

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."

CERTIFICATE OF SURVEY

CANNON FAMILY TRANSFER

AMENDING LOT 1, PIPE CREEK SUBDIVISION, PLAT No. 5241

WITHIN THE S1/2 N1/2, SECTION 10, T.32N., R.31W., P.M.MT.

LINCOLN COUNTY, MONTANA

FOR: LARRY CANNON DATE: MARCH, 2025

PURPOSE OF SURVEY AND OWNER'S CERTIFICATION

I, Larry A. Cannon, record owner, hereby certifies that the purpose of this survey and division of land is to transfer Lot 1A to my daughter Laura A. Cannon, Lot 1B to my daughter Sheila L. Cannon, and Lot 1D to my daughter Cindy J. Kangas, and that this is the first and single gift or sale in this county to these members 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).

Larry A. Cannon
Larry A. Cannon

4-1-25
Date

ACKNOWLEDGMENT

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

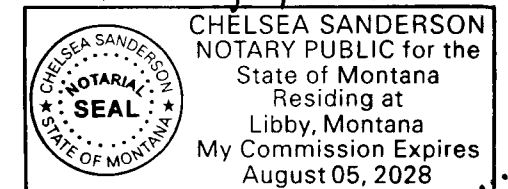
the State of Montana County of Lincoln

by LARRY A. CANNON on this 1st day of April, 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
Byron Sanderson, PLS, 70400LS

3-7-25
Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 3rd of April, 2025, A.D.

Steven A. Boyer, 9750LS, Notary Public, Examining Land Surveyor

LEGAL DESCRIPTION: LOT 1D

An irregular tract of land lying northerly from Libby, Montana, Lincoln County, within the SW1/4 NE1/4, Section 10, T.32N., R.31W., P.M.MT., and more particularly described as follows: Commencing at the northeast corner of Lot 2, Plat No. 5241, a 5/8 inch diameter rebar with plastic cap marked MARQUARDT, 7328S lying on the west boundary of the SE1/4 NE1/4, said Section 10, and the TRUE POINT OF BEGINNING; Thence along the west boundary of the SE1/4 NE1/4, said Section 10, N00°22'52"E, 340.16 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence N89°40'13"W, 664.51 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence S08°15'49"E, 345.14 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS lying on the north boundary of Lot 2, Plat No. 5241; Thence along said north boundary, S89°46'27"E, 612.63 feet to the northeast corner of Lot 2, Plat No. 5241, a 5/8 inch diameter rebar with plastic cap marked MARQUARDT, 7328S lying on the west boundary of the SE1/4 NE1/4, said Section 10, and the TRUE POINT OF BEGINNING, containing 5.00 acres. Subject to and together with all other appurtenant easements of record.

REFERENCED SURVEYS

1994 - Plat No. 5241, Pipe Creek Subdivision, Dawn Marquardt, 7328S

METHOD OF SURVEY

A Trimble R10-2 GNSS system was used to tie previously set controlling corners by Calen Williamson, May, 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 Plat No. 5241 is 00°01'26" between the S89°46'27"E N 1/256 corner and the C-N-S-NE 1/256 corner of Section 10, T.32N., R.31W., P.M.MT., as shown hereon.

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(1)(a), M.C.A. 4-2-25
Lincoln County Treasurer Date

