

CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT & AGGREGATION OF LOTS

AMENDING LOTS 20, 21, & 22, BLOCK 9, FAUST ADDITION, PLAT No. 4
SE1/4 SW1/4, SECTION 3, T.30N., R.31W., P.M.M.T., LINCOLN COUNTY, MONTANA
FOR: STEFANI & HAFFERMAN, ET. AL. DATE: FEBRUARY, 2025

LEGAL DESCRIPTION: LOT 20A

A tract of land, lying within the City of Libby, Montana, Lincoln County, within Block 9 of Faust Addition, Plat No. 4, in the SE1/4 SW1/4, Section 3, T.30N., R.31W., P.M.M.T. and more particularly described as follows:
Commencing at the northeast corner of Block 9, Faust Addition, a 5/8 inch diameter rebar with plastic cap marked JHN, 4661 lying on the westerly right-of-way limit of Utah Avenue and the TRUE POINT OF BEGINNING; Thence along said right-of-way limit, S25°01'50"W, 74.94 feet to the northeast corner of Lot 19, Block 9, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along the north boundary of Lot 19, Block 9, N65°01'41"W, 59.96 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N24°59'51"E, 74.96 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the southerly right-of-way limit of Eighth Street; Thence along said southerly right-of-way limit, S65°00'21"E, 60.00 feet to the northeast corner of Block 9, Faust Addition, a 5/8 inch diameter rebar with plastic cap marked JHN, 4661 and the TRUE POINT OF BEGINNING, containing 0.10 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: LOT 22A

A tract of land, lying within the City of Libby, Montana, Lincoln County, within Block 9 of Faust Addition, Plat No. 4, in the SE1/4 SW1/4, Section 3, T.30N., R.31W., P.M.M.T. and more particularly described as follows:
Commencing at the northwest corner of Block 9, Faust Addition, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS lying on the southerly right-of-way limit of Eighth Street, and the TRUE POINT OF BEGINNING; Thence along said southerly right-of-way limit, S65°00'21"E, 66.94 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S24°59'51"W, 74.96 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the north boundary of Lot 19, Block 9; Thence along said north boundary, N65°01'41"W, 66.99 feet to the easterly right-of-way limit of a public alley, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along the easterly right-of-way limit of the public alley, N25°02'09"E, 74.98 feet to the northwest corner of Block 9, Faust Addition, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING, containing 0.12 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL W

A tract of land, lying within the City of Libby, Montana, Lincoln County, within Block 9 of Faust Addition, Plat No. 4, in the SE1/4 SW1/4, Section 3, T.30N., R.31W., P.M.M.T. and more particularly described as follows:
Commencing at the northwest corner of Block 9, Faust Addition, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the easterly right-of-way limit of a public alley, S25°02'09"W, 24.99 feet to an unmarked computed point and the TRUE POINT OF BEGINNING; Thence S65°00'48"E, 66.96 feet to an unmarked computed point; Thence S24°59'51"W, 24.99 feet to an unmarked computed point; Thence N65°01'41"W, 66.98 feet to the easterly right-of-way limit of a public alley, an unmarked computed point; Thence along the easterly right-of-way limit of the public alley, N25°02'09"E, 24.99 feet to an unmarked computed point and the TRUE POINT OF BEGINNING, containing 0.04 acres. Subject to and together with all appurtenant easements of record. The afore-described parcel shall become part of Lot 22A as shown hereon, and shall not be conveyed as a separate tract of land.

LEGAL DESCRIPTION: PARCEL X

A tract of land, lying within the City of Libby, Montana, Lincoln County, within Block 9 of Faust Addition, Plat No. 4, in the SE1/4 SW1/4, Section 3, T.30N., R.31W., P.M.M.T. and more particularly described as follows:
Commencing at the northeast corner of Block 9, Faust Addition, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the easterly right-of-way limit of a public alley, S25°02'09"W, 49.98 feet to an unmarked computed point and the TRUE POINT OF BEGINNING; Thence S65°01'14"E, 66.98 feet to an unmarked computed point; Thence S24°59'51"W, 24.99 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the north boundary of Lot 19, Block 9; Thence N65°01'41"W, 66.99 feet to the easterly right-of-way limit of a public alley, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along the easterly right-of-way limit of the public alley, N25°02'09"E, 24.99 feet to an unmarked computed point and the TRUE POINT OF BEGINNING, containing 0.04 acres. Subject to and together with all appurtenant easements of record. The afore-described parcel shall become part of Lot 22A as shown hereon, and shall not be conveyed as a separate tract of land.

