

# CERTIFICATE OF SURVEY

## BOUNDARY LINE ADJUSTMENT

AMENDING PARCEL F, COS No. 2029, AND LOT 2, PLAT No. 6278  
NE1/4 NW1/4, SECTION 24, T.37N., R.27W., P.M.M.T., LINCOLN COUNTY, MONTANA  
FOR: KIMBER MOUNTAIN HOLDINGS, LLC, & MARSHMAN, ET. AL. DATE: JUNE, 2025

### LEGAL DESCRIPTION: PARCEL F1

An irregular tract of land lying north of Eureka, Montana, Lincoln County, in the NE1/4 NW1/4, Section 24, T.37N., R.27W., P.M.M.T., and more particularly described as follows:  
Commencing at the northeast corner of Tract 6, COS No. 654, a 5/8 inch diameter rebar with illegible plastic cap, and the TRUE POINT OF BEGINNING;  
Thence along the north boundary of said Tract 6, N89°42'37"W, 663.05 feet to a the southeast corner of Lot 4, Plat No. 6278, a 5/8 inch diameter uncapped rebar; Thence along the east boundary of said Lot 4, N00°03'10"E, 281.34 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS lying on the south right-of-way limit of a 50.00 foot radius cul-de-sac; Thence continuing along the east boundary of said Lot 4, N00°03'10"E, 50.04 feet to the southeast corner of Lot 3, Plat No. 6278, an unmarked computed point being the center of said cul-de-sac; Thence along the centerline of a 60 foot wide private road known as Independence Way also being the east boundary of said Lot 3, N00°03'10"E, 331.19 feet to the northeast corner of said Lot 3 an unmarked computed point; Thence N89°09'05"E, 30.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS lying on the east right-of-way limit of Independence Way; Thence N89°09'05"E, 634.15 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS lying on the north-south mid-section line of Section 24; Thence along said mid-section line, S00°08'25"W, 675.77 feet to the northeast corner of Tract 6, COS No. 654, a 5/8 inch diameter rebar with illegible plastic cap, and the TRUE POINT OF BEGINNING. Containing 10.19 acres. Subject to and together with any easements or encumbrances, either of record, or otherwise determined.

### LEGAL DESCRIPTION: LOT 2A

An irregular tract of land lying north of Eureka, Montana, Lincoln County, within the NE1/4 NW1/4, Section 24, T.37N., R.27W., P.M.M.T., and more particularly described as follows:  
Commencing at the North 1/4 corner of Section 24, a 2 inch diameter brass cap marked 2989ES, and the TRUE POINT OF BEGINNING;  
Thence along the north-south mid-section line of Section 24, S00°08'25"W, 649.22 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence S89°09'05"W, 634.15 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS lying on the east right-of-way limit of Independence Way; Thence S89°09'05"W, 30.00 feet to the northeast corner of Lot 3, Plat No. 6278, an unmarked computed point lying on the centerline of Independence Way; Thence along the north boundary of said Lot 3, N89°44'34"W, 29.95 feet to a 5/8 inch diameter rebar with plastic cap marked MARQUARDT, 7328S lying on the west right-of-way limit of Independence Way; Thence continuing along the north boundary of said Lot 3, N89°44'34"W, 613.31 feet to a 5/8 inch diameter rebar with plastic cap marked MARQUARDT, 7328S, lying on the east right-of-way limit of US Highway No. 93; Thence along said right-of-way limit of US Highway No. 93, N00°02'45"W, 221.79 feet to a 4x4 concrete highway right-of-way monument stamped 2090; Thence continuing along said right-of-way limit of US Highway No. 93, N00°02'45"W, 109.48 feet to the southwest corner of Lot 1, Plat No. 6278, a 5/8 inch diameter rebar with plastic cap marked MARQUARDT, 7328S; Thence along the south boundary of Lot 1, S89°43'59"E, 613.87 feet to a 5/8 inch diameter uncapped rebar lying on the west right-of-way limit of Independence Way; Thence continuing along said south boundary of Lot 1, S89°43'59"E, 29.97 feet to the southeast corner of said Lot 1, an unmarked computed point lying at the centerline of Independence Way; Thence along the centerline of Independence Way, also being the east boundary of said Lot 1, N00°03'10"E, 331.17 feet to the southwest corner of Parcel D, COS No. 2029, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS lying on the north section line of Section 24; Thence along the said north section line, S89°43'05"E, 30.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS lying on the east right-of-way limit of Independence Way; Thence continuing along said north section line, S89°43'05"E, 635.07 feet to the North 1/4 corner of Section 24, a 2 inch diameter brass cap marked 2989ES, and the TRUE POINT OF BEGINNING. Containing 14.90 acres. Subject to and together with any easements or encumbrances, either of record, or otherwise determined.

