

CERTIFICATE OF SURVEY:

LOTS 3 & 4 BLOCK 1 NORTHWOOD MANOR PER PLAT NO. 2487

BOUNDARY LINE ADJUSTMENT

In Gov't Lot 3 Section 2, Twp. 30 N., R. 31 W., P.M.M.
For: James M. & Kerry L. Beasley & Pacific Premier Trust
Date: May 2025

DESCRIPTION OF TRACT D

A tract of land near Libby, Montana, being Lot 4B of Block 1 of Northwood Manor per C.O.S. 5017RB, lying in Gov't Lot 3 of Section 2, Twp. 30 N., R. 31 W., P.M.M., containing .02 acre (1022 sq.ft.) more or less and more particularly described as follows;

Beginning at a 5/8 inch dia. copper weld with a brass cap located on the south right of way of Northwood Ave. being the common corner of Lots 3A and 4B of Block 1 of Northwood Manor per C.O.S. 5017RB; thence, S40°16'38"E 343.11 feet to a computed point; thence, S64°32'17"E 25.87 feet to a computed point; thence, N75°23'01"W 10.92 feet to a computed point; thence continuing, N75°23'01"W 17.23 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N39°21'01"W 343.71 feet to the point of beginning.

The aforescribed Tract D contains .02 acre (1022 sq.ft.) more or less and is to become a permanent part of Lot 3D as shown hereon.

DESCRIPTION OF TRACT C

A tract of land near Libby, Montana, being a portion of Lot 4B, Block 1 of Northwood Manor per C.O.S. 5017RB, lying in Gov't Lot 3 of Section 2, Twp. 30 N., R. 31 W., P.M.M., containing .04 acre (1749 sq.ft.) more or less and more particularly described as follows;

Beginning at a computed point located on the boundary between Lots 3A & 4B of Block 1 of Northwood Manor per C.O.S. 5017RB and bears S22°49'31"E 380.69 feet from a 5/8 inch dia. copper weld located on the south right of way of Northwood Ave. being the northern most corner of said Lot 3A thence, S64°32'17"E a distance of 143.22 feet more or less, to a computed point located on the approximate waterline of the Kootenai River; thence upstream along said waterline, N10°22'11"W 19.49 feet to a computed point; thence, N17°42'48"E 9.30 feet to a computed point; thence leaving said approximate waterline, N75°23'01"W a total distance of 132.94 feet more or less to the point of beginning.

The aforescribed Tract C contains .04 acre (1749 sq.ft.) more or less and is to become a permanent part of Lot 4C as shown hereon.

DESCRIPTION OF LOT 4C

A tract of land near Libby, Montana, being Lot 4B and a portion of Lot 3A of Block 1 of Northwood Manor per C.O.S. 5017RB, lying in Gov't Lot 3 of Section 2, Twp. 30 N., R. 31 W., P.M.M., containing 1.64 acres more or less and more particularly described as follows;

Beginning at a 5/8 inch dia. copper weld with a brass cap located on the south right of way of Northwood Ave. being the common corner of Lots 3A and 4B of Block 1 of Northwood Manor per C.O.S. 5017RB; thence, S39°45'40"W 115.92 feet to a 5/8 inch dia. copper weld; thence, S41°19'05"E 534.82 feet to a 5/8 inch dia. copper weld with a brass cap; thence continuing, S41°19'05"E 62.33 feet more or less, to a computed point located at the approximate waterline of the Kootenai River; thence upstream, N23°31'16"E 49.93 feet to a computed point; thence, N16°47'17"E 20.88 feet to a computed point; thence, N6°30'14"E 20.83 feet to a computed point; thence, N1°58'35"E 15.20 feet to a computed point; thence, N21°36'10"E 30.03 feet to a computed point; thence, N19°32'58"E 13.19 feet to a computed point; thence, N12°18'13"E 15.96 feet to a computed point; thence, N31°26'52"E 22.11 feet to a computed point; thence, N10°22'11"W 27.12 feet to a computed point; thence continuing, N10°22'11"W 19.49 feet to computed point; thence, N17°42'48"E 9.30 feet to a computed point; thence leaving said approximate waterline, N75°23'01"W a total distance of 161.09 feet more or less, to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N39°21'01"W 343.71 feet to the point of beginning.

