

# CERTIFICATE OF SURVEY

## BOUNDARY LINE ADJUSTMENT

### AMENDING PLAT No. 297 & PLAT No. 810

SE1/4 NW1/4, SECTION 4, T.30N., R.31W., P.M.MT., LINCOLN COUNTY, MONTANA  
FOR: SKRANAK & LIBBY HIGH SCHOOL DISTRICT No. 4 DATE: MARCH, 2025

#### LEGAL DESCRIPTION: PARCEL A

An irregular tract of land, lying within the municipal boundaries of Libby, Montana, Lincoln County, within the SE1/4 NW1/4, Section 4, T.30N., R.31W., P.M.MT. and more particularly described as follows:

Commencing at the southwest corner of the "Rouse Fraction" tract, COS No. 54, a 3/4 inch diameter unmarked rebar lying on the east boundary of Tract 2, COS No. 2776, and the TRUE POINT OF BEGINNING; Thence along the east boundary of Tract 2, COS No. 2776, S00°00'17"W, 759.74 feet to the northwest corner of the tract described in Book 138, Page 377, Lincoln County records, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along the north boundary of said Book 138, Page 377, N89°42'58"E, 538.51 feet to the southwest corner of Plat No. 297, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along the west boundary of said Plat No. 297, N00°04'55"E, 41.39 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N53°45'21"E, 69.88 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N28°37'45"E, 21.15 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the north boundary of Plat No. 297; Thence along said north boundary of Plat No. 297, N89°43'57"E, 582.90 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the west right-of-way limit of "Education Way"; Thence along said right-of-way limit, N00°09'36"E, 892.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence continuing along said right-of-way limit, N89°50'24"W, 10.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence continuing along said right-of-way limit along a 370.00 foot radius non-tangent curve left, an arc distance of 106.55 feet, through a delta angle of 16°29'59", to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence continuing along said right-of-way limit, N16°20'36"W, 35.84 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence continuing along said right-of-way limit along a 120.00 foot radius curve right, an arc distance of 48.36 feet, through a delta angle of 23°05'26", to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along the south boundary of that tract described in Plat No. 1773; Thence along said south boundary of Plat No. 1773, S89°29'19"W, 265.49 feet to the northeast corner of Plat No. 1112, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along the east boundary of Plat No. 1112, S00°01'59"E, 97.46 feet to the northeast corner of Plat No. 1817, a 3/4 inch diameter unmarked rebar; Thence along the east boundaries of said Plat No. 1817 and Tract 3N1, Lincoln County records, S00°01'59"E, 177.06 feet to the northeast corner of the "Extension" tract, Plat No. 1076, a 5/8 inch diameter unmarked rebar; Thence along the east boundary of said "Extension" tract, N00°02'34"E, 250.00 feet to an unmarked computed point; Thence along the south boundary of said "Extension" tract, S89°57'07"W, 150.00 feet to the southeast corner of Tract 3N1, Lincoln County records, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence along the south boundary of said Tract 3N1, S89°49'15"W, 132.74 feet to the southeast corner of Lot 1, Plat No. 6294, a 3/4 inch diameter unmarked rebar; Thence along the south boundary of said Lot 1, Plat No. 6294, N89°53'52"W, 53.30 feet to a 5/8 inch diameter unmarked rebar; Thence along the south boundaries of said Lot 1, Plat No. 6294 and COS No. 54, S89°46'09"W, 540.91 feet to the southwest corner of the "Rouse Fraction" tract, COS No. 54, a 3/4 inch diameter unmarked rebar lying on the east boundary of Tract 2, COS No. 2776, and the TRUE POINT OF BEGINNING, containing 21.31 acres. Subject to and together with all appurtenant easements of record.

#### LEGAL DESCRIPTION: PARCEL B

An irregular tract of land, lying within the municipal boundaries of Libby, Montana, Lincoln County, within the SE1/4 NW1/4, Section 4, T.30N., R.31W., P.M.MT. and more particularly described as follows:

