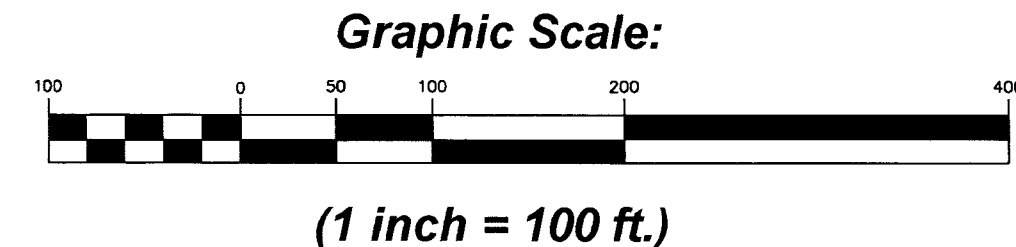
A tract of land near Libby, Lincoln County, Montana, located in Gov't Lot 4 of Section 4, Twp. 30 N., R. 31 W., P.M.M., being Tract 3BB and Tract B of C.O.S. 2839, containing 3.52 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S, marking the northwesterly corner of Tract B of C.O.S. 2839 and the southwesterly corner of Tract A of C.O.S. 2839; thence, N89°45'08"W 405.44 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S0°18'46"W a total distance of 378.97 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S89°42'48"W 404.29 feet to a bare 5/8 inch dia. rebar; thence, N0°08'19"E 379.23 feet to the point of beginning.

The aforescribed Parcel C contains 3.52 acres more or less and is subject to and together with all appurtenant easements of record.



- ### LEGEND
- SET A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH DIA. PLASTIC CAP STAMPED K.E.D. 4975-S
 - FOUND 2 1/2 INCH DIA. IRON PIPE WITH A 3 1/4 INCH DIA. BLM BRASS CAP
 - FOUND RAILROAD SPIKE
 - FOUND 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH DIA. PLASTIC CAP STAMPED K.E.D. 4975-S
 - FOUND 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH DIA. PLASTIC CAP STAMPED MDL 4232S
 - FOUND 5/8 INCH DIA. BARE REBAR
 - COMPUTED POINT
 - RECORD PER C.O.S. NO. 2847
 - RECORD PER C.O.S. NO. 2839
 - RECORD PER C.O.S. NO. 1076
 - RECORD PER PLAT NO. 1912
 - RECORD PER C.O.S. NO. 3449
 - RECORD PER C.O.S. NO. 3986
 - RECORD PER C.O.S. NO. 2790
 - FENCE



DAVIS SURVEYING INC.	
TROY, MONTANA	
DATE: 11/06/24	REV:
DRAWN BY: SM	
Land Projects 2024	
FILE: t303104sw.dwg	

CERTIFICATE OF SURVEYOR
STATE OF MONTANA
County of Lincoln

I, Kenneth E. Davis, a registered land surveyor do hereby certify that I have performed the survey shown on the attached plat or that such survey was performed under my supervision to my best knowledge and ability; that said survey is true and complete as shown and the monuments found and set occupy the positions shown hereon.

Dated this 19th day of November, 2024 A.D.

Kenneth E. Davis, Registered Land Surveyor No. 4975-S

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 19th day of NOVEMBER, 2024 A.D.

Steven A. Boyer
Professional Land Surveyor No. 9750LS

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 20 day of November, 2024 A.D.
at 4:30 O'clock P. m.

Corinne Brown
County Clerk and Recorder

Debra Stokson
Deputy

CERTIFICATE OF SURVEY NO. 5089