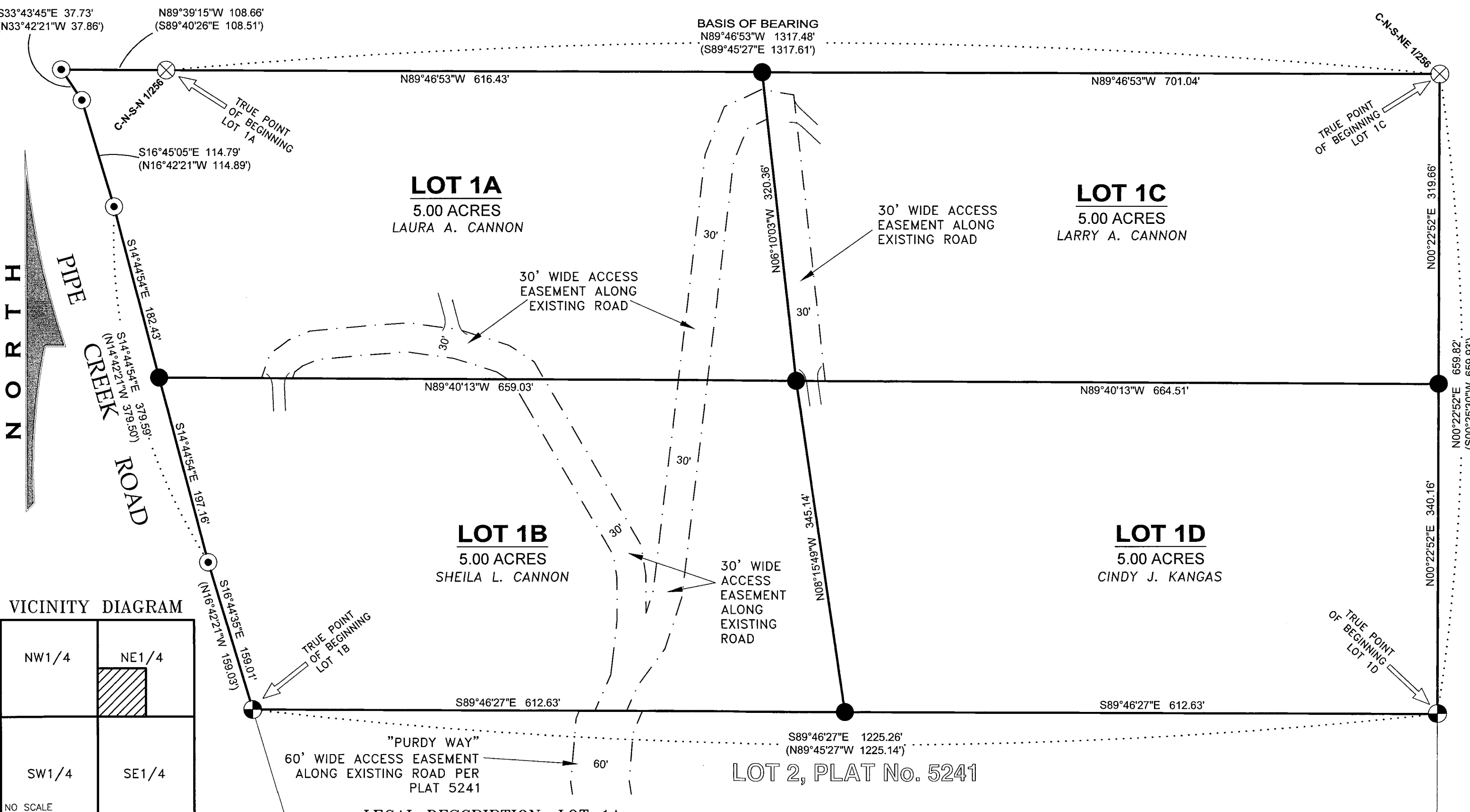
CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 8th day

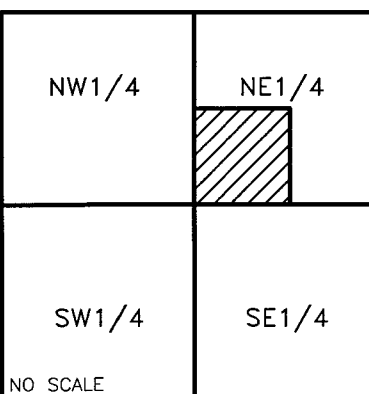
of April, 2025, A.D. at 3:41 o'clock

Corrine Brown by Debbie Jackson
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 9120 FC



VICINITY DIAGRAM



LEGEND

- SET 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS
- ⊙ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MARQUARDT, 7328S
- ⊗ 3.25 INCH DIAMETER ALUMINUM CAP USDA 1/256 CORNER
- ⊙ 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDS, 7975S
- ⊙ 3.25 INCH DIAMETER ALUMINUM CAP USDA 1/16 CORNER
- () PLAT No. 5241, RECORD
- SUBJECT BOUNDARY LINES, THIS SURVEY
- ADJACENT BOUNDARIES
- DIMENSION LINE
- - - - - EASEMENT LIMIT
- () DRIVEWAY APPROACH

