

CERTIFICATE OF SURVEY

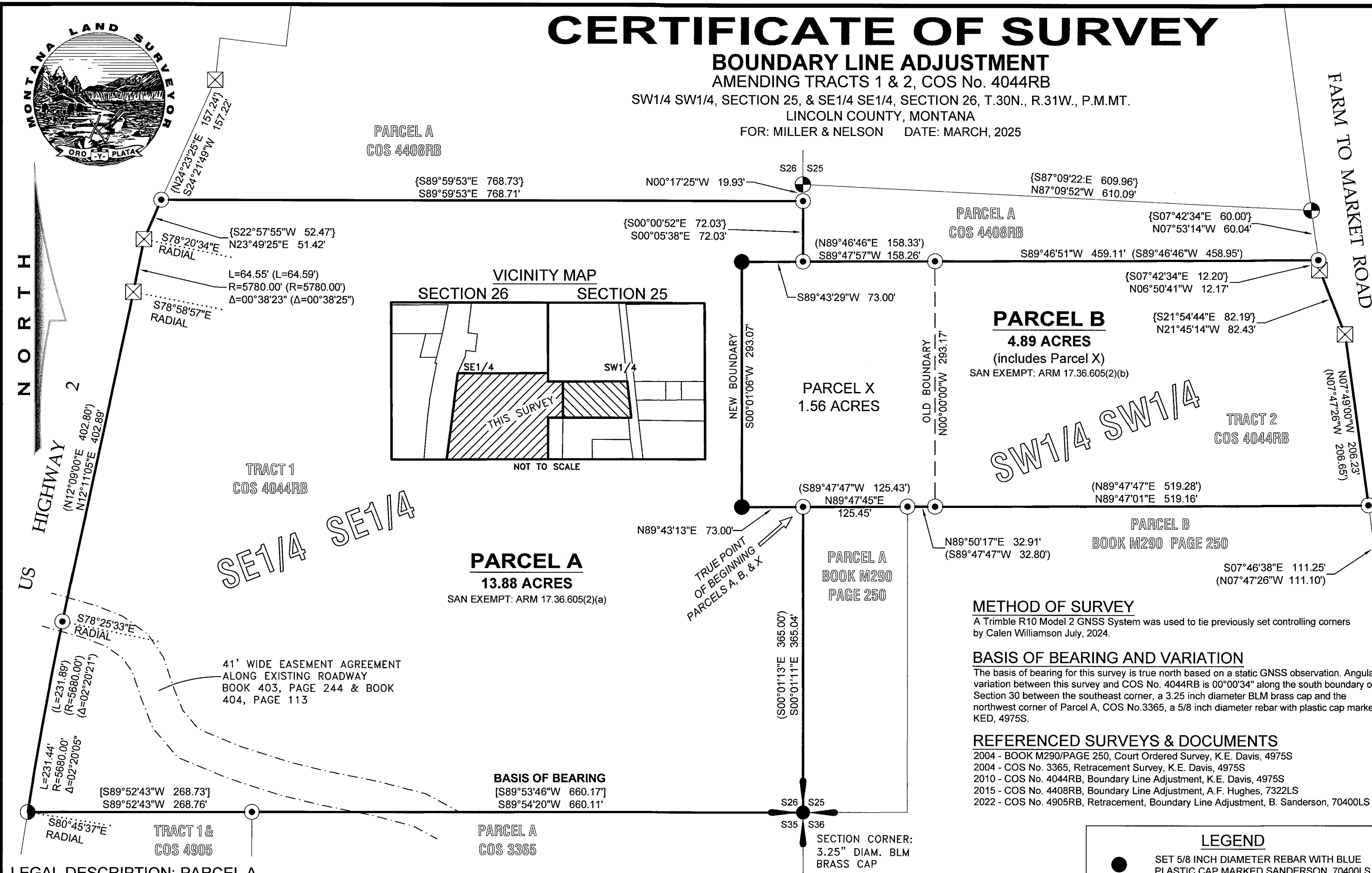
BOUNDARY LINE ADJUSTMENT

AMENDING TRACTS 1 & 2, COS No. 4044RB

SW1/4 SW1/4, SECTION 25, & SE1/4 SE1/4, SECTION 26, T.30N., R.31W., P.M.MT.

LINCOLN COUNTY, MONTANA

FOR: MILLER & NELSON DATE: MARCH, 2025



LEGAL DESCRIPTION: PARCEL A

A tract of land lying south from Libby, Montana, Lincoln County, within the SE1/4 SE1/4, Section 26, T.30N., R.31W., P.M.MT. and more particularly described as follows: Commencing at the northwest corner of Parcel A, Book M290, Page 250, Lincoln County Records, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S and the TRUE POINT OF BEGINNING; Thence along the east boundary of said Section 26, S00°01'11"E, 365.04 to a 3.25 inch diameter BLM brass cap marking the southwest corner of Section 26; Thence along the south boundary of said Section 26, S89°54'20"W, 660.11 feet to the northeast corner of Tract 1, COS No. 4905, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence continuing along said south boundary of Section 26, S89°52'43"W, 268.76 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the easterly right-of-way limit of US Highway 2; Thence along said right-of-way limit the following four courses: Thence along a 5,680.00 foot radial curve to the right, 231.44 foot arc distance, through a delta angle of 02°20'05" to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence along a 5,7680.00 foot radial curve to the right, 64.55 foot arc distance; through a delta angle of 00°38'23" to a 4X4 concrete right-of-way monument; Thence N23°49'25"E, 51.42 feet to the southwest corner of Parcel A, COS No. 4408RB, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence along the south boundary of said Parcel A, S89°59'53"E, 768.71 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence continuing along said south boundary of Parcel A, S00°05'38"E, 72.03 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence S89°43'29"W, 73.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S00°01'06"W, 293.07 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N89°43'13"E, 73.00 feet to the northwest corner of Parcel A, Book M290, Page 250, Lincoln County Records, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S and the TRUE POINT OF BEGINNING, containing 13.88 acres. Subject to and together with all appurtenant easements of record.

