

CERTIFICATE OF SURVEY

FAMILY TRANSFER

"BAIN" PARCEL, COS No. 615
GOVERNMENT LOT 5, SECTION 6, T.30N., R.33W., P.M.MT., LINCOLN COUNTY, MONTANA
FOR: DAMON DATE: FEBRUARY, 2025

PURPOSE OF SURVEY AND OWNER'S CERTIFICATION

We, JOHN ROBERT DAMON and LORI SUSAN DAMON, record owners, hereby certify that the purpose of this survey and division of land is to transfer Parcel A, containing 4.38 acres, to our daughter Nicole M. Boswell and that this is the first and single gift or sale in this county to this member of our immediate family. Therefore, this division of land is exempt from review as a subdivision pursuant to M.C.A. 76-3-207(1)(b). We also certify that Parcel A is excluded from DEQ review pursuant to ARM 17.36.605(2)(a): "a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed on the parcel". We further certify that Parcel B is excluded from DEQ review 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."

John Robert Damon 3-17-2025
Lori Susan Damon 3-17-2025
Date Date

ACKNOWLEDGMENT

I, the foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln by JOHN ROBERT DAMON and LORI SUSAN DAMON on this 17 day of March, 2025. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Chelsea Sanderom
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 Sanderom 3-17-25
Byron Sanderom, PLS, 70400LS Date

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."

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 11 of April, 2025, A.D.

Steven A. Boyer, 97501 Lincoln County, Examining Land Surveyor

REFERENCED SURVEYS

1979 - COS No. 615, Amended COS No. 482, Jack H. Ninneman, 4661S
1982 - COS No. 995, Occasional Sale, Jack H. Ninneman, 4661S
1992 - COS No. 1903, Aliquot Corner Locate, Kenneth E. Davis, 4975S

METHOD OF SURVEY

A Trimble R10-2 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 station observation. Angular variation between this survey and COS 615 is 00°16'02" along the south boundary of the S1/2N1/2 of Lot 5, Section 6, between the southwest corner of the 5/8 inch diameter rebar with plastic cap marked JHN 4661S and the southeast corner of the 5/8 inch diameter uncapped rebar of the 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(5), MCA.
Shirley Whitfield for Sedana Cullberg 4-10-25
Lincoln County Treasurer Date