The aforescribed Lot 4C contains 1.64 acres more or less and is subject to and together with all appurtenant easements of record including a drainfield and septic maintenance easement as shown hereon.

DESCRIPTION OF LOT 3D

A tract of land near Libby, Montana, being a portion of Lot 3A of Block 1 of Northwood Manor per C.O.S. 5017RB, lying in Gov't Lot 3 of Section 2, Twp. 30 N., R. 31 W., P.M.M., containing 1.23 acres more or less and more particularly described as follows;

Beginning at a 5/8 inch dia. copper weld with a brass cap located on the south right of way of Northwood Ave. being the common corner of Lots 3A and 4B of Block 1 of Northwood Manor per C.O.S. 5017RB; thence, S39°45'40"E 115.92 feet to a 5/8 inch dia. copper weld; thence, S41°35'24"E 452.50 feet to a 5/8 inch dia. copper weld with a brass cap; thence continuing, S41°35'24"E 19.17 feet more or less, to a computed point located at the approximate waterline of the Kootenai River; thence downstream, S17°04'17"W 19.64 feet to a computed point; thence, S17°42'48"W 25.19 feet to a computed point; thence leaving said approximate waterline, N75°23'01"W a total distance of 161.09 feet more or less, to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N39°21'01"W 343.71 feet to the point of beginning.

The aforescribed Lot 3D contains 1.23 acres more or less and is subject to and together with all appurtenant easements of record and as shown hereon.

PURPOSE OF SURVEY

We, Russell Barns, James M. & Kerry L. Beasley, Custodians FBO of Pacific Premier Trust, certify that the purpose of this survey is to relocate common boundaries inside of a platted subdivision therefore this survey is exempt from review as a subdivision pursuant to 76.3.207(1)(d) which states: "(d) for five or fewer lots within a platted subdivision, the relocation of common boundaries;" furthermore this survey is exempt from sanitation review being completed pursuant to 17.36.605(2)(c)(i),(ii), (iii) 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; and (iii) the local health officer determines that existing facilities are adequate for the existing use.

James M. Beasley July 1, 2025
Kerry L. Beasley July 1, 2025
Pacific Premier Trust - Custodian FBO James M. Beasley July 8, 2025
Pacific Premier Trust - Custodian FBO Kerry L. Beasley July 8, 2025

STATE OF MONTANA
County of Lincoln

On this 12th day of July, 2025 A.D. before me, a Notary Public in and for the State of Montana, James M. Beasley & Kerry L. Beasley, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public
My Commission Expires September 30, 2025

STATE OF MONTANA
County of Lincoln

On this 8th day of July, 2025 A.D. before me, a Notary Public in and for the State of Montana, James M. Beasley & Kerry L. Beasley, Custodians of the Pacific Premier Trust, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public
My Commission Expires

CERTIFICATE OF SURVEYOR
STATE OF MONTANA
County of Lincoln

I, Kenneth E. Davis, a registered land surveyor do hereby certify that I have performed the survey shown on the attached plat or that such survey was performed under my supervision to my best knowledge and ability that said survey is true and complete as shown and the monuments found and set occupy the positions shown hereon.

Dated this 13th day of July, 2025 A.D.
Kenneth E. Davis
Registered Land Surveyor No. 4975-S

TREASURER IN CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid. Dated this 13th day of July, 2025 A.D.

