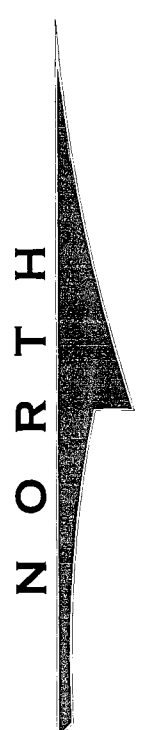


# CERTIFICATE OF SURVEY

## BOUNDARY LINE ADJUSTMENT

AMENDING LOTS 4 & 5, CABINET VIEW COUNTRY CLUB SUBDIVISION, PLAT No. 4421  
 NE1/4 NW1/4, SECTION 15, T.30N., R.31W., P.M.MT., LINCOLN COUNTY, MONTANA  
 FOR: MORRIS DATE: MARCH, 2025



PARCEL 1A1  
 COS No. 4909RB

PARCEL 1A1  
 COS No. 4909RB

- LEGEND**
- SET 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS
  - ⊙ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED BASTIN, 3517ES
  - ⊗ 5/8 INCH DIAMETER UNCAPPED REBAR
  - ⊙ 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS
  - UNMARKED COMPUTED POINT
  - ( ) PLAT No. 4421, RECORD
  - SUBJECT BOUNDARY LINES, THIS SURVEY
  - - - OLD BOUNDARY LINE
  - ADJACENT BOUNDARIES
  - ..... DIMENSION OR RADIAL LINE
  - ROAD CENTERLINE

LOT 2

LOT 3

**LOT 4A**  
 0.48 ACRES  
 (Includes Parcel X)

**LOT 5A**  
 0.43 ACRES

LOT 4

LOT 5

LOT 6

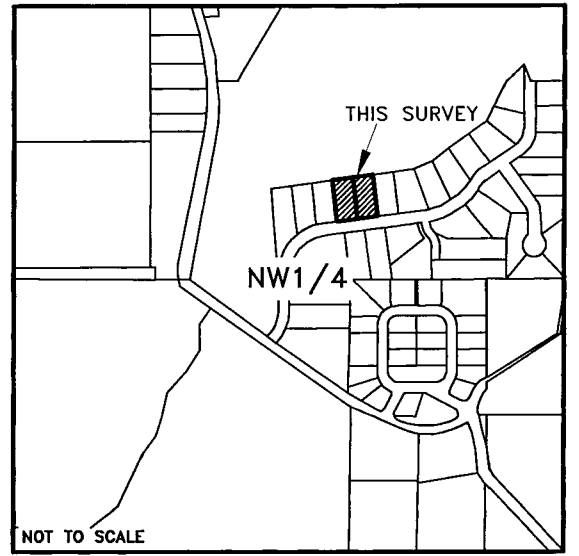
PARCEL X  
 0.02 ACRES  
 (1021.4 SQ FT)

CABINET VIEW COUNTRY CLUB ROAD

LOT 13

LOT 14

VICINITY MAP: NW1/4, SECTION 15



**LEGAL DESCRIPTION: LOT 4A**  
 A tract of land, lying in Plat No. 4421, Cabinet View Country Club Subdivision, within the municipal boundaries of Libby, Montana, Lincoln County, in the NE1/4 NW1/4, Section 15, T.30N., R.31W., P.M.MT. and more particularly described as follows:  
 Commencing at the northeast corner of Lot 3, Plat No. 4421, Lincoln County Records, a 5/8 inch diameter uncapped rebar lying on the south boundary of Parcel 1A1, COS No. 4909RB, and the TRUE POINT OF BEGINNING; Thence along the east boundary of said Lot 3, S07°16'38"E, 199.75 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the north right-of-way limit of Cabinet View Country Club Road; Thence along said right-of-way limit, N82°43'22"E, 99.88 feet to an unmarked computed point; Thence continuing along said right-of-way limit, N82°58'51"W, 5.14 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N07°02'34"W, 200.19 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the south boundary of Parcel 1A1, COS No. 4909RB; Thence along said south boundary, S83°18'28"W, 5.06 feet to a 5/8 inch diameter rebar with plastic cap marked BASTIN, 3517ES; Thence continuing along said south boundary, S82°27'34"W, 100.78 feet to the northeast corner of Lot 3, Plat No. 4421, Lincoln County Records, a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING, containing 0.48 acres. Subject to and together with all appurtenant easements of record.

**LEGAL DESCRIPTION: LOT 5A**  
 A tract of land, lying in Plat No. 4421, Cabinet View Country Club Subdivision, within the municipal boundaries of Libby, Montana, Lincoln County, in the NE1/4 NW1/4, Section 15, T.30N., R.31W., P.M.MT. and more particularly described as follows:  
 Commencing at the southwest corner of Lot 6, Plat No. 4421, Lincoln County Records, a 5/8 inch diameter rebar with plastic cap marked BASTIN, 3517ES lying on the north right-of-way limit of Cabinet View Country Club Road, and the TRUE POINT OF BEGINNING; Thence along the west boundary of said Lot 6, N07°20'15"W, 199.66 feet to a 5/8 inch diameter uncapped rebar lying on the south boundary of Parcel 1A1, COS No. 4909RB; Thence along said south boundary, S83°18'28"W, 93.94 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S07°02'34"E, 200.19 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the north right-of-way limit of Cabinet View Country Club Road; Thence along said right-of-way limit, N82°58'51"E, 94.97 feet to the southwest corner of Lot 6, Plat No. 4421, Lincoln County Records, a 5/8 inch diameter rebar with plastic cap marked BASTIN, 3517ES, and the TRUE POINT OF BEGINNING, containing 0.43 acres. Subject to and together with all appurtenant easements of record.