Commencing at the intersection of the north right-of-way limit of "Mahoney Road" and the west right-of-way limit of "Education Way", being the southeast corner of Plat No. 297, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS, lying 20.00 feet northerly and 20.00 feet westerly of the Center 1/4 Corner, said Section 4, when measured at right angles to the north-south and east-west mid-section lines of said section, said point being the TRUE POINT OF BEGINNING; Thence along the north right-of-way limit of "Mahoney Road", S89°42'58"W, 640.00 feet on a line parallel to, and 20.00 feet offset northerly from the east-west mid-section line of said Section 4, to the northeast corner of the tract described in Book 138, Page 377, Lincoln County records, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N00°04'55"E, 41.39 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N28°37'45"E, 21.15 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N04°55'20"W, 103.56 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the south boundary of Plat No. 810; Thence along said south boundary of Plat No. 810, N89°43'57"E, 582.90 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the west right-of-way limit of "Education Way"; Thence along the west right-of-way limit of "Education Way", S00°09'36"W, 204.00 feet to the intersection of the north right-of-way limit of "Mahoney Road" and the west right-of-way limit of "Education Way", being the southeast corner of Plat No. 297, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS, lying 20.00 feet northerly and 20.00 feet westerly of the Center 1/4 Corner, said Section 4, when measured at right angles to the north-south and east-west mid-section lines of said section, said point being the TRUE POINT OF BEGINNING, containing 2.80 acres. Subject to and together with all appurtenant easements of record.

#### LEGAL DESCRIPTION: PARCEL X

An irregular tract of land, lying within the municipal boundaries of Libby, Montana, Lincoln County, within the SE1/4 NW1/4, Section 4, T.30N., R.31W., P.M.MT. and more particularly described as follows:

Commencing at the northwest corner of Plat No. 297, a 3/4 inch outside diameter pipe and the TRUE POINT OF BEGINNING; Thence along the west boundary of said Plat No. 297, S00°04'55"W, 162.79 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N53°45'21"E, 69.88 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N28°37'45"E, 21.15 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N04°55'20"W, 103.56 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the north boundary of Plat No. 297; Thence along said north boundary of Plat No. 297, S89°43'57"W, 57.38 feet to the northwest corner of Plat No. 297, a 3/4 inch outside diameter pipe and the TRUE POINT OF BEGINNING, containing 0.20 acres. Subject to and together with all appurtenant easements of record. The afore-described parcel shall become part of Parcel A, as shown and described hereon, and shall not be conveyed as a separate tract of record in subsequent conveyances.

#### PURPOSE OF SURVEY AND CERTIFICATION

We, Duane Skranak & Libby High School District No. 4, 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 also certify that Parcel A is 20 acres or greater, exclusive of public roadways, and therefore not subject to sanitation review by the DEQ pursuant to MCA 76-4-102 (24). We further certify that Parcels A & B are within the municipal boundaries of Libby, Montana, and serviced by public water and sewer, and are therefore exempt from 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".

Duane Skranak 6-11-25  
Duane Skranak Date

Ron Goodman 6-10-25  
Ron Goodman, Superintendent, Libby High School District No. 4 Date

#### ACKNOWLEDGMENT

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

the State of MT County of Lincoln  
by Duane Skranak

on this 11 day of June 2025. In witness whereof,  
I have hereunto set my hand and affixed my notarial seal.

Kelsey Ulm  
residing in: Libby My Commission expires: 8-20-2026

#### ACKNOWLEDGMENT

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

the State of MT County of Lincoln  
by Ron Goodman, Superintendent, Libby High School District No. 4

on this 10 day of June 2025. In witness whereof,  
I have hereunto set my hand and affixed my notarial seal.

S. Miller  
residing in: Libby My Commission expires: 9-17-2027

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

#### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 16 of June 2025, A.D.  
Steven A. Boyer PLS 9750LS  
Steven A. Boyer, PLS 9750LS, Lincoln County, Examining Land Surveyor

#### METHOD OF SURVEY

A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners by Byron Sanderson and Calen Williamson July, 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. 810 is 00°00'58" along the east-west mid-section line of Section 4 between the CW1/16 corner and the Center 1/4 corner.