LEGAL DESCRIPTION: PARCEL Y

A tract of land, lying within the City of Libby, Montana, Lincoln County, within Block 9 of Faust Addition, Plat No. 4, in the SE1/4 SW1/4, Section 3, T.30N., R.31W., P.M.M.T. and more particularly described as follows:
Commencing at the northeast corner of Block 9, Faust Addition, a 5/8 inch diameter rebar with plastic cap marked JHN, 4661 lying on the westerly right-of-way limit of Utah Avenue; Thence along said westerly right-of-way limit, S25°01'50"W, 24.98 feet to an unmarked computed point and the TRUE POINT OF BEGINNING; Thence continuing along said westerly right-of-way limit, S25°01'50"W, 24.98 feet to an unmarked computed point; Thence N65°01'14"W, 59.97 feet to an unmarked computed point; Thence N24°59'51"E, 24.99 feet to an unmarked computed point; Thence S65°00'48"E, 59.99 feet to the westerly right-of-way limit of Utah Avenue, an unmarked computed point and the TRUE POINT OF BEGINNING, containing 0.03 acres. Subject to and together with all appurtenant easements of record. The afore-described parcel shall become part of Lot 20A as shown hereon, and shall not be conveyed as a separate tract of land.

LEGAL DESCRIPTION: PARCEL Z

A tract of land, lying within the City of Libby, Montana, Lincoln County, within Block 9 of Faust Addition, Plat No. 4, in the SE1/4 SW1/4, Section 3, T.30N., R.31W., P.M.M.T. and more particularly described as follows:
Commencing at the northeast corner of Block 9, Faust Addition, a 5/8 inch diameter rebar with plastic cap marked JHN, 4661 lying on the westerly right-of-way limit of Utah Avenue and the TRUE POINT OF BEGINNING; Thence along said westerly right-of-way limit, S25°01'50"W, 24.98 feet to an unmarked computed point; Thence N65°00'48"W, 59.99 feet to an unmarked computed point; Thence N24°59'51"E, 24.99 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the southerly right-of-way limit of Eighth Street; Thence along said southerly right-of-way limit, S65°00'21"E, 60.00 feet to the northeast corner of Block 9, Faust Addition, a 5/8 inch diameter rebar with plastic cap marked JHN, 4661 and the TRUE POINT OF BEGINNING, containing 0.03 acres. Subject to and together with all appurtenant easements of record. The afore-described parcel shall become part of Lot 20A as shown hereon, and shall not be conveyed as a separate tract of land.

METHOD OF SURVEY

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

BASIS OF BEARING AND VARIATION

The basis of bearing for this survey is true north based on a static GNSS observation. Angular variation between this survey and COS No. 4220 is 00°00'05" along the easterly boundary of Lots 16 - 22, Block 9, Faust Addition.

REFERENCED SURVEYS & DOCUMENTS

1909 - Plat No. 4, Faust Addition, Henry E. Kuphal
2013 - COS No. 4220, 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.

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.

