



CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

AMENDING LOTS 18 & 19, BLOCK 2, MAHONEY'S SUBURBAN ADDITION, PLAT No. 33
SW1/4 SE1/4, SECTION 32, T.31N., R.31W., P.M.MT., LINCOLN COUNTY, MONTANA
FOR: HANSEN DATE: JUNE, 2025

LEGAL DESCRIPTION: LOT 18A

A tract of land, lying west of Libby, Montana, Lincoln County, within Block 2 of Mahoney's Suburban Addition Subdivision, plat No. 33, in the SW1/4 SE1/4, Section 32, T.31N., R.31W., P.M.MT. and more particularly described as follows:
Commencing at the SW corner of Lot 17, Block 2, Plat No. 33, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the east right-of-way limit of Pioneer Road, and the TRUE POINT OF BEGINNING; Thence along the south boundary of said Lot 17, N89°42'45"E, 179.98 feet to the NW corner of Lot 4, Block 2, Said Plat No. 33, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along the west boundary of Lots 4 and 5, Block 2, said Plat No. 33, S00°02'31"W, 108.04 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S88°59'01"W, 179.99 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the east right-of-way limit of Pioneer Road; Thence along said east right-of-way limit, N00°02'00"E, 110.33 feet to the SW corner of Lot 17, Block 2, Plat No. 33, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS, and the TRUE POINT OF BEGINNING, containing 0.45 acres. Subject to and together with all appurtenant easements of record.

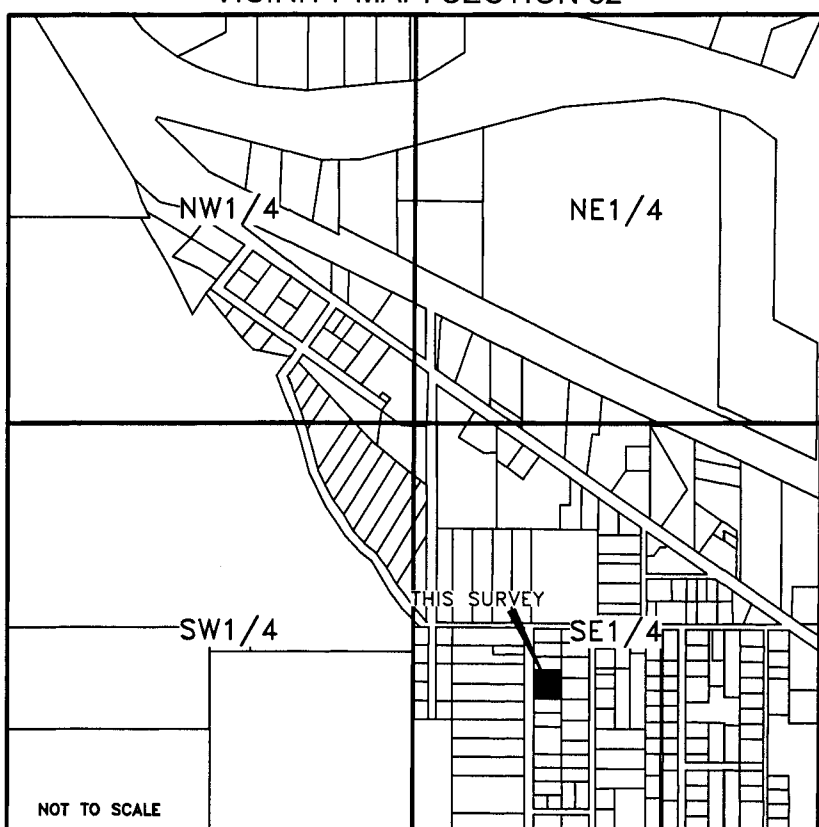
LEGAL DESCRIPTION: LOT 19A

A tract of land, lying west of Libby, Montana, Lincoln County, within Block 2 of Mahoney's Suburban Addition Subdivision, plat No. 33, in the SW1/4 SE1/4, Section 32, T.31N., R.31W., P.M.MT. and more particularly described as follows:
Commencing at the NW corner of Lot 20, Block 2, Plat No. 33, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the east right-of-way limit of Pioneer Road, and the TRUE POINT OF BEGINNING; Thence along the east right-of-way limit of Pioneer Road, N00°02'00"E, 68.63 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N88°59'01"E, 179.99 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the west boundary of Lot 5, Block 2, Plat No. 33; Thence along the west boundary of said Lot 5, S00°02'31"W, 70.92 feet to the NE corner of Lot 20, Block 2, Plat No. 33, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along the north boundary of said Lot 20, S89°42'45"W, 179.95 feet to the NW corner of Lot 20, Block 2, Plat No. 33, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the east right-of-way limit of Pioneer Road, and the TRUE POINT OF BEGINNING, containing 0.29 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL X