#### REFERENCED SURVEYS & DOCUMENTS

1949 & 1969 - Plat No. 53, Grange Tract, I.C. Miller, 402S (1949) & J.W. Ninneman 534ES (1969)  
1953 - Plat No. 199, Candee Tracts Subdivision, I.C. Miller, 402S  
1955 - Plat No. 297, 3-Acre Tract, I.C. Miller, 402S  
1962 - Plat No. 810, School Dist Tract, J.W. Ninneman, 534ES  
1962 - Plat No. 1076, School Dist Extension Tract, J.W. Ninneman, 534ES  
1963 - Book 138, Page 377, 20' Wide Strip, Rouse to School Dist.  
1965 - Plat No. 1112, Kesselheim Tract, J.W. Ninneman, 534ES  
1970 - Plat No. 1773, Youso Tract, J.W. Ninneman, 534ES  
1970 - Plat No. 1774, Youso Tract, J.W. Ninneman, 534ES  
1970 - Plat No. 1777, Lincoln County Tract, J.W. Ninneman, 534ES  
1971 - Plat No. 1817, Kesselheim Tract, J.W. Ninneman, 534ES  
1973 - Plat No. 2076, McGlumphy Tract, J.W. Ninneman, 534ES  
1974 - COS No. 54, Rouse Fraction Tract, J.W. Ninneman, 534ES  
1994 - Plat No. 5100, Am. Lot 1 of Glenwood Homes, J.R. Staples, 9958LS  
1995 - COS No. 2112-A, Retracement, D. Marquardt, 7326S  
1999 - COS No. 2776, Agricultural Exemption, J.R. Staples, 9958LS  
2000 - Plat No. 6294, Howard Subdivision, J.R. Staples, 9958LS  
2010 - COS No. 4014, Retracement, J.R. Staples, 9958LS  
2023 - COS No. 4977, Retracement, D.L. Collins, 18626LS

#### 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 hereon are paid pursuant to Section 76-3-207(3), M.C.A.

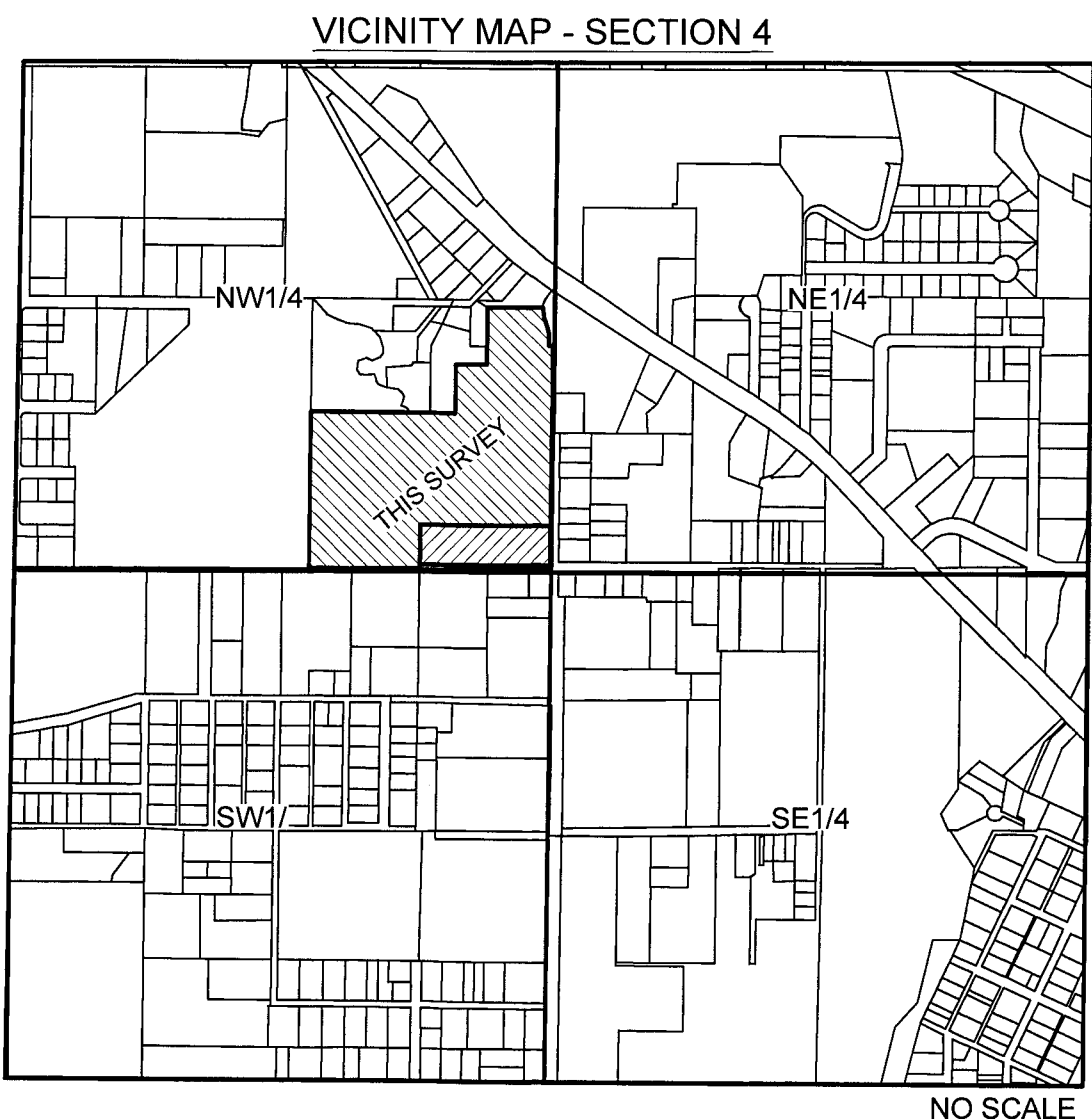
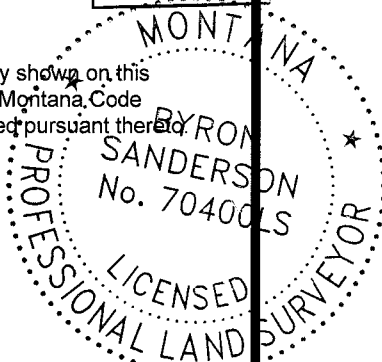
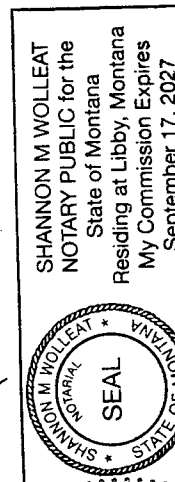
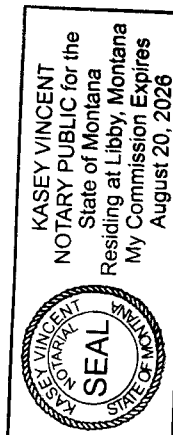
Brianne Calibb for Sedaris Carlberg 6-10-25  
Lincoln County Treasurer Date

#### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 17 day of June  
2025, A.D. at 11:26 o'clock

Carissa Brown by Jessie Jensen  
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 5141RB



# KSI

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



# CERTIFICATE OF SURVEY

## BOUNDARY LINE ADJUSTMENT

AMENDING PLAT No. 297 & PLAT No. 810

SE1/4 NW1/4, SECTION 4, T.30N., R.31W., P.M.MT., LINCOLN COUNTY, MONTANA  
FOR: SKRANAK & LIBBY HIGH SCHOOL DISTRICT No. 4 DATE: MARCH, 2025

### LEGEND

- SET 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS
- △ SET 6 INCH LONG MAGNETIC SPIKE FOR CORNER AS NOTED
- 3/4 INCH DIAMETER UNMARKED REBAR
- ⊗ 5/8 INCH DIAMETER UNMARKED REBAR
- 3/4 INCH OUTSIDE DIAMETER PIPE
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED COLLINS, 18626LS
- ⊗ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED TDH CONTROL
- ⊗ 2 INCH DIAMETER ALUMINUM CAP MARKED MORRISON MAIERLE CONTROL
- 1/2 INCH DIAMETER UNMARKED REBAR
- UNMARKED COMPUTED POINT
- ( ) PLAT No. 297, RECORD
- ( ) PLAT No. 810, RECORD
- ( ) PLAT No. 1076, RECORD
- ( ) PLAT No. 1112, RECORD
- ( ) PLAT No. 1777, RECORD
- ( ) PLAT No. 1817, RECORD
- ( ) COS No. 6294, RECORD
- ( ) COS No. 2776, RECORD
- SUBJECT BOUNDARY LINES, THIS SURVEY
- OLD BOUNDARY LINE
- ADJACENT BOUNDARIES
- DIMENSION/RADIAL LINE
- ROAD RIGHT-OF-WAY LIMIT
- SECTION SUBDIVISION LINE

| LINE TABLE |             |          |        |
|------------|-------------|----------|--------|
| No.        | BEARING     | DISTANCE | NOTE   |
| L1         | N89°29'19"E | 59.58'   |        |
| L2         | S83°15'10"E | 120.00'  | RADIAL |
| L3         | N73°39'24"E | 120.00'  | RADIAL |

| CURVE TABLE |          |         |             |               |             |
|-------------|----------|---------|-------------|---------------|-------------|
| No.         | LENGTH   | RADIUS  | DELTA       | CHORD BEARING | CHORD DIST. |
| C1          | 48.36'   | 120.00' | 23°05'26"   | N04°47'53"W   | 48.03'      |
|             | *48.76*  | *120.0* | *23°16'52** |               |             |
| C2          | 106.55'  | 370.00' | 16°29'59"   | N08°05'37"W   | 106.18'     |
|             | *106.55* | *370.0* | *16°30*     |               |             |

