



# CERTIFICATE OF SURVEY

## BOUNDARY LINE ADJUSTMENT and AGGREGATION

PARCEL A, PARCEL B, & PARCEL C, COS No. 4648RB

SW1/4 SE1/4, SECTION 4, T.30N., R.31W., P.M.MT.

FOR: DEDRICK DATE: AUGUST, 2025

### LEGAL DESCRIPTION: PARCEL A1

A tract of land, lying within the municipal boundaries of Libby, Montana, Lincoln County, and within the SW1/4 SE1/4, Section 4, T.30N., R.31W., P.M.MT. and more particularly described as follows:

Commencing at a northeast corner of Tract A, Plat No. 377, a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS lying on the south right-of-way limit of Crotteau Road, and the TRUE POINT OF BEGINNING; Thence along the east boundary of said Tract A, Plat No. 377, N00°04'19"E, 20.00 feet to an unmarked computed point lying on the north boundary of the SW1/4 SE1/4, Section 4, common with the north right-of-way limit of Crotteau Road; Thence along the said north boundary of NW1/4 SE1/4, N89°40'35"E, 156.03 feet to an unmarked computed point; Thence S00°05'54"W, 20.00 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS; Thence S00°05'54"W, 94.96 feet to a 5/8 inch diameter rebar with a plastic cap marked SANDERSON, 70400LS lying on the west boundary of Plat No. 1045; Thence S89°44'41"W, 291.92 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS, lying on the east boundary of Tract A, Plat No. 377; Thence along the east boundary of said Tract A, N00°07'03"E, 397.59 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS; Thence continuing along said east boundary of Tract A, N00°06'31"E, 94.95 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS; Thence continuing along said east boundary of Tract A, N00°04'19"E, 130.04 feet to a northeast corner of Tract A, Plat No. 377, a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS lying on the south right-of-way limit of Crotteau Road, and the TRUE POINT OF BEGINNING, containing 3.30 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL C1

A tract of land, lying within the municipal boundaries of Libby, Montana, Lincoln County, and within the SW1/4 SE1/4, Section 4, T.30N., R.31W., P.M.MT. and more particularly described as follows:

Commencing at the northwest corner of the 2.11 acre parcel per Plat No. 1045, Section 4, T.30N., R.31W., P.M.MT., lying on the south right-of-way limit of Crotteau Road, a 5/8 inch diameter unmarked rebar, and the TRUE POINT OF BEGINNING; Thence along the west boundary of said parcel per Plat No. 1045, S00°05'46"W, 303.00 feet to a 5/8 inch diameter rebar with a plastic cap marked SANDERSON, 70400LS; Thence S89°43'46"W, 135.79 feet to a 5/8 inch diameter rebar with a plastic cap marked SANDERSON, 70400LS; Thence N00°05'50"E, 78.02 feet, to a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS; Thence N00°05'45"E, 94.96 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS; Thence N00°05'54"E, 130.03 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS, lying on the south right-of-way limit of Crotteau Road; Thence, N00°05'54"E, 20.00 feet to an unmarked computed point, lying on the north boundary of the SW1/4 SE1/4, Section 4, also being the north right-of-way limit of Crotteau Road; Thence along said north boundary of SW1/4 SE1/4, N89°43'46"E, 135.78 feet to an unmarked computed point; Thence S00°05'46"W, 20.00 feet to the northwest corner of the 2.11 acre parcel per Plat No. 1045, Section 4, T.30N., R.31W., P.M.MT., lying on the south right-of-way limit of Crotteau Road, a 5/8 inch diameter unmarked rebar, and the TRUE POINT OF BEGINNING, containing 1.00 acre. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL X

A tract of land, lying within the municipal boundaries of Libby, Montana, Lincoln County, and within the SW1/4 SE1/4, Section 4, T.30N., R.31W., P.M.MT. and more particularly described as follows:

Parcel B, COS No. 4648RB, containing 0.34 acres. Subject to and together with all appurtenant easements of record.  
The afore-described parcel is to become part of Parcel A1, as shown hereon, and shall not be conveyed as a separate tract of record.

### LEGAL DESCRIPTION: PARCEL Y

A tract of land, lying within the municipal boundaries of Libby, Montana, Lincoln County, and within the SW1/4 SE1/4, Section 4, T.30N., R.31W., P.M.MT. and more particularly described as follows:

Commencing at the southwest corner of Parcel B, COS No. 4648RB, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING; Thence N89°40'28"E, 155.99' to a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS; Thence S00°05'50"W, 78.02 feet to a 5/8 inch diameter rebar with a plastic cap marked SANDERSON, 70400LS; Thence N89°43'46"E, 135.79 feet to a 5/8 inch diameter rebar with a plastic cap marked SANDERSON, 70400LS, lying on the west boundary of the 2.11 acre parcel per Plat No. 1045; Thence along the west boundary of said 2.11 acre parcel, S00°05'46"W, 319.80 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS; Thence S89°44'41"W, 291.92 feet to the southeast corner of Tract A, Plat No. 377, a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS; Thence along the east boundary of said Tract A, N00°07'03"E, 397.59 feet to the southwest corner of Parcel B, COS No. 4648RB, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING, containing 2.42 acres. Subject to and together with all appurtenant easements of record.  
The afore-described parcel is to become part of Parcel A1, as shown hereon, and shall not be conveyed as a separate tract of record.