A tract of land, lying west of Libby, Montana, Lincoln County, within Block 2 of Mahoney's Suburban Addition Subdivision, Plat No. 33, in the SW1/4 SE1/4, Section 32, T.31N., R.31W., P.M.MT. and more particularly described as follows:
Commencing at the SW corner of Lot 18, Block 2, Plat No. 33, an unmarked computed point, and the TRUE POINT OF BEGINNING; Thence, N89°42'45"E, 179.97 feet to the NW corner of Lot 5, Block 2, Said Plat No. 33, an unmarked computed point; Thence along the west boundary of said Lot 5, S00°02'31"W, 18.56 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S88°59'01"W, 179.99 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the east right-of-way limit of Pioneer Road; Thence along said east right-of-way limit, N00°02'00"E, 20.85 feet to the SW corner of Lot 18, Block 2, Plat No. 33, an unmarked computed point, and the TRUE POINT OF BEGINNING, containing 0.08 acres. Subject to and together with all appurtenant easements of record.
The afore-described parcel shall become part of Lot 18A as shown hereon, and shall not be conveyed as a separate tract of land.

VICINITY MAP: SECTION 32



PURPOSE OF SURVEY AND CERTIFICATION

We, Fritz Hansen & Helen Hansen, 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)(d): "for five or fewer lots within a platted subdivision, the relocation of common boundaries".
We also certify that Lot 18A is exempt from sanitation review by the DEQ pursuant to ARM17.36.605(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."
We further certify that Lot 19A is exempt from DEQ review pursuant to MCA 76-4-104(7)(p): "a basis for exempting from review facilities previously approved under this chapter or by a local reviewing authority of the facility is not proposed to be changed, is not affected by a proposed change to another facility, and meets the design conditions of its existing approval under this chapter or by the local authority and is operating properly. Existing systems must meet the current setbacks established in rule and subsection (7)(i), unless the lot was created before the relevant effective dates for mixing zones and isolation zones."

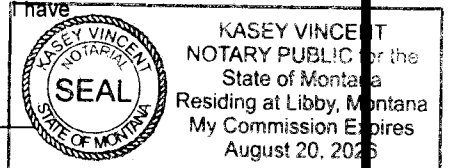
Fritz Hansen 7/8/2025
Date
Helen Hansen 7/8/2025
Date

ACKNOWLEDGMENT

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

of Montana County of Lincoln, by
Fritz Hansen & Helen Hansen
on this 8 day of July, 2025. In witness whereof, I have
hereunto set my hand and affixed my notarial seal.

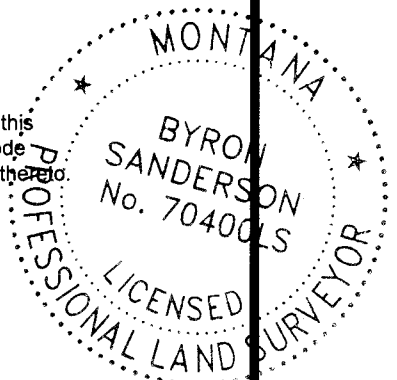
residing in: _____ My Commission expires: _____



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.

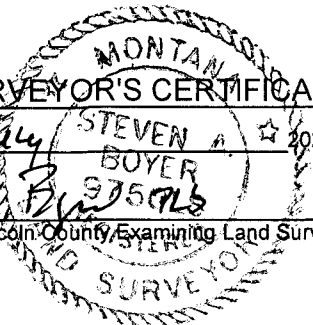
Byron Sanderson 6-27-25
Byron Sanderson, PLS 70400LS Date



EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 16 of July, 2025, A.D.

Steven A. Boyer
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 & Calen Williamson, May, 2025.

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 Plat No. 33 is 00°21'15" along the north boundary of the SW1/4 SE1/4, also being the centerline of Vanderwood Road.

REFERENCED SURVEYS

1951 - Plat No. 33, Mahoney's Suburban Addition Subdivision, T.A. Tascheraeu, ES

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

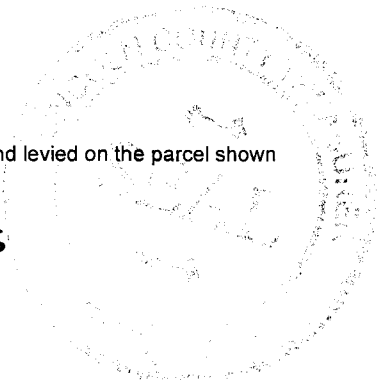
I hereby certify that all real property taxes and special assessments assessed and levied on the parcel shown hereon are paid pursuant to Section 76-3-207(3), M.C.A.