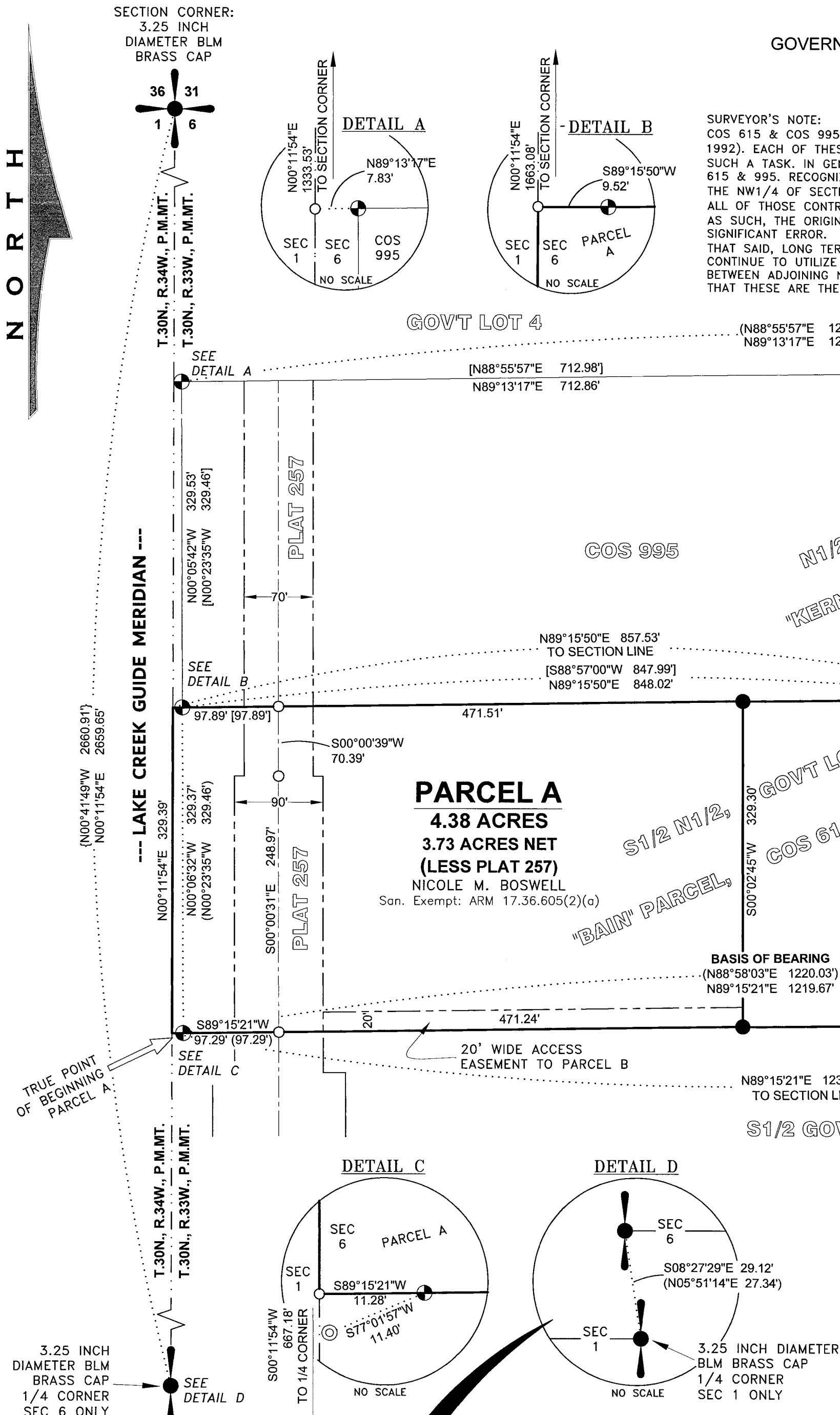
CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 14 day of April, 2025, A.D. at 2:03 o'clock
Corrina Brown by Delesha Jackson
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 5121 FC

SHEET 1 OF 2

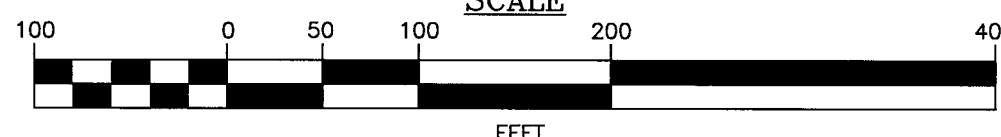
SURVEYOR'S NOTE:
COS 615 & COS 995 (NINNEMAN 4661S, 1979 & 1982 RESPECTIVELY) CONTAIN NOTABLE DIFFERENCES COMPARED WITH COS 1903 (DAVIS 4975S, 1992). EACH OF THESE SURVEYS DEMONSTRATE A PROPER BREAKDOWN OF SECTION 6, INDICATING THE NECESSARY CORNERS WERE LOCATED FOR SUCH A TASK. IN GENERAL, COS 1903 REPORTS A SECTION BREAKDOWN CONTAINING DISTANCES BETWEEN CORNERS LARGELY DIFFERENT THAN COS'S 615 & 995. RECOGNIZING THIS DIFFERENCE, THE SURVEY SHOWN HEREON BEGAN WITH A DIRECTED EFFORT TO LOCATE CONTROLLING CORNERS IN THE NW1/4 OF SECTION 6, TO BETTER UNDERSTAND THE DIFFERENCES IN THE AFOREMENTIONED SURVEYS. WHILE THIS SURVEY DOES NOT DEPICT ALL OF THOSE CONTROLLING CORNERS IN THE NW1/4, THEY WERE, IN FACT, LOCATED AND FOUND TO BE LARGELY IN CONFORMITY WITH COS 1903. AS SUCH, THE ORIGINAL CORNERS SET BY NINNEMAN ESTABLISHING THE N1/2 N1/2 & THE S1/2 N1/2 OF GOVERNMENT LOT 5, LIKELY CONTAIN SIGNIFICANT ERROR.
THAT SAID, LONG TERM OCCUPATION LINES BASED ON COS'S 615 & 995 ARE SIGNIFICANT AND CANNOT BE OVERLOOKED. THIS SURVEY WILL CONTINUE TO UTILIZE THE NINNEMAN MONUMENTS AS A BASIS OF ESTABLISHING THE NEW CORNERS BETWEEN PARCELS A & B TO RETAIN HARMONY BETWEEN ADJOINING NEIGHBORS. THE LEGAL DESCRIPTIONS OF THESE PARCELS WILL CONTINUE TO MAKE CALLS TO ALIQUOT LINES, UNDERSTANDING THAT THESE ARE THE TRUE CONTROLLING FACTORS IN THE OWNERSHIP OF THESE PARCELS.