### REFERENCED SURVEYS & DOCUMENTS

1949 - Plat No. 51, Plat & Subdivision, Ira C. Miller  
2020 - COS No. 4648RB, Boundary Line Adjustment, Alvah F. Hughes, 7322LS

### 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. 4648RB is 00°01'34" along the south boundary of Parcel A1 between a found 5/8 inch diameter rebar with plastic cap marked 7322LS at the southwest corner and a found 5/8 inch diameter rebar with plastic cap marked 7322LS at the southeast corner.

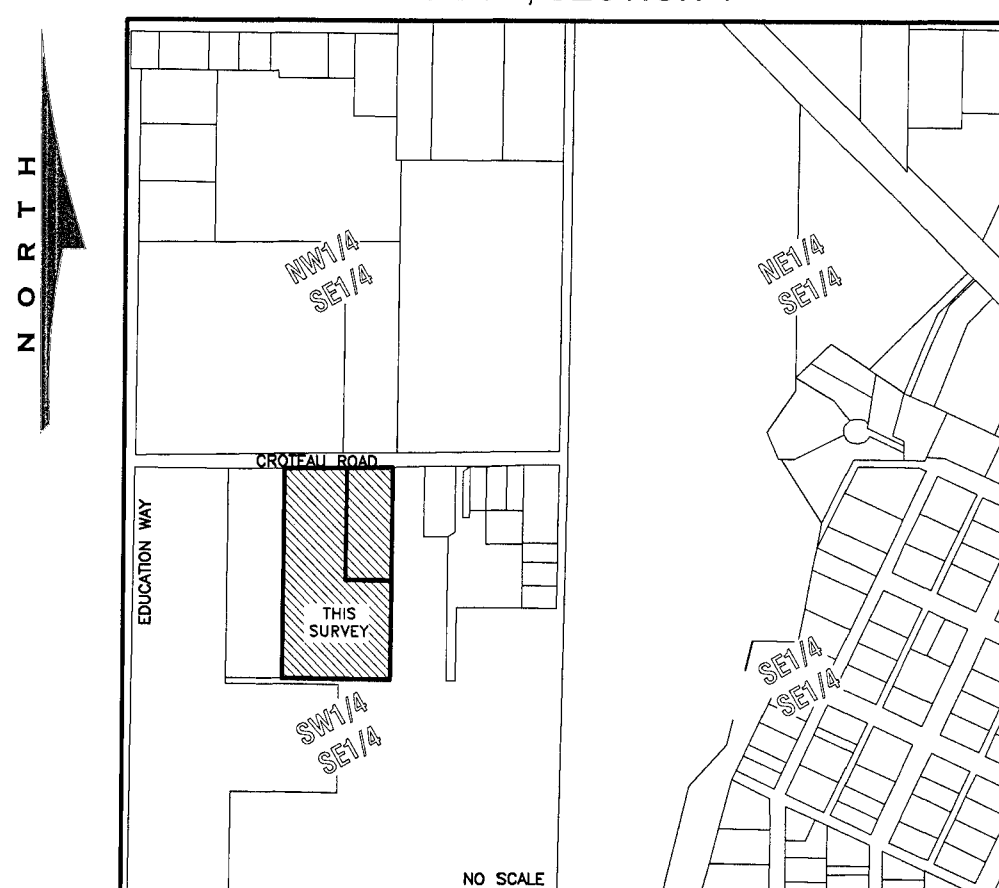
### BOUNDARY ADJUSTMENT NOTE

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.

### METHOD OF SURVEY

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

VICINITY MAP  
SE 1/4, SECTION 4



### PURPOSE OF SURVEY AND CERTIFICATION

We, Darwin Dedrick, Sandra Dedrick, & Jason Dedrick, Guardian & Conservator of the Person and Estate of Dennis Dedrick, 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 Parcels A1 & C1 are within the municipal boundaries of Libby, MT and are serviced by public water and sewer, and are 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".