Sedaris Carlberg by Kay Randall 7-17-25
Lincoln County Treasurer Date

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 17 day of July,
2025, A.D. at 10:07 o'clock

Coranne Brown by Debrae Storkson
Lincoln County Clerk and Recorder Deputy



KSI

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

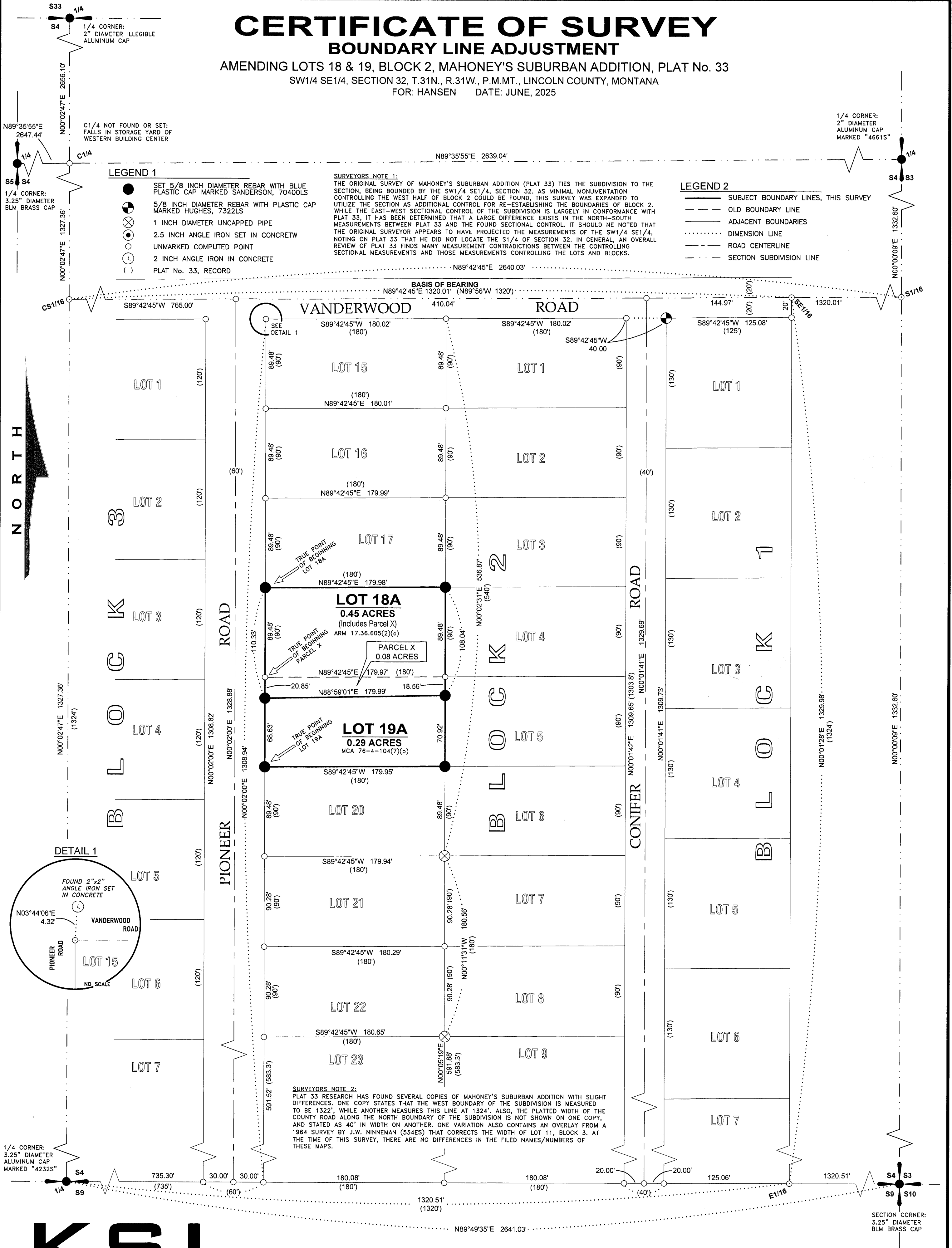
CERTIFICATE OF SURVEY No. 5153 RB

SHEET 1 OF 2

CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

AMENDING LOTS 18 & 19, BLOCK 2, MAHONEY'S SUBURBAN ADDITION, PLAT No. 33
SW1/4 SE1/4, SECTION 32, T.31N., R.31W., P.M.MT., LINCOLN COUNTY, MONTANA
FOR: HANSEN DATE: JUNE, 2025



