

CERTIFICATE OF SURVEY

PATTON FAMILY TRANSFER

WITHIN THE NE1/4 NE1/4, SECTION 22, T.36N., R.28W., P.M.MT.

LINCOLN COUNTY, MONTANA

FOR: ERIC PATTON DATE: NOVEMBER, 2024

PURPOSE OF SURVEY AND CERTIFICATION

I, Eric W. Patton, record owner, hereby certifies that the purpose of this survey and division of land is to transfer Parcel B to my son, Tell Patton, and that this is the first and single gift or sale in this county to this member of my immediate family. Therefore, this division of land is exempt from review as a subdivision pursuant to M.C.A. 76-3-207(1)(b). I also certify that Parcel A is 20 acres or greater, exclusive of public roadways, and is therefore not subject to sanitation review by the DEQ pursuant to MCA 76-4-102(24). I further certify that Parcel B is exempt from sanitation review pursuant to MCA 76-4-104(7)(p): "a basis for exempting from review facilities previously approved under this chapter or by a local reviewing authority of the facility is not proposed to be changed, is not affected by a proposed change to another facility, and meets the design conditions of its existing approval under this chapter or by the local authority and is operating properly. Existing systems must meet the current setbacks established in rule and subsection (7)(i), unless the lot was created before the relevant effective dates for mixing zones and isolation zones."

Eric W. Patton Date 12/02/2024

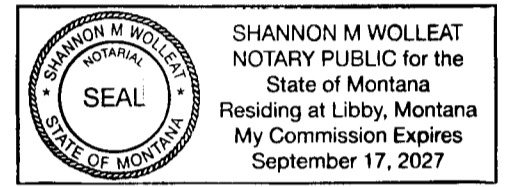
ACKNOWLEDGMENT

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

Eric W. Patton on this 2nd day of December 2024.

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

Shannon M Wolleat
residing in: _____ My Commission expires: _____



LEGAL DESCRIPTION: PARCEL A

A tract of land, lying southerly from Rexford, Montana, Lincoln County, within the NE1/4 NE1/4 Section 22, T.36N., R.28W., P.M.MT. and more particularly described as follows:

Commencing at the N1/16 corner common to Sections 22 & 23, T.36N., R.28W., P.M.MT., a 3.25 inch diameter aluminum capped USFS monument, and the TRUE POINT OF BEGINNING; Thence along the east boundary of Section 22, N00°00'40"W, 664.06 feet to the NW1/4 corner, a 5/8 inch diameter rebar with plastic cap marked MARQUARDT, 7328S; Thence continuing along said east boundary of Section 22, N00°02'08"W, 609.28 feet to the southeast corner of Parcel C, COS No. 4165FC, a 5/8 inch diameter rebar with plastic cap marked DKM, 2989ES; Thence along the south boundary of said Parcel C, S89°57'36"W, 946.92 feet to the easterly right-of-way limit of Montana Highway 37, a 5/8 inch diameter rebar with plastic cap marked DKM, 2989ES; Thence along said right-of-way limit, S09°06'47"W, 308.03 feet to a 4x4 concrete highway right-of-way monument; Thence S44°56'48"E, 796.60 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S00°00'00"E, 97.00 feet to the northeast corner of Parcel B, COS No. 2265, a 5/8 inch diameter rebar with plastic cap marked MARQUARDT, 7328S; Thence along the east boundary of said Parcel B, S36°24'35"W, 244.12 feet to an uncapped 5/8 inch diameter rebar; Thence continuing along said east boundary, S36°10'28"W, 48.06 feet to the southeast corner of said Parcel B, a 5/8 inch diameter rebar with plastic cap marked MARQUARDT, 7328S; Thence along the south boundary of said Parcel B, N53°56'52"W, 206.39 feet to a 5/8 inch diameter rebar with plastic cap marked MARQUARDT, 7328S; Thence continuing along said south boundary, along a 405.00 foot radius curve to the left, 145.02 feet arc distance through a delta angle of 20°30'58" to the east boundary of Parcel A, COS No. 4170RB, a 5/8 inch diameter rebar with plastic cap marked MARQUARDT, 7328S; Thence along said east boundary of said Parcel A, S15°43'44"W, 29.98 feet to the centerline of Pinkham Creek Road, also being the north boundary of Tract 1, COS No. 1593, an unmarked computed point; Thence along said north boundary of said Tract 1 and said centerline, along a 374.50 foot radius curve to the right, 132.83 feet arc distance through a delta angle of 20°19'19" to an unmarked computed point; Thence continuing along said north boundary of said Tract 1 and said centerline, S53°46'53"E, 283.45 feet to the south boundary of the NE1/4 NE1/4 of said Section 22, an unmarked computed point; Thence along said south boundary of the NE1/4 NE1/4, S89°46'39"E, 562.51 feet to the N1/16 corner common to Sections 22 & 23, T.36N., R.28W., P.M.MT., a 3.25 inch diameter aluminum capped USFS monument, and the TRUE POINT OF BEGINNING, containing 21.04 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL B

