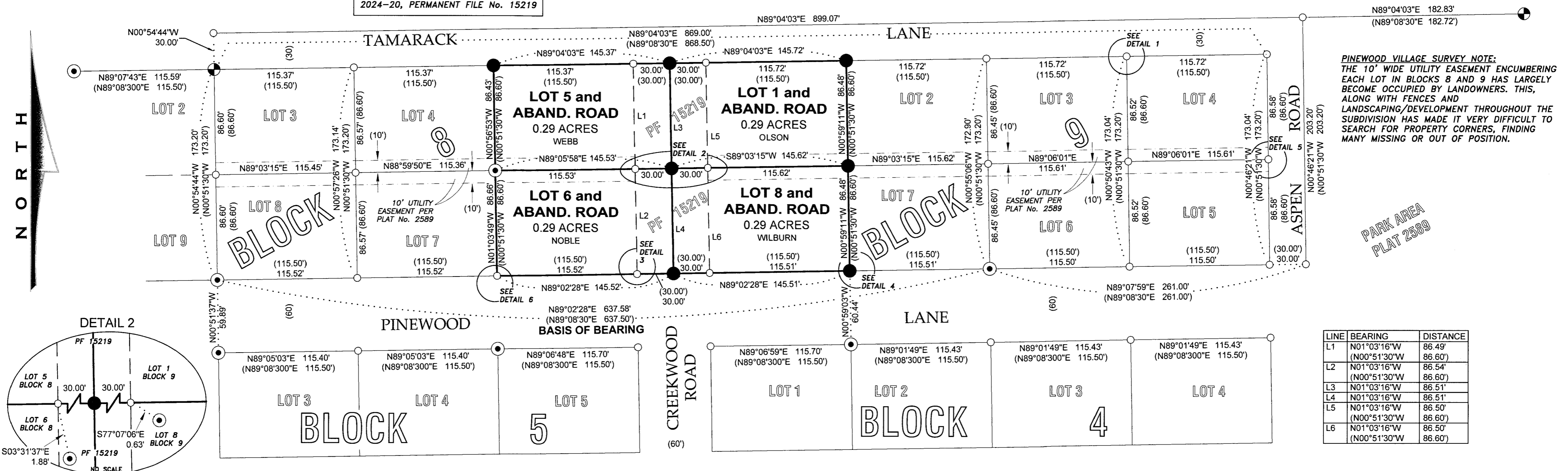




CERTIFICATE OF SURVEY RETRACEMENT

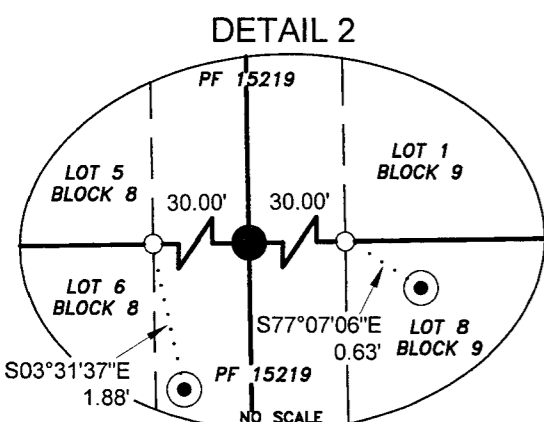
LOTS 5 & 6, BLOCK 8, and LOTS 1 & 8, BLOCK 9, PINWOOD VILLAGE, PLAT No. 2589
NE1/4 SW1/4, SECTION 25, T.30N., R.31W., P.M.MT. LINCOLN COUNTY, MONTANA
FOR: NOBLE, WILBURN, OLSON, AND WEBB DATE: JUNE, 2025

NOTE:
EACH LOT RETRACED HEREON
CONTAINS AN ADJACENT PORTION OF
COTTONWOOD ROAD PER LINCOLN
COUNTY ABANDONMENT RESOLUTION
2024-20, PERMANENT FILE No. 15219