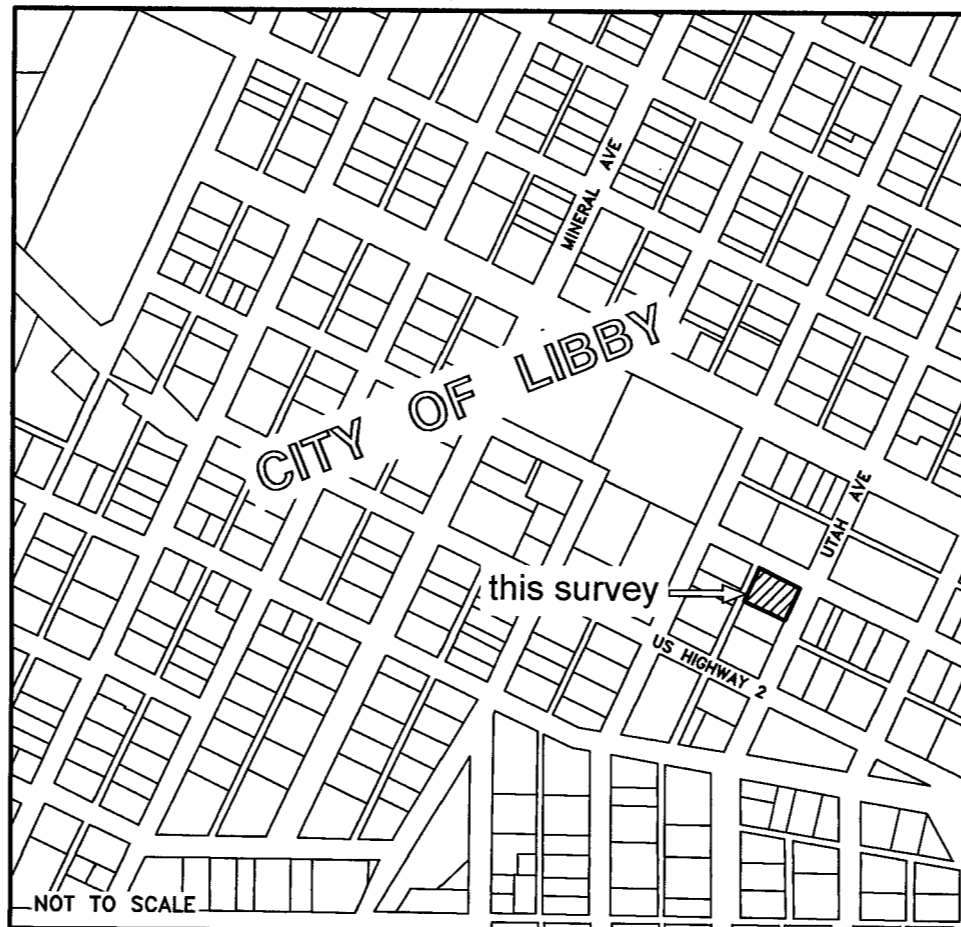
Byron Sanderson 2-11-25
Byron Sanderson, PLS 70400LS Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day of March, 2025, A.D.

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

VICINITY MAP SW1/4, SECTION 3



PURPOSE OF SURVEY AND CERTIFICATION

We, Anne L. Stefani, Craig A. Hafferman, Brian A. Hafferman, and William C. Hafferman, Jr., 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 20A & 22A are connected to municipal water and sewer, and 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".

Anne L. Stefani 3/18/25
Anne L. Stefani Date
Craig A. Hafferman 03/17/2025
Craig A. Hafferman Date
Brian A. Hafferman 03/21/25
Brian A. Hafferman Date
William C. Hafferman Jr. 3/14/25
William C. Hafferman, Jr. Date

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for

the State of Montana County of Fairfax by

Anne L. Stefani on this 18 day of March, 2025. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

[Signature]
residing in: Bozeman, MT My Commission expires: 08-12-2026

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for

the State of Minnesota County of Hennepin by

Craig A. Hafferman on this 17 day of March, 2025. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

[Signature]
residing in: Mpls, MN Hennepin My Commission expires: 1/31/2026

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for

the State of MT County of Lincoln by

Brian A. Hafferman on this 21 day of March, 2025. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

[Signature]
residing in: Libby My Commission expires: 9-17-2027

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for

the State of Pennsylvania County of Monroe by

William C. Hafferman, Jr. on this 14 day of March, 2025. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

[Signature]
residing in: Strasburg, PA Monroe County My Commission expires: March 28, 2026

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.