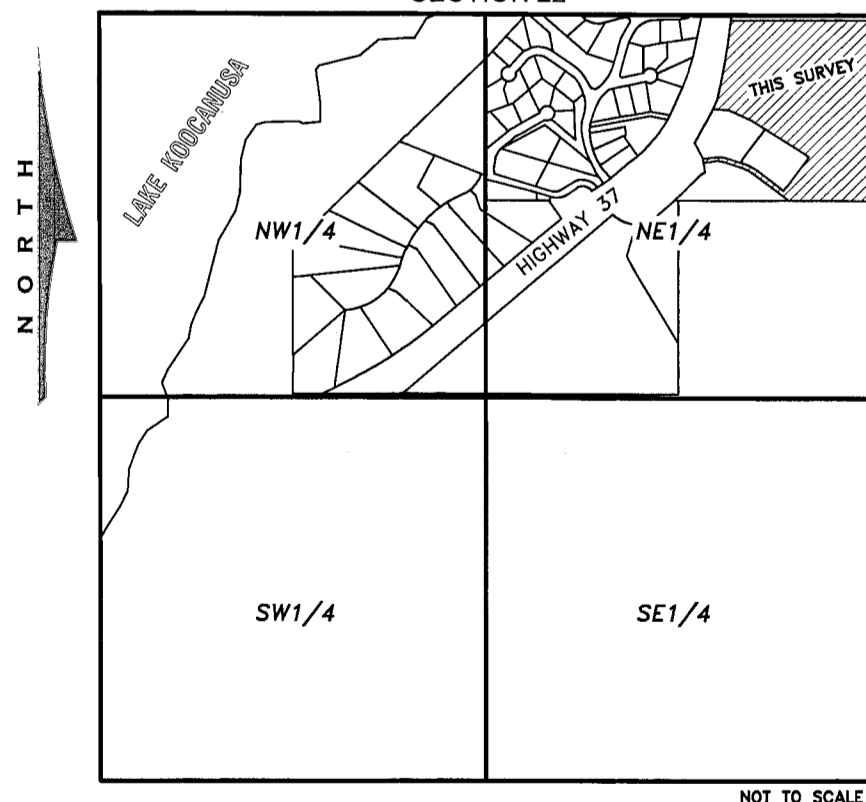
A tract of land, lying southerly from Rexford, Montana, Lincoln County, within the NE1/4 NE1/4 Section 22, T.36N., R.28W., P.M.MT. and more particularly described as follows:

Commencing at the northeast corner of Parcel B, COS No. 2265, a 5/8 inch diameter rebar with plastic cap marked MARQUARDT, 7328S, and the TRUE POINT OF BEGINNING; Thence along the northeasterly boundary of said Parcel B, N59°12'34"W, 357.07 feet to a 5/8 inch diameter rebar with plastic cap marked MARQUARDT, 7328S; Thence along the west boundary of said Parcel B, S36°14'40"W, 75.02 feet to the northeast corner of Parcel A, COS No. 4170RB, a 5/8 inch diameter rebar with plastic cap marked ERICKSON, 15272LS; Thence along the north boundary of said Parcel A, N52°15'54"W, 271.48 feet to a 5/8 inch diameter rebar with plastic cap marked ERICKSON, 15272LS; Thence continuing along said north boundary of Parcel A, S87°50'55"W, 54.86 feet to a 5/8 inch diameter rebar with plastic cap marked ERICKSON, 15272LS; Thence continuing along said north boundary of Parcel A, N70°57'15"W, 52.68 feet to the easterly right-of-way limit of Montana Highway 37, a 5/8 inch diameter rebar with plastic cap marked ERICKSON, 15272LS; Thence along said right-of-way limit, along a 1383.24 foot radius curve to the left, 374.25 feet arc distance through a delta angle of 15°30'07" to a 4x4 concrete highway right-of-way monument; Thence S44°56'48"E, 796.60 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S00°00'00"E, 97.00 feet to the northeast corner of Parcel B, COS No. 2265, a 5/8 inch diameter rebar with plastic cap marked MARQUARDT, 7328S and the TRUE POINT OF BEGINNING, containing 3.50 acres. Subject to and together with all appurtenant easements of record.

FAMILY TRANSFER NOTE

Pursuant to MCA 76-3-207(5): "An immediate family member or the spouse of an immediate family member who receives a division of land pursuant to subsection (1)(b) or (2)(b) may not transfer or otherwise convey the division of land for a period of up to 2 years after the date of the division unless the governing body sets a period of less than 2 years. A governing body may authorize variances from these requirements to address hardship situations."

VICINITY MAP
SECTION 22

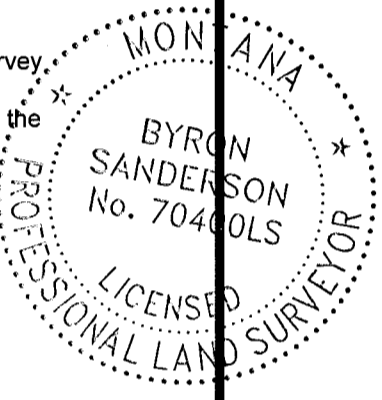


NOT TO SCALE

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.