### LEGAL DESCRIPTION: PARCEL X

An irregular tract of land lying north of Eureka, Montana, Lincoln County, within the NE1/4 NW1/4, Section 24, T.37N., R.27W., P.M.M.T., and more particularly described as follows:  
Commencing at North 1/4 corner of Section 24, a 2 inch diameter brass cap marked 2989ES, and the TRUE POINT OF BEGINNING;  
Thence along the north-south mid-section line of Section 24, S00°08'25"W, 649.22 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence S89°09'05"W, 634.15 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS lying on the east right-of-way limit of Independence Way; Thence S89°09'05"W, 30.00 feet to the northeast corner of Lot 3, Plat No. 6278, an unmarked computed point lying on the centerline of Independence Way; Thence along said centerline, N00°03'10"E, 331.16 feet to the southeast corner of Lot 1, Plat No. 6278, an unmarked computed point; Thence continuing along said centerline, also being the east boundary of said Lot 1, N00°03'10"E, 331.17 feet to the southwest corner of Parcel D, COS No. 2029, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS lying on the north section line of Section 24; Thence along said north section line, S89°43'05"E, 30.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS lying on the east right-of-way limit of Independence Way; Thence continuing along said north section line, S89°43'05"E, 635.07 feet to the North 1/4 corner of Section 24, a 2 inch diameter brass cap marked 2989ES, and the TRUE POINT OF BEGINNING. Containing 10.00 acres. Subject to and together with any easements or encumbrances, either of record, or otherwise determined. The afore-described parcel shall become part of Lot 2A as shown hereon, and shall not be conveyed as a separate tract of land.

### 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.

### REFERENCED SURVEYS & DOCUMENTS

1979 - COS No. 654, Creation of Tracts, M.L. Haiges, 2520S  
1993 - COS No. 2029, Creation of Parcels, Dawn Marquardt, 7328S  
1999 - Plat No. 6278, "Independence Prairie" Subdivision, Dawn Marquardt, 7328S  
2002 - COS No. 3101, Boundary Line Adjustment, Dawn Marquardt, 7328S

### METHOD OF SURVEY

A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners by Byron Sanderson and Calen Williamson March, 2025.

# KSI

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

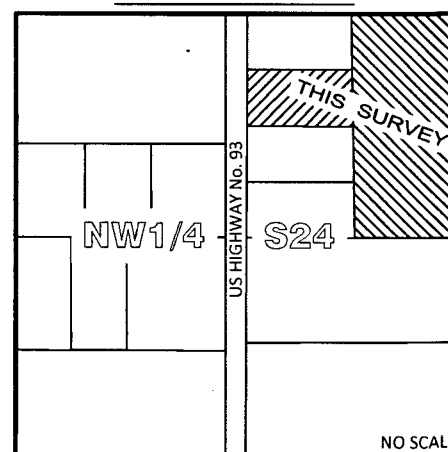
### GRAPHIC SCALE



### LEGEND

⊗	5/8 INCH DIAMETER UNCAPPED REBAR	---	PROPERTY BOUNDARY, THIS SURVEY
⊙	5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MARQUARDT 7328S	---	OLD BOUNDARY LINE
⊙	5/8 INCH DIAMETER REBAR WITH ILLEGIBLE PLASTIC CAP	---	DIMENSION/RADIAL LINE
⊙	SET 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON 70400LS	---	EASEMENT LIMIT
●	UNMARKED COMPUTED POINT	( )	RECORD, PLAT No. 6278
⊗	4x4 CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT STAMPED "2090"	[ ]	RECORD, COS No. 2029

### VICINITY MAP



### PURPOSE OF SURVEY AND CERTIFICATION

We, Kimber Mountain Holdings, LLC, The Trust of Gary A. Marshman and Carole Marshman, & William LaFontaine, 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)(e): "divisions made for the purpose of relocating a common boundary line between a single lot within a platted subdivision and adjoining land outside a platted subdivision.". We also certify that Parcel 2A is exempt from review by the Montana 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". We further certify that Parcel F1 is exempt from review by the Montana DEQ 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".

Jason Kauffman Date 6-6-25  
Jason Kauffman, President, Kimber Mountain Holdings, LLC  
Gary A. Marshman Date 6/12/25  
Gary A. Marshman, Trustee, The Trust of Gary A. Marshman and Carole Marshman  
Carole Marshman Date 6/12/25  
Carole Marshman, Trustee, The Trust of Gary A. Marshman and Carole Marshman  
William LaFontaine Date 6-6-25  
William LaFontaine

### ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of MT County of Lincoln by Jason Kauffman, President, Kimber Mountain Holdings, LLC on this 6 day of June 2025. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

residing in: Libby, MT My Commission expires: 9-17-2027

### ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of California County of  Riverside by Gary A. Marshman and Carole Marshman, Trustees, The Trust of Gary A. Marshman and Carole Marshman on this 16 day of June 2025. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

residing in: Escondido, CA My Commission expires: 12-1-2027

### ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of MT County of Lincoln by William LaFontaine on this 6 day of June 2025. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

residing in: Libby, MT 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, PLS 70400LS Date 6-4-25  
Byron Sanderson, PLS 70400LS

### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 24 of June 2025, A.D.

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

### BASIS OF BEARING AND VARIATION

The basis of bearing for this survey is true north based on a static GNSS system observation. Angular variation between this survey and COS No. 2029 is 00°18'09" along the east boundary of Parcel F, said COS No. 2029.

### 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 Clapp for Sudaris Carlberg Date 6-19-25  
Lincoln County Treasurer

### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 26 day of June

2025, A.D. at 10:00 o'clock

Carina Brown by Deleisha Stockton  
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 514788