Darwin Dedrick 8-11-25  
Date

Sandra Dedrick 8/11/25  
Date

Jason Dedrick 8/11/25  
Date

Jason Dedrick,  
Guardian & Conservator of the Person and Estate of Dennis Dedrick

### ACKNOWLEDGMENT

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

the State of Montana County of Lincoln, by

Darwin Dedrick on this 11 day of August, 2025.  
In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Shannon M. Wolleat  
residing in: Libby My Commission expires: 9-17-2027

### ACKNOWLEDGMENT

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

the State of Montana County of Lincoln, by

Sandra Dedrick on this 11 day of August, 2025.  
In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Shannon M. Wolleat  
residing in: Libby My Commission expires: 9-17-2027

### ACKNOWLEDGMENT

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

the State of Montana County of Lincoln, by

Jason Dedrick, Guardian & Conservator of the Person and Estate of Dennis Dedrick  
on this 11 day of August, 2025.  
In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Shannon M. Wolleat  
residing in: Libby 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 7.30.25  
Byron Sanderson, PLS 70400LS Date

### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 12 of August, 2025.  
Steven A. Boyer PLS 9750LS  
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.

Brianne C. Calkins 08-14-25  
Lincoln County Treasurer Date

### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 15 day of August, 2025, A.D. at 2:24 PM clock

Corina Brown by Jessica Jerson  
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 5163 ALRB

**KSI**

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

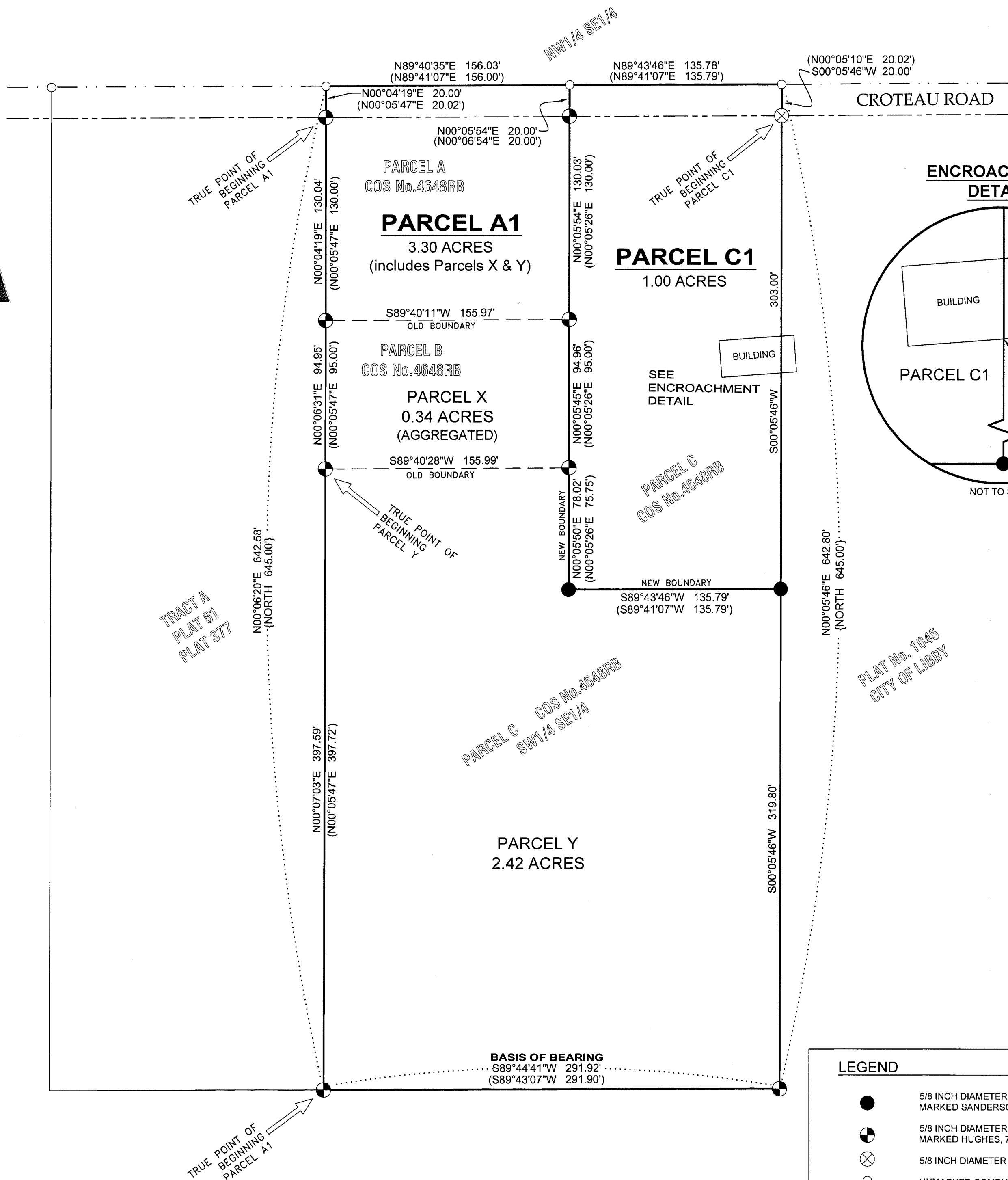


# CERTIFICATE OF SURVEY