Sedaris Carlsberg by K. Randall 3-24-25
Lincoln County Treasurer Date

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 26 day of March, 2025, A.D. at 3:47 o'clock

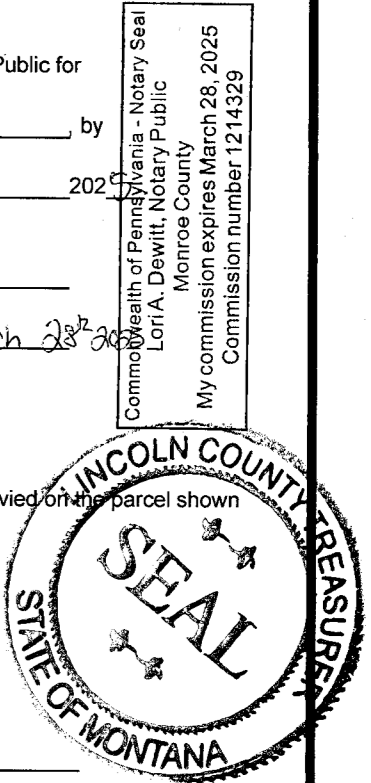
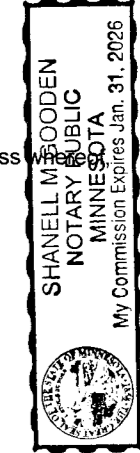
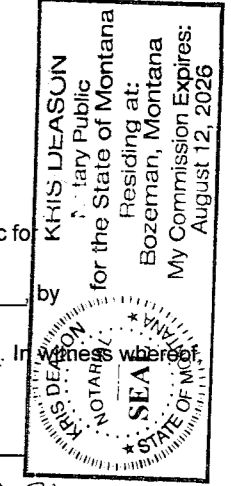
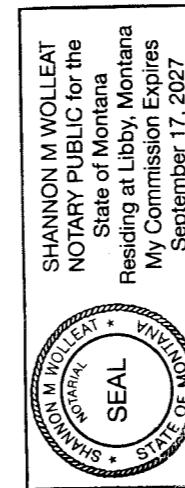
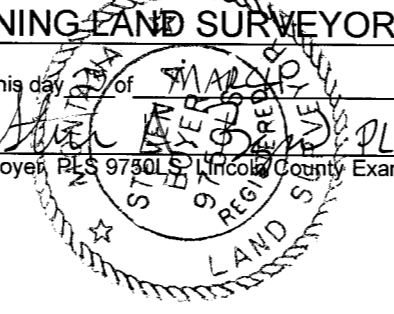
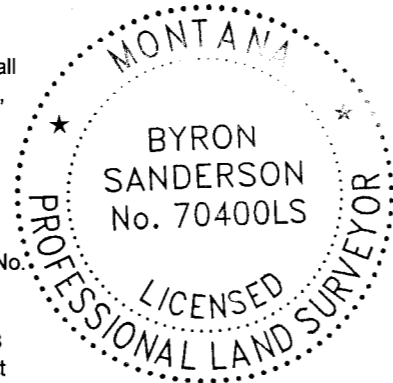
Corrine Brown by DeTeisha Storkson
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 5118 AL RB

SHEET 1 OF 2

KSI

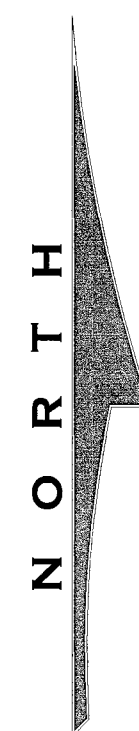
LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL
LIBBY, MONTANA (406)293-4354



CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT & AGGREGATION OF LOTS

AMENDING LOTS 20, 21, & 22, BLOCK 9, FAUST ADDITION, PLAT No. 4
 SE1/4 SW1/4, SECTION 3, T.30N., R.31W., P.M.M.T., LINCOLN COUNTY, MONTANA
 FOR: STEFANI & HAFFERMAN, ET. AL. DATE: FEBRUARY, 2025



