

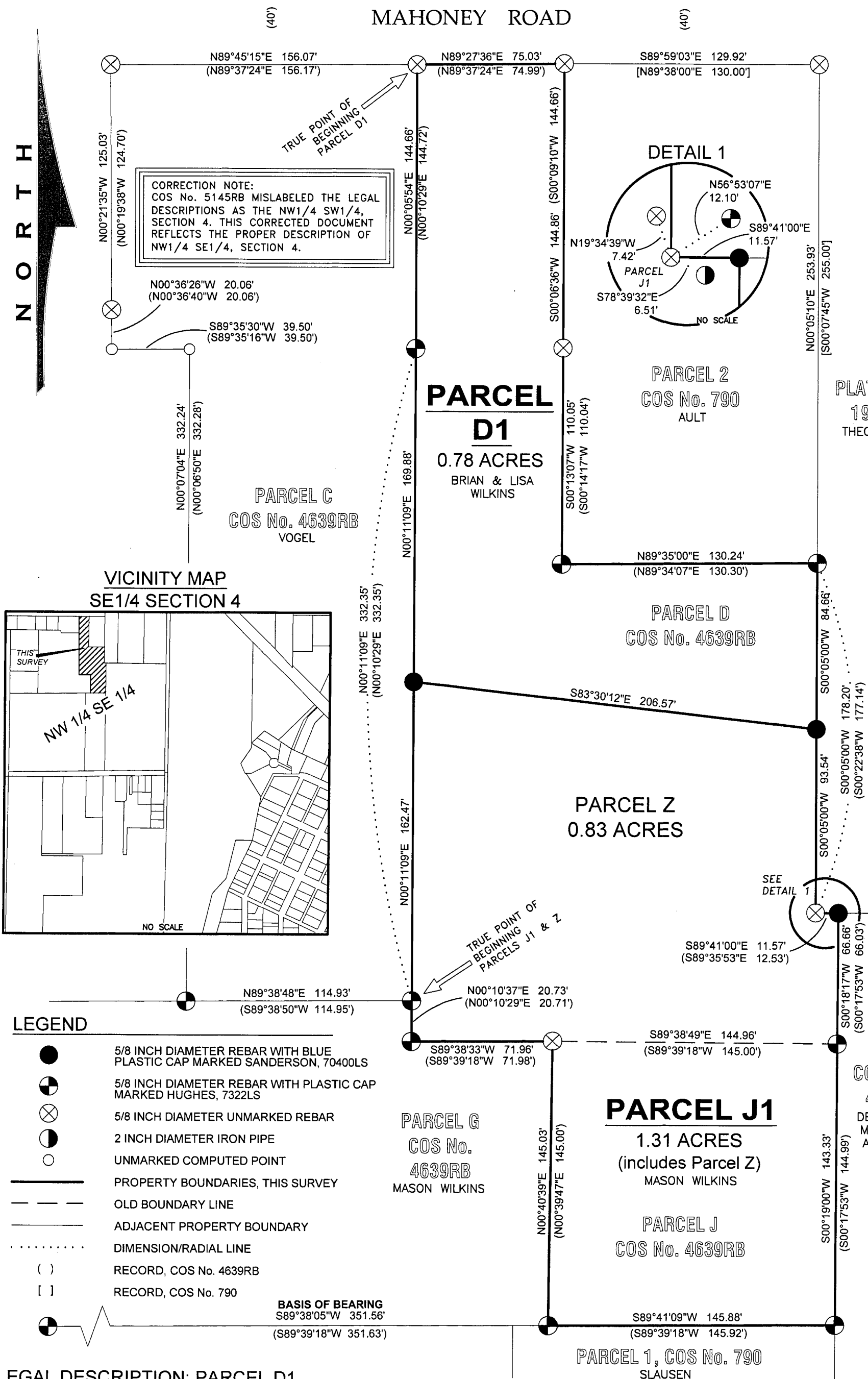
CERTIFICATE OF SURVEY

CORRECTED COS No. 5145RB

BOUNDARY LINE ADJUSTMENT

PARCELS D and J, COS No. 4639RB in the NW1/4 SE1/4, Section 4, T.30N., R.31W., P.M.MT

FOR: WILKINS DATE: JUNE, 2025



LEGAL DESCRIPTION: PARCEL D1

A tract of land, lying partially within the municipal boundaries of Libby, Montana, Lincoln County, in the NW1/4 SE1/4, Section 4, T.30N., R.31W., P.M.MT. and more particularly described as follows:
Commencing at the NE corner of Parcel C, COS No. 4639RB, a 5/8 inch diameter unmarked rebar lying on the south right-of-way limit of Mahoney Road, and the TRUE POINT OF BEGINNING; Thence along said south right-of-way limit of Mahoney Road, N89°27'26"E, 75.03 feet to the NW corner of Parcel 2, COS No. 790, a 5/8 inch diameter unmarked rebar; Thence along the west boundary of said Parcel 2, S00°06'36"W, 144.86 feet to a 5/8 inch diameter unmarked rebar; Thence continuing along said west boundary of said Parcel 2, S00°13'07"W, 110.05 feet to the SW corner, said Parcel 2, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the south boundary of said Parcel 2, N89°35'00"E, 130.24 feet to the SE corner of said Parcel 2, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS lying on the west boundary of Plat No. 1965; Thence along the west boundary of said Plat No. 1965, S00°05'00"W, 84.66 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N83°30'12"W, 206.57 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the east boundary of Parcel C, COS No. 4639RB; Thence along the east boundary of said Parcel C, N00°11'09"E, 169.88 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence continuing along the east boundary of said Parcel C, N00°05'54"E, 144.66 feet to the NE corner of Parcel C, COS No. 4639RB, a 5/8 inch diameter unmarked rebar lying on the south right-of-way limit of Mahoney Road, and the TRUE POINT OF BEGINNING, containing 0.78 acres. Subject to and together with all easements and encumbrances of record, or otherwise determined.

LEGAL DESCRIPTION: PARCEL J1

A tract of land, lying southwest of Libby, Montana, Lincoln County, in the NW1/4 SE1/4, Section 4, T.30N., R.31W., P.M.MT. and more particularly described as follows:
Commencing at the SE corner of Parcel C, COS No. 4639RB, a 5/8 inch diameter with plastic cap marked HUGHES, 7322LS, and the TRUE POINT OF BEGINNING; Thence along the east boundary of said Parcel C, N00°11'09"E, 162.47 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S83°30'12"E, 206.57 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the west boundary of Plat No. 1965; Thence along the west boundary of said Plat No. 1965, S00°05'00"W, 93.54 feet to the SW corner of said Plat No. 1965, a 5/8 inch diameter unmarked rebar; Thence along the south boundary of said Plat No. 1965, S89°41'00"E, 11.57 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along the west boundary of COS No. 4273, S00°18'17"W, 66.66 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence continuing along the west boundary of said COS No. 4273, S00°19'00"W, 143.33 feet to the NE corner of Parcel 1, COS No. 790, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the north boundary of said Parcel 1, S89°41'09"W, 145.88 feet to the SE corner of Parcel G, COS No. 4639RB, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the east boundary of said Parcel G, N00°40'39"E, 145.03 feet to the NE corner of said Parcel G, a 5/8 inch diameter unmarked rebar; Thence along the north boundary of said Parcel G, S89°38'33"W, 71.96 feet to an angle point on said north boundary, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence continuing along said north boundary, N00°10'37"E, 20.73 feet to the SE corner of Parcel C, COS No. 4639RB, a 5/8 inch diameter with plastic cap marked HUGHES, 7322LS, and the TRUE POINT OF BEGINNING, containing 1.31 acres. Subject to and together with all easements and encumbrances of record, or otherwise determined.

LEGAL DESCRIPTION: PARCEL Z

A tract of land, lying southwest of Libby, Montana, Lincoln County, in the NW1/4 SE1/4, Section 4, T.30N., R.31W., P.M.MT. and more particularly described as follows:
Commencing at the SE corner of Parcel C, COS No. 4639RB, a 5/8 inch diameter with plastic cap marked HUGHES, 7322LS, and the TRUE POINT OF BEGINNING; Thence along the east boundary of said Parcel C, N00°11'09"E, 162.47 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S83°30'12"E, 206.57 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the west boundary of Plat No. 1965; Thence along the west boundary of said Plat No. 1965, S00°05'00"W, 93.54 feet to the SW corner of said Plat No. 1965, a 5/8 inch diameter unmarked rebar; Thence along the south boundary of said Plat No. 1965, S89°41'00"E, 11.57 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along the west boundary of COS No. 4273, S00°18'17"W, 66.66 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N89°38'49"W, 144.96 feet to a 5/8 inch diameter unmarked rebar; Thence S89°38'33"W, 71.96 feet to a 5/8 inch diameter with plastic cap marked HUGHES, 7322LS lying on the north boundary of Parcel G, COS No. 4639RB; Thence along said north boundary, N00°10'37"E, 20.73 feet to the SE corner of Parcel C, COS No. 4639RB, a 5/8 inch diameter with plastic cap marked HUGHES, 7322LS, and the TRUE POINT OF BEGINNING, containing 0.83 acres. Subject to and together with all easements and encumbrances of record, or otherwise determined.
The afore-described parcel is to become part of Parcel J1, as shown hereon, and shall not be conveyed as a separate tract of record.

PURPOSE OF SURVEY AND CERTIFICATION

We, Brian Wilkins, Lisa Wilkins, & Mason Wilkins, 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 D1 is within the municipal boundaries of Libby, MT and is serviced by public water and sewer, and is therefore 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". We further certify that Parcel J1 is exempt from DEQ review pursuant to ARM 17.36.605(2)(c): "a parcel that will be affected by a proposed boundary line adjustment, if the parcel has existing facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal that were not subject to review, and have not been reviewed, under Title 76, chapter 4, part 1, MCA, and if: (i) no facilities, other than those in existence prior to the boundary line adjustment, or those that were previously approved as replacements for the existing facilities, will be constructed on the parcel; (ii) existing facilities on the parcel complied with state and local laws and regulations, including permit requirements, which were applicable at the time of installation; (iii) the local health officer determines that existing facilities are adequate for the existing use. As a condition of the exemption, the local health officer may require evidence that: (A) existing septic tanks have been pumped within the previous three years; (B) the parcel includes acreage or features sufficient to accommodate a replacement drainfield; (C) existing wells are adequate for the proposed uses; (D) adequate storm drainage and solid waste disposal are provided.

Brian Wilkins Date 6/27/25
Lisa Wilkins Date 6/27/25
Mason Wilkins Date 6/27/25

ACKNOWLEDGMENT

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

the State of Montana County of Lincoln, by

Brian Wilkins & Lisa Wilkins on this 27 day of June, 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

Mason Wilkins on this 27 day of June, 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 Date 6-26-25
Byron Sanderson, PLS 70400LS

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 30 of June, 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.

Sedans Carney by K. Randall Date 6.30.25
Lincoln County Treasurer

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 30 day of June

2025, A.D. at 3:02 o'clock
Cecilia Davis by Deleisha Storkson
Lincoln County Clerk and Recorder Deputy

REFERENCED SURVEYS & DOCUMENTS

1980 - COS No. 790, Boundary Line Adjustment & Family Transfer, Jack H. Ninneman, 4661S
2019 - COS No. 4639RB, Boundary Line Adjustment, Alvah F. Hughes, 7322LS

METHOD OF SURVEY

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

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 COS No. 4639RB is 00°01'03" along the south boundary of Parcel G, said COS No. 4639RB.

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.