Sedaris Carlberg by Kay Randall
Treasurer Lincoln County Montana

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

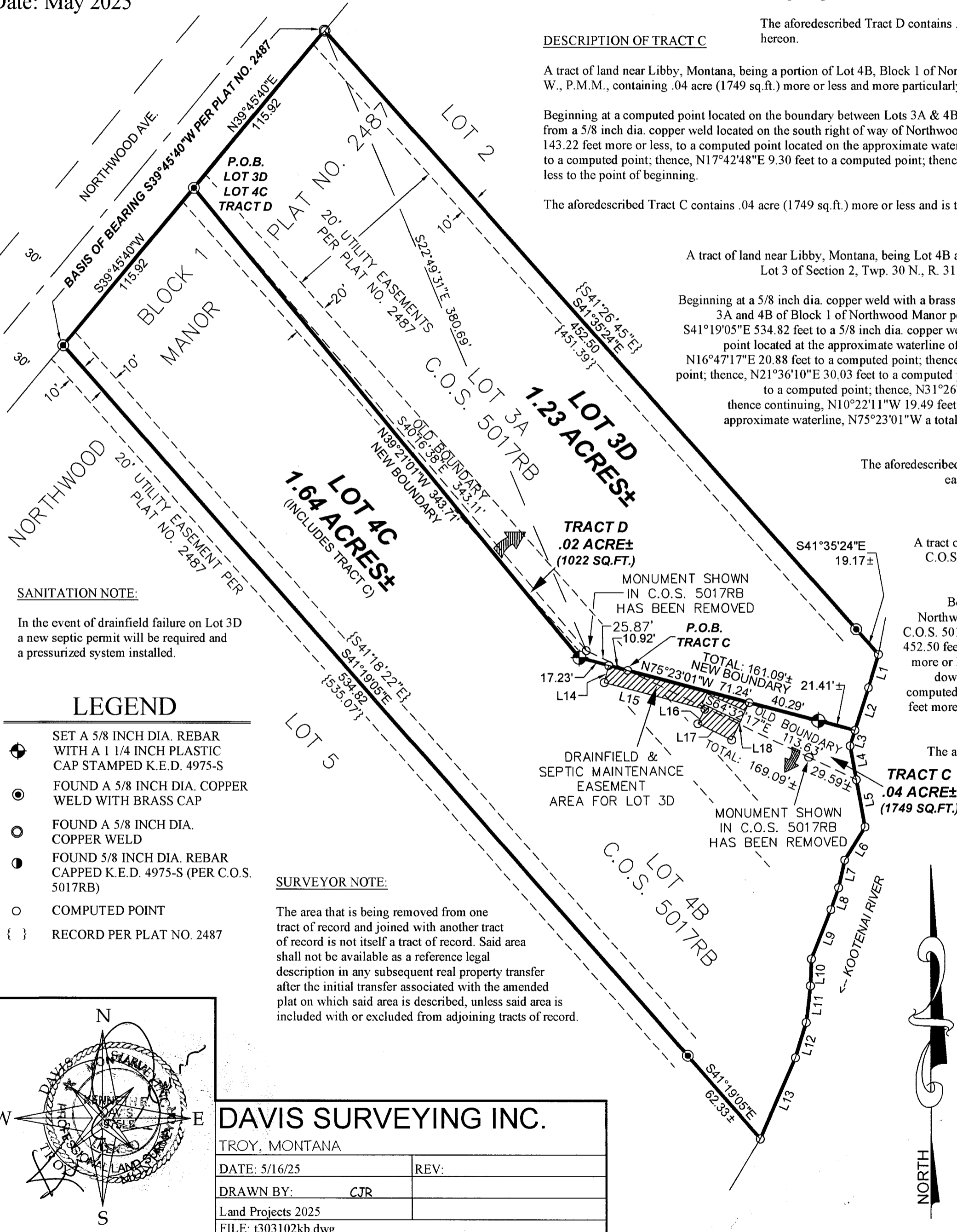
Examined this 16th day of July, 2025 A.D.
Steven A. Boyer
Professional Land Surveyor No. 9750LS

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 17th day of July, 2025 A.D. at 11:19
O'clock A.M.

Corrina Brown by Felicia Storkson
County Clerk and Recorder Deputy

C.O.S. NO. 5134 RD



DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 5/16/25

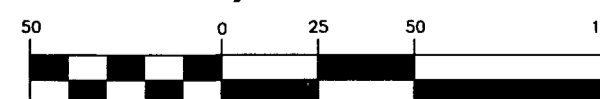
DRAWN BY: CJR

Land Projects 2025

FILE: 1303102kb.dwg

REV:

Graphic Scale:



(1 inch = 50 ft.)