LEGEND 1

- SET 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS
- ⊗ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
- 1 INCH DIAMETER UNCAPPED PIPE
- ⊙ 2.5 INCH ANGLE IRON SET IN CONCRETE
- UNMARKED COMPUTED POINT
- ⊙ 2 INCH ANGLE IRON IN CONCRETE
- () PLAT No. 33, RECORD

SURVEYORS NOTE 1:

THE ORIGINAL SURVEY OF MAHONEY'S SUBURBAN ADDITION (PLAT 33) TIES THE SUBDIVISION TO THE SECTION, BEING BOUNDED BY THE SW1/4 SE1/4, SECTION 32. AS MINIMAL MONUMENTATION CONTROLLING THE WEST HALF OF BLOCK 2 COULD BE FOUND, THIS SURVEY WAS EXPANDED TO UTILIZE THE SECTION AS ADDITIONAL CONTROL FOR RE-ESTABLISHING THE BOUNDARIES OF BLOCK 2. WHILE THE EAST-WEST SECTIONAL CONTROL OF THE SUBDIVISION IS LARGELY IN CONFORMANCE WITH PLAT 33, IT HAS BEEN DETERMINED THAT A LARGE DIFFERENCE EXISTS IN THE NORTH-SOUTH MEASUREMENTS BETWEEN PLAT 33 AND THE FOUND SECTIONAL CONTROL. IT SHOULD BE NOTED THAT THE ORIGINAL SURVEYOR APPEARS TO HAVE PROJECTED THE MEASUREMENTS OF THE SW1/4 SE1/4, NOTING ON PLAT 33 THAT HE DID NOT LOCATE THE S1/4 OF SECTION 32. IN GENERAL, AN OVERALL REVIEW OF PLAT 33 FINDS MANY MEASUREMENT CONTRADICTIONS BETWEEN THE CONTROLLING SECTIONAL MEASUREMENTS AND THOSE MEASUREMENTS CONTROLLING THE LOTS AND BLOCKS.

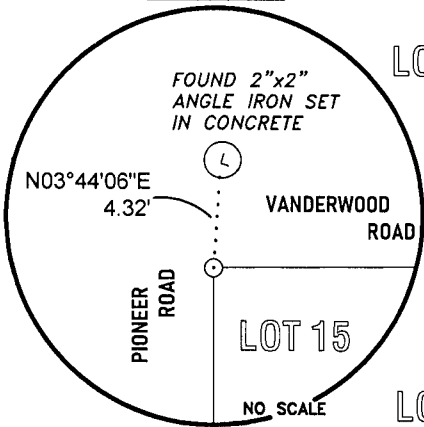
LEGEND 2

- SUBJECT BOUNDARY LINES, THIS SURVEY
- OLD BOUNDARY LINE
- ADJACENT BOUNDARIES
- ... DIMENSION LINE
- ROAD CENTERLINE
- SECTION SUBDIVISION LINE

BASIS OF BEARING

N89°42'45"E 1320.01' (N89°56'W 1320°)

DETAIL 1

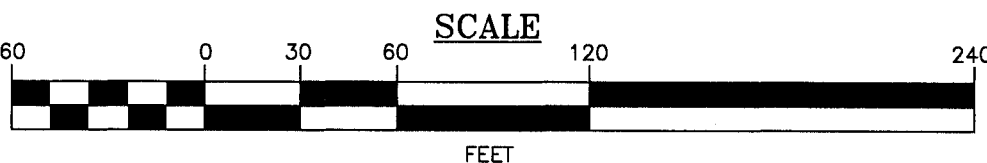


SURVEYORS NOTE 2:

PLAT 33 RESEARCH HAS FOUND SEVERAL COPIES OF MAHONEY'S SUBURBAN ADDITION WITH SLIGHT DIFFERENCES. ONE COPY STATES THAT THE WEST BOUNDARY OF THE SUBDIVISION IS MEASURED TO BE 1322', WHILE ANOTHER MEASURES THIS LINE AT 1324'. ALSO, THE PLATTED WIDTH OF THE COUNTY ROAD ALONG THE NORTH BOUNDARY OF THE SUBDIVISION IS NOT SHOWN ON ONE COPY, AND STATED AS 40' IN WIDTH ON ANOTHER. ONE VARIATION ALSO CONTAINS AN OVERLAY FROM A 1964 SURVEY BY J.W. NINEMAN (534ES) THAT CORRECTS THE WIDTH OF LOT 11, BLOCK 3. AT THE TIME OF THIS SURVEY, THERE ARE NO DIFFERENCES IN THE FILED NAMES/NUMBERS OF THESE MAPS.

KSI

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



CERTIFICATE OF SURVEY No. 5150RG

SHEET 2 OF 2