LEGAL DESCRIPTION: LOT 1A

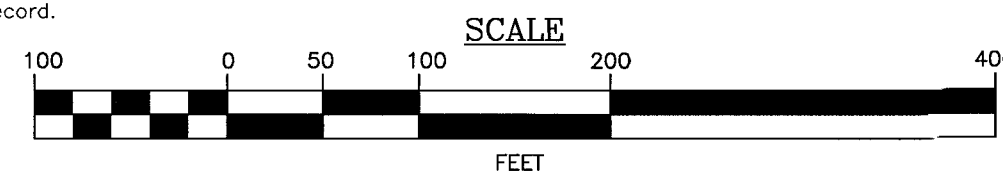
An irregular tract of land lying northerly from Libby, Montana, Lincoln County, within the SW1/4 NE1/4, Section 10, T.32N., R.31W., P.M.MT., and more particularly described as follows: Commencing at the C-N-S-N 1/256 corner, said Section 10, a 3.25 inch diameter USDA aluminum cap monument and the TRUE POINT OF BEGINNING; Thence N89°39'15"W, 108.66 feet to a 1/2 inch diameter rebar with plastic cap marked SANDS 7975S; Thence S33°43'45"E, 37.73 feet to a 1/2 inch diameter rebar with plastic cap marked SANDS 7975S; Thence S16°45'05"E, 114.79 feet to a 1/2 inch diameter rebar with plastic cap marked SANDS 7975S; Thence S14°44'54"E, 182.43 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence S89°40'13"E, 659.03 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence N06°10'03"W, 320.36 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS lying on the south boundary of the N1/2 N1/2 SW1/4 NE1/4, said Section 10; Thence along said south boundary, N89°46'53"W, 616.43 feet to the C-N-S-N 1/256 corner, said Section 10, a 3.25 inch diameter USDA aluminum cap monument and the TRUE POINT OF BEGINNING, containing 5.00 acres. Subject to 30 foot wide access easements for Lots 1B, 1C, & 1D, as shown hereon, and together with all other appurtenant easements of record.

LEGAL DESCRIPTION: LOT 1B

An irregular tract of land lying northerly from Libby, Montana, Lincoln County, within the SW1/4 NE1/4, Section 10, T.32N., R.31W., P.M.MT., and more particularly described as follows: Commencing at the northwest corner of Lot 2, Plat No. 5241, a 5/8 inch diameter rebar with plastic cap marked MARQUARDT, 7328S and the TRUE POINT OF BEGINNING; Thence along the north boundary of said Lot 2, S89°46'27"E, 612.63 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence N08°15'49"W, 345.14 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence N89°40'13"W, 659.03 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence S14°44'54"E, 197.16 feet to a 1/2 inch diameter rebar with plastic cap marked SANDS, 7975S; Thence S16°44'35"E, 159.01 feet to the northwest corner of Lot 2, Plat No. 5241, a 5/8 inch diameter rebar with plastic cap marked MARQUARDT, 7328S, and the TRUE POINT OF BEGINNING, containing 5.00 acres. Subject to 30 foot wide access easements for Lots 1A, 1C, & 1D, as shown hereon, and together with all other appurtenant easements of record.

LEGAL DESCRIPTION: LOT 1C

An irregular tract of land lying northerly from Libby, Montana, Lincoln County, within the SW1/4 NE1/4, Section 10, T.32N., R.31W., P.M.MT., and more particularly described as follows: Commencing at the C-N-S-NE 1/256 corner, said Section 10, a 3.25 inch diameter USDA aluminum cap monument and the TRUE POINT OF BEGINNING; Thence along the south boundary of the N1/2 N1/2 SW1/4 NE1/4, said Section 10, N89°46'53"W, 701.04 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence S06°10'03"E, 320.36 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence S89°40'13"E, 664.51 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS lying on the west boundary of the SE1/4 NE1/4, said Section 10; Thence along said west boundary, N00°22'52"E, 319.66 feet to the C-N-S-NE 1/256 corner, said Section 10, a 3.25 inch diameter USDA aluminum cap monument and the TRUE POINT OF BEGINNING, containing 5.00 acres. Subject to a 30 foot wide access easement for Lot 1D, as shown hereon, and together with all other appurtenant easements of record.



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

DEQ 315 027