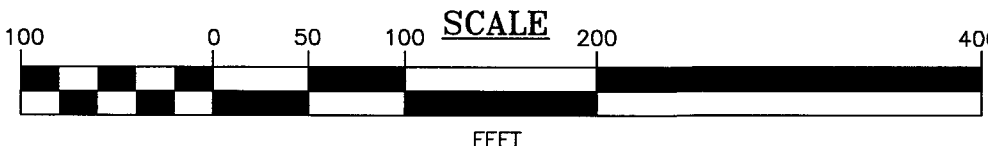
LEGAL DESCRIPTION: PARCEL B

A tract of land lying south from Libby, Montana, Lincoln County, within the SE1/4 SE1/4, Section 26 and the SW1/4 SW1/4, Section 25, T.30N., R.31W., P.M.MT. and more particularly described as follows: Commencing at the northwest corner of Parcel A, Book M290 Page 250, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S and the TRUE POINT OF BEGINNING; Thence along the north boundary of said Parcel A, N89°47'45"E, 125.45 feet to the northwest corner of Parcel B, Book M290 Page 250, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence along said north boundary of Parcel B, N90°00'00"E, 32.91 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence continuing along said north boundary, N89°47'01"E, 519.16 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S lying on the westerly right-of-way limit of Farm to Market Road; Thence along said right-of-way limit the following three courses: Thence N07°49'00"W, 206.23 feet to a 4X4 concrete right-of-way monument; Thence N21°45'14"W, 82.43 feet to a 4X4 concrete right-of-way monument; Thence N06°50'41"W, 12.17 feet to the southeast corner of Parcel A, COS No. 4480RB, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence along the south boundary of Parcel A, COS No. 4480RB, S89°46'51"W, 459.11 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence continuing along said south boundary, S89°47'57"W, 158.26 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence S89°43'29"W, 73.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S00°01'06"W, 293.07 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N89°43'13"E, 73.00 feet to the northwest corner of Parcel A, Book M290 Page 250, Lincoln County Records, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S and the TRUE POINT OF BEGINNING, containing 4.89 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL X

A tract of land lying south from Libby, Montana, Lincoln County, within the SE1/4 SE1/4, Section 26 and the SW1/4 SW1/4, Section 25, T.30N., R.31W., P.M.MT. and more particularly described as follows: Commencing at the northwest corner of Parcel A, Book M290 Page 250, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S and the TRUE POINT OF BEGINNING; Thence along the north boundary of said Parcel A, N89°47'45"E, 125.45 feet to the northwest corner of Parcel B, Book M290 Page 250 a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence along the north boundary of said Parcel B, N90°00'00"E, 32.91 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence S89°43'29"W, 73.00 feet to the northwest corner of Parcel A, COS No. 4408RB; Thence along the south boundary of said Parcel A, COS No. 4408RB, S89°47'57"W, 158.26 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence S89°43'29"W, 73.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S00°01'06"W, 293.07 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N89°43'13"E, 73.00 feet to the northwest corner of Parcel A, Book M290 Page 250, Lincoln County Records, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S and the TRUE POINT OF BEGINNING, containing 1.56 acres. Subject to and together with all appurtenant easements of record. The afore-described parcel shall become part of Parcel B as shown hereon, and shall not be conveyed as a separate tract of land.

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



PURPOSE OF SURVEY AND CERTIFICATION

We, Isaac J. Nelson, Jalon Miller, & McKenzie Miller, 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)(a): "divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties". We further certify that Parcel A is excluded from sanitation review by the DEQ pursuant to ARM 17.36.605(2)(a) "as 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". Also, Parcel B is 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".

Isaac J. Nelson Apr 2 2025
McKenzie Miller Apr 2 2025
Jalon Miller Apr 2 2025

ACKNOWLEDGMENT

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

the State of Montana County of Lincoln
by Isaac J. Nelson

on this 2 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

ACKNOWLEDGMENT

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

the State of Montana County of Lincoln
by Jalon Miller and McKenzie Miller

on this 2 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

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 76-3-103, and the Lincoln County Regulations adopted pursuant thereto.

Byron Sanderson 3-20-25
Byron Sanderson, PLS 70400LS Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 6 of May 2025. A.D.
Steven A. Boyer
Steven A. Boyer, PLS 9750LS, Lincoln County Examining Land Surveyor

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.
Marianne C. Coffey for Sedona Carlberg 05-08-25
Lincoln County Treasurer Date

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 7 day of May
2025, A.D. at 1:24 o'clock
Corrine Brown by Debra Stokson
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 5128 RB