LEGEND

- | | |
|---|------------------------------------|
| ● A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JHN 4661 | — BOUNDARY LINES, THIS SURVEY |
| ○ A 3/4 INCH DIAMETER UNCAPPED REBAR | — SECTION SUBDIVISION LINE |
| ● A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED 4975S | DIMENSION LINE |
| ⊗ 5/8 INCH DIAMETER UNCAPPED REBAR | --- EASEMENT OR RIGHT-OF-WAY LIMIT |
| ● 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS | — CENTERLINE OF ROAD |
| ○ UNMARKED COMPUTED POINT | () RECORD, COS No. 615 |
| | [] RECORD, COS No. 995 |
| | { } RECORD, COS No. 1903 |

SCALE



NOTE:
THE BEARING AND DISTANCE FOUND BETWEEN THE SECTION 1 QUARTER CORNER AND THE SECTION 6 QUARTER CORNER DIFFER GREATLY WHEN COMPARED TO COS'S 615 AND 995. PHYSICAL INSPECTION OF THESE MONUMENTS FOUND THEM TO BE IN GOOD CONDITION WITH NO SIGNS OF DISTURBANCE. NOTABLY, THE SECTION 1 CORNER FALLS IN THE PLANE OF AN OLD ROADWAY. THIS IS NOT DESCRIBED IN PREVIOUS SURVEYS OR CORNER RECORDATIONS AND MAY OFFER SOME INSIGHT AS TO WHY THIS CORNER DOES NOT CURRENTLY MATCH OLDER DESCRIPTIONS.

KSI

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



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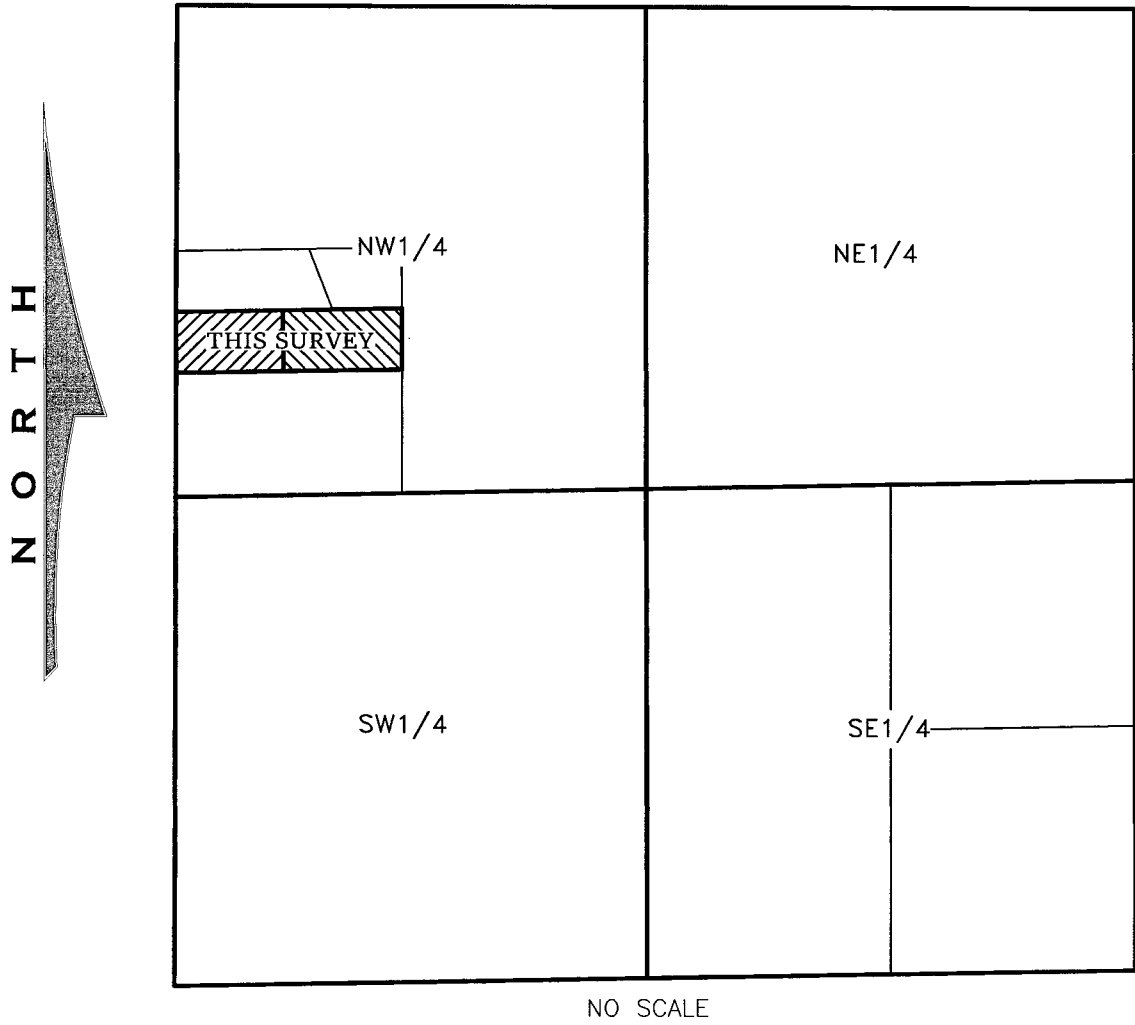
LEGAL DESCRIPTION: PARCEL A