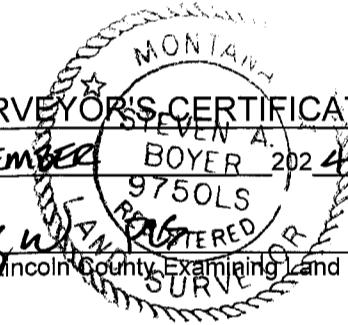
Byron Sanderson Date 11-20-24
Byron Sanderson, PLS 70400LS



EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 12 of DECEMBER, 2024, A.D.

Steven A. Boyer
Steven A. Boyer, PLS 9750LS, Lincoln County, Examining Land Surveyor



METHOD OF SURVEY

A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners by Calen Williamson February, 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 COS No. 1593 is 04°12'22" along the south boundary of the NE1/4 NE1/4 of Section 22.
Note: Many previous surveys in this area utilized bearings derived from USACE Libby Dam Project data which referenced the Montana State Plane (MSP) horizontal datum. This accounts for the large angular variation between some record and found measurements shown hereon, as the MSP contains a north convergence angle of approximately 4°30' east of true north in this area.

REFERENCED SURVEYS

- 1951 - Plat No. 109, Melvin to USFS, Pinkham Creek Road Easement, USFS
- 1969 - MDOT Project ID MSH37 aka Project No. W087-000-000, Libby Dam Project Highway 37 Relocation (sheet 96 of 116)
- 1987 - COS No. 1593, Occasional Sale, Donald R. Larson, 3980S/2989ES
- 1993 - COS No. 2265, Boundary Line Adjustment, Dawn Marquardt, 7328S
- 1997 - COS No. 2587 and 2615, Family Transfer, Dawn Marquardt, 7328S
- 2012 - COS No. 4165FC, Family Transfer, Dawn Marquardt, 7328S
- 2012 - COS No. 4170RB, Boundary Line Adjustment, Robert Erickson, 15272LS

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.

Brianne Calvelo for Sedara Carlberg Date 12-11-24
Lincoln County Treasurer



CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 17 day of December 2024, A.D. at 9:24 AM o'clock

Corrina Brown by Debra Johnston
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 5096Fc

KSI

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



CERTIFICATE OF SURVEY

PATTON FAMILY TRANSFER

WITHIN THE NE1/4 NE1/4, SECTION 22, T.36N., R.28W., P.M.MT.

LINCOLN COUNTY, MONTANA

FOR: ERIC PATTON DATE: NOVEMBER, 2024

NORTH

MONTANA HIGHWAY 37
MDOT PROJ ID MSH37
MDOT PROJ No. W087-000-000

NE1/4 NE1/4

PARCEL A

21.04 ACRES
ERIC W. PATTON
Sanitation Exemption:
MCA 76-4-102(24)

PARCEL B

3.50 ACRES
TELL PATTON
Sanitation Exemption:
MCA 76-4-104(7)(p)

PARCEL A
COS No. 4170RB

PARCEL B
COS No. 2265

TRACT 1
COS No. 1593

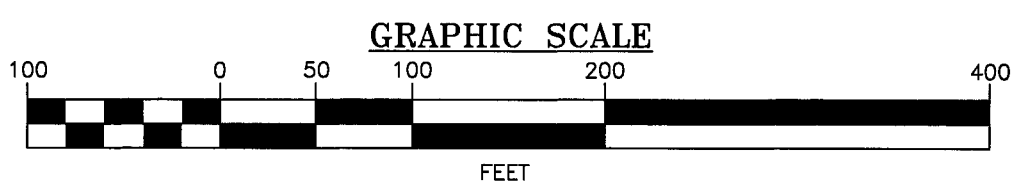
TRACT 1
COS No.
3580FC

TRACT 2
COS No.
3580FC

PARCEL B
COS No.
2615

LEGEND

- SET 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS
- ⊙ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED ERICKSON 15272LS
- ⊙ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MARQUARDT, 7328S
- UNMARKED COMPUTED POINT
- △ N1/16 CORNER, 3.25 INCH DIAMETER USFS ALUMINUM CAP
- ⊙ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED LARSON 3980S
- ⊗ 4x4 CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT
- ⊙ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED DKM, 2989ES
- ⊗ UNCAPPED 5/8 INCH DIAMETER REBAR
- ⊕ SECTION CORNER: 3.25 INCH DIAMETER BLM BRASS CAP
- () COS No. 1593, RECORD
- { } COS No. 2265, RECORD
- .. COS No. 2615, RECORD
- | | COS No. 4165FC, RECORD
- < > COS No. 4170RB, RECORD
- SUBJECT BOUNDARY LINES, THIS SURVEY
- ADJACENT BOUNDARIES
- DIMENSION/RADIAL LINE
- RIGHT-OF-WAY LIMIT
- ROAD CENTERLINE
- SECTION LINE



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