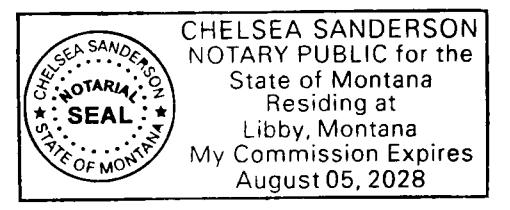
**LEGAL DESCRIPTION: PARCEL X**  
 A tract of land, lying in Plat No. 4421, Cabinet View Country Club Subdivision, within the municipal boundaries of Libby, Montana, Lincoln County, in the NE1/4 NW1/4, Section 15, T.30N., R.31W., P.M.MT. and more particularly described as follows:  
 Commencing at the northeast corner of Lot 3, Plat No. 4421, Lincoln County Records, a 5/8 inch diameter uncapped rebar lying on the south boundary of Parcel 1A1, COS No. 4909RB; Thence along said south boundary, N82°27'34"E, 100.78 feet to a 5/8 inch diameter rebar with plastic cap marked BASTIN, 3517ES, and the TRUE POINT OF BEGINNING; Thence S07°01'09"E, 200.22 feet to an unmarked computed point lying on the north right-of-way limit of Cabinet View Country Club Road; Thence along said right-of-way limit, N82°58'51"W, 5.14 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N07°02'34"W, 200.19 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the south boundary of Parcel 1A1, COS No. 4909RB; Thence along said south boundary, S83°18'28"W, 5.06 feet to a 5/8 inch diameter rebar with plastic cap marked BASTIN, 3517ES and the TRUE POINT OF BEGINNING, containing 0.02 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.

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

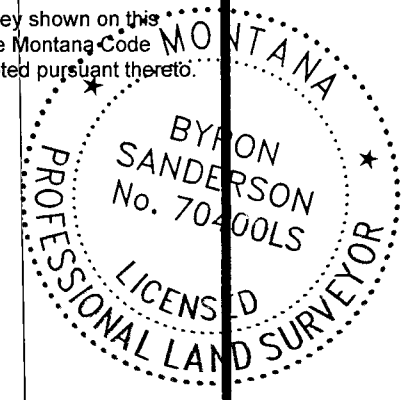
**PURPOSE OF SURVEY AND CERTIFICATION**  
 Curt Morris and Mary Lou Morris, record owners, hereby certify that the purpose of this survey and division of land is the relocation of common boundaries pursuant to MCA 76-3-207(1)(d): "for five or fewer lots within a platted subdivision, the relocation of common boundaries". We further certify that Lots 4A & 5A 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".

Curt Morris Curt Morris 3-14-25 Date  
 Mary Lou Morris Mary Lou Morris 3-14-25 Date

**ACKNOWLEDGMENT**  
 The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln by Curt Morris & Mary Lou Morris on this 14 day of March 2025. 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 3-14-25 Date  
 Byron Sanderson, PLS 70400LS



**EXAMINING LAND SURVEYOR'S CERTIFICATION**  
 Examined this day 17 of March 2025, A.D.  
Steven A. Boyer  
 Steven A. Boyer, PLS 70400LS, Lincoln County Examining Land Surveyor

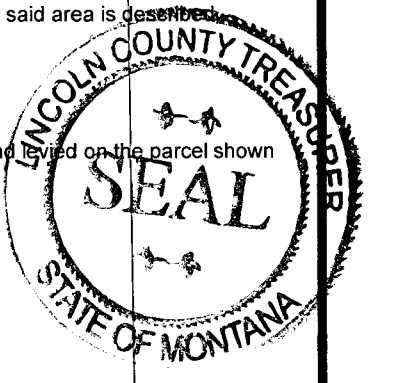
**METHOD OF SURVEY**  
 A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners by Calen Williamson September, 2024.

**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. 4421 is 00°16'38" along the boundary line common to Lots 3 and 4, said Plat No. 4421.

**REFERENCED SURVEYS**  
 1987 - Plat No. 4421, Cabinet View Country Club Subdivision, R.F. Bastin, 3517ES

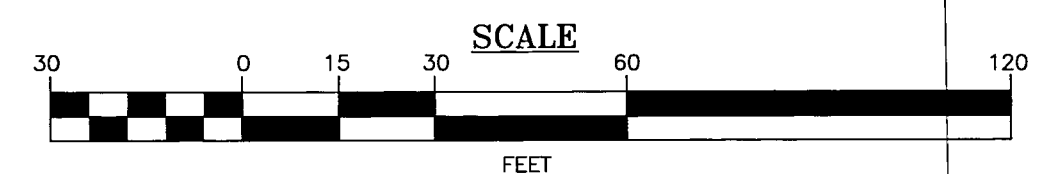
**BOUNDARY ADJUSTMENT NOTE**  
 The area that is being removed from one tract of record and joined with another tract of record is not a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with 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 and levied on the parcel shown herein are paid pursuant to Section 76-3-207(3), M.C.A.  
Sedavis Carlsberg by K. Randall 3.14.25 Date  
 Lincoln County Treasurer



**CLERK AND RECORDER'S CERTIFICATION**  
 State of Montana, County of Lincoln, filed this 19 day of March 2025, A.D. at 10:57 o'clock

Carina Brown by Debra Stokson  
 Lincoln County Clerk and Recorder Deputy



CERTIFICATE OF SURVEY No. 5114 RB