BLOCK 10

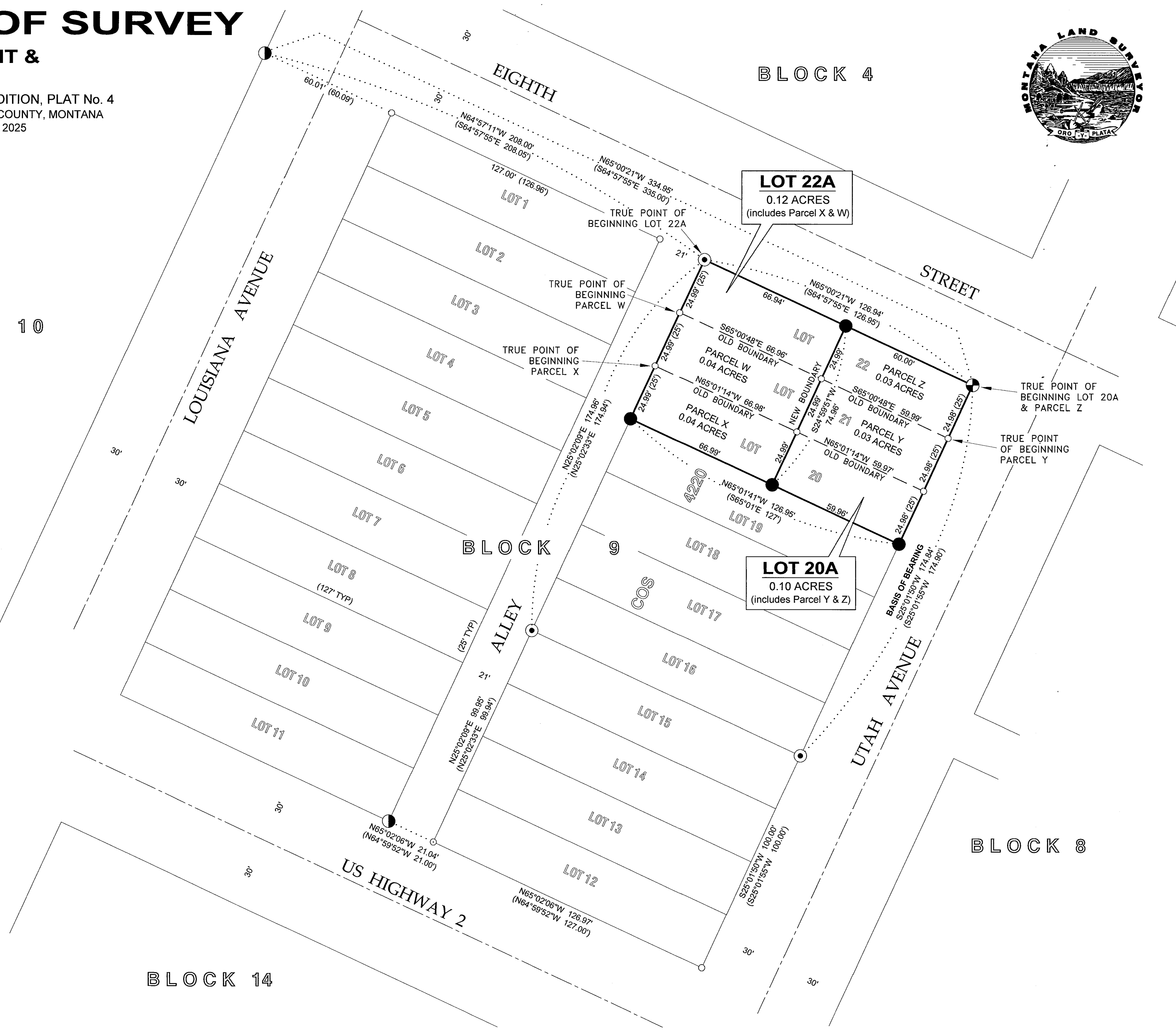
BLOCK 4

BLOCK 9

BLOCK 8

BLOCK 14

LEGEND	
	SET 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS
	5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JHN, 4661
	5/8 INCH DIAMETER REBAR YELLOW UNREADABLE PLASTIC CAP
	5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
	UNMARKED COMPUTED POINT
	COS No. 4220, RECORD
	SUBJECT BOUNDARY LINES, THIS SURVEY
	OLD BOUNDARY LINE
	ADJACENT BOUNDARIES
	DIMENSION LINE
	CENTERLINE OF ROAD/HIGHWAY



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 LIBBY, MONTANA (406)293-4354