NORTH

TRACT 2  
COS No.  
2776

**SURVEY NOTE:**  
THE CONTROLLING ALIQUOT CORNERS AND IRREGULAR PARCEL MONUMENTS USED IN THIS SURVEY HAVE BEEN UTILIZED IN LEGAL DESCRIPTIONS AND LAND SURVEYS FOR MANY DECADES. WHILE IT IS ACKNOWLEDGED THAT A MATHEMATICAL BREAKDOWN OF SECTION 4 WOULD LIKELY FIND THESE CORNERS TO BE LESS THAN CONFORMAL TO PROPER SECTIONAL MEASUREMENTS, IT IS THE INTENT OF THIS SURVEY TO ACCEPT THESE MONUMENTS AT FACE VALUE TO REMAIN IN HARMONY WITH THE LONG TERM PUBLIC AND PRIVATE OCCUPATION THAT THESE MONUMENTS HAVE CREATED.

SE1/4 NW1/4

### PARCEL A

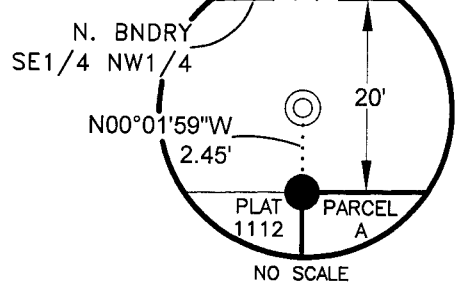
21.31 ACRES  
(includes Parcel X)  
LIBBY HIGH SCHOOL DISTRICT No. 4

PARCEL X  
0.20 ACRES

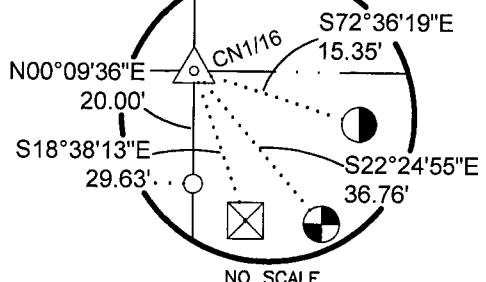
### PARCEL B

2.80 ACRES  
SKRANAK  
PLAT No. 297

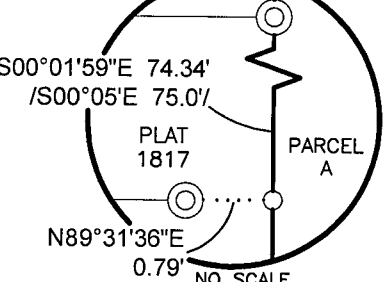
DETAIL 1



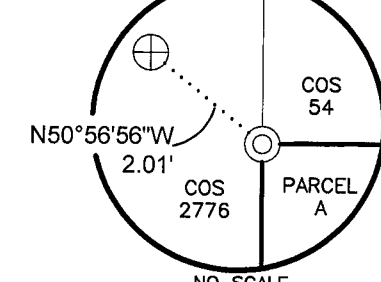
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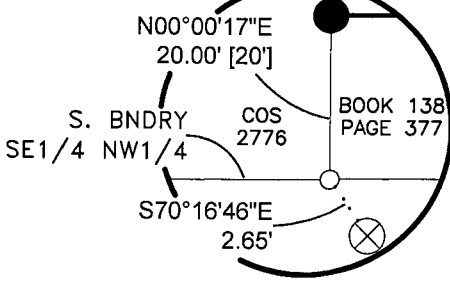
DETAIL 3



DETAIL 4

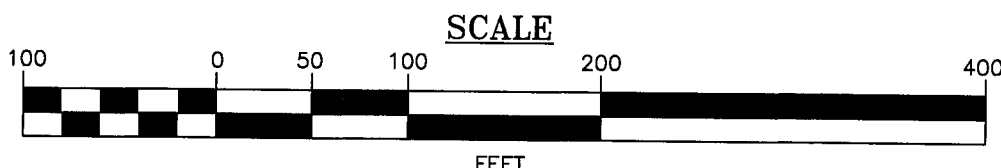


DETAIL 5



# KSI

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CERTIFICATE OF SURVEY No. 5141 R3

SHEET 2 OF 2