A tract of land lying southerly from Troy, Montana, Lincoln County, within Government Lot 5, Section 6, T.30N., R.33W., P.M.,MT., and more particularly described as follows:
Commencing at the southwest corner of the "Bain" parcel, COS No. 615, a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S and the TRUE POINT OF BEGINNING; Thence S89°15'21"W, 11.28 feet to an unmarked computed point lying on the section line common to Section 6, T.30N., R.33W., and Section 1, T.30N., R.34W., P.M.MT.; Thence along said section line, N00°11'54"E, 329.39 feet to the NW corner of the S1/2 N1/2, Government Lot 5, an unmarked computed point; Thence along the north boundary of said S1/2 N1/2, Government Lot 5, N89°15'50"E, 9.52 feet to a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S; Thence continuing along said north boundary, N89°15'50"E, 569.40 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S00°02'45"W, 329.30 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the south boundary of said S1/2 N1/2, Government Lot 5; Thence along the south boundary of said S1/2 N1/2, Government Lot 5, S89°15'21"W, 568.52 feet a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S and the TRUE POINT OF BEGINNING, containing 4.38 acres. Subject to a variable width right-of-way foot per Plat No. 257 along with a 20 foot wide access easement to Parcel B, as shown hereon, and together with all other appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL B

An irregular tract of land lying southerly from Troy, Montana, Lincoln County, within Government Lot 5, Section 6, T.30N., R.33W., P.M.,MT., and more particularly described as follows:
Commencing at the southeast corner of the "Bain", COS No. 615, a 5/8 inch diameter uncapped rebar lying on the east boundary of said Government Lot 5, and the TRUE POINT OF BEGINNING; Thence along the south boundary of the S1/2 N1/2, Government 5, S89°15'21"W, 651.15 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N00°02'45"E, 329.30 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS, lying on the north boundary of said S1/2 N1/2, Government lot 5; Thence along said north boundary, N89°15'50"E, 278.61 feet to the southwest corner of the "Bader" parcel per COS No. 995, a 5/8 inch diameter uncapped rebar; Thence continuing along said north boundary, N89°10'05"E, 371.27 feet to a 5/8 inch diameter uncapped rebar lying on the east boundary of said Government Lot 5; Thence along said east boundary, S00°10'36"E, 329.81 feet to a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING, containing 4.92 acres. Subject to and together with all other appurtenant easements of record.

VICINITY DIAGRAM - SECTION 6



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