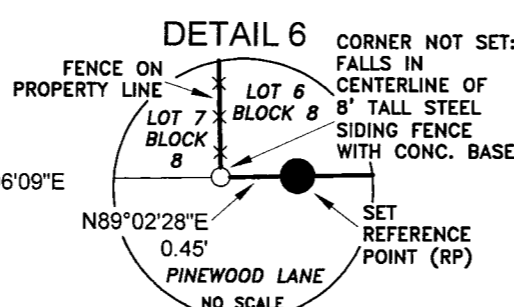
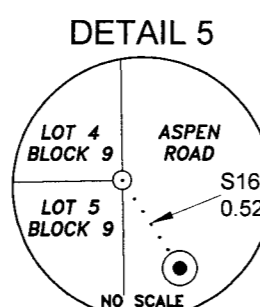
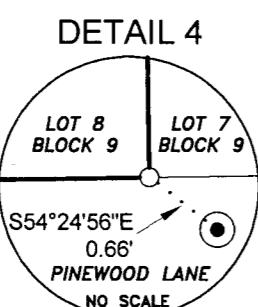
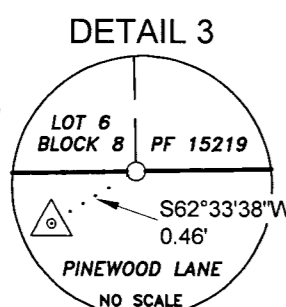
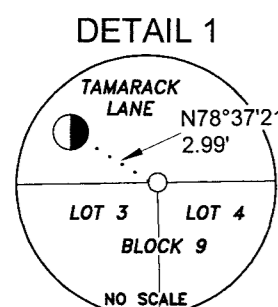


PINWOOD VILLAGE SURVEY NOTE:
THE 10' WIDE UTILITY EASEMENT ENCUMBERING
EACH LOT IN BLOCKS 8 AND 9 HAS LARGELY
BECOME OCCUPIED BY LANDOWNERS. THIS,
ALONG WITH FENCES AND
LANDSCAPING/DEVELOPMENT THROUGHOUT THE
SUBDIVISION HAS MADE IT VERY DIFFICULT TO
SEARCH FOR PROPERTY CORNERS, FINDING
MANY MISSING OR OUT OF POSITION.

PARK AREA
PLAT 2589



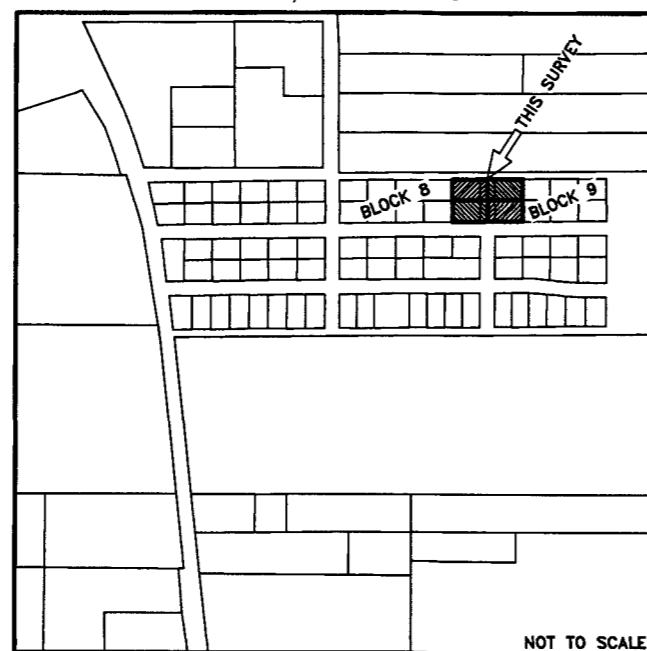
LINE	BEARING	DISTANCE
L1	N01°03'16"W (N00°51'30"W)	86.49' (86.60')
L2	N01°03'16"W (N00°51'30"W)	86.54' (86.60')
L3	N01°03'16"W (N00°51'30"W)	86.51' (86.60')
L4	N01°03'16"W (N00°51'30"W)	86.51' (86.60')
L5	N01°03'16"W (N00°51'30"W)	86.50' (86.60')
L6	N01°03'16"W (N00°51'30"W)	86.50' (86.60')



LEGEND

- SET 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS
- 3/4 INCH DIAMETER UNMARKED REBAR
- 3/4 INCH DIAMETER UNMARKED PIPE
- UNMARKED COMPUTED POINT
- 1.75 INCH DIAMETER UNMARKED PIPE
- 1/2 INCH DIAMETER UNMARKED REBAR
- () RECORD, PINWOOD VILLAGE, PLAT No. 2589
- SUBJECT BOUNDARY LINES, THIS SURVEY
- ADJACENT BOUNDARIES
- DIMENSION/RADIAL LINE
- - - EASEMENT LIMIT

VICINITY MAP SW1/4, SECTION 25



PURPOSE OF SURVEY

The purpose of this survey is the retracement of Lots 5 & 6, Block 8, and Lots 1 & 8, Block 9, Plat No. 2589, Lincoln County Records. Therefore, no division of land is hereby created and is this survey is exempt from review as a subdivision pursuant to Section 76-3-404 MCA.

LEGAL DESCRIPTION: LOT 5 (including portion of abandoned road)

A tract of land lying south of Libby, Montana, Lincoln County, within the NE1/4 SW1/4, Section 25, T.30N., R.31W., P.M.MT. and more particularly described as follows: Lot 5, Block 8, Plat No. 2589, including the west portion of Cottonwood Road per abandonment resolution 2024-20, described within PF 15219, Lincoln County Records, containing 0.29 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: LOT 6 (including portion of abandoned road)

A tract of land lying south of Libby, Montana, Lincoln County, within the NE1/4 SW1/4, Section 25, T.30N., R.31W., P.M.MT. and more particularly described as follows: Lot 6, Block 8, Plat No. 2589, including the west portion of Cottonwood Road per abandonment resolution 2024-20, described within PF 15219, Lincoln County Records, containing 0.29 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: LOT 1 (including portion of abandoned road)

A tract of land lying south of Libby, Montana, Lincoln County, within the NE1/4 SW1/4, Section 25, T.30N., R.31W., P.M.MT. and more particularly described as follows: Lot 1, Block 9, Plat No. 2589, including the east portion of Cottonwood Road per abandonment resolution 2024-20, described within PF 15219, Lincoln County Records, containing 0.29 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: LOT 8 (including portion of abandoned road)

A tract of land lying south of Libby, Montana, Lincoln County, within the NE1/4 SW1/4, Section 25, T.30N., R.31W., P.M.MT. and more particularly described as follows: Lot 8, Block 9, Plat No. 2589, including the east portion of Cottonwood Road per abandonment resolution 2024-20, described within PF 15219, Lincoln County Records, containing 0.29 acres. Subject to and together with all appurtenant easements 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 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Byron Sanderson 6-27-25
Byron Sanderson, PLS 70400LS Date

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

BASIS OF BEARING AND VARIATION

The basis of bearing for this survey is true north based on a survey grade GPS observation. Angular variation between this survey and Plat No. 2589 is 00°06'02" between the southwest corner of Lot 8, Block 8 and the southeast corner of Lot 7, Block 9, both being a 3/4 inch diameter uncapped rebar.

METHOD OF SURVEY

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

REFERENCED SURVEYS

1969 - Plat No. 2589, Pinewood Village, Jack W. Ninneman, 534ES

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 1 day of July 2025 A.D.
at 3:42 o'clock

Cocaine Brown by *Debra Jo Johnson*
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 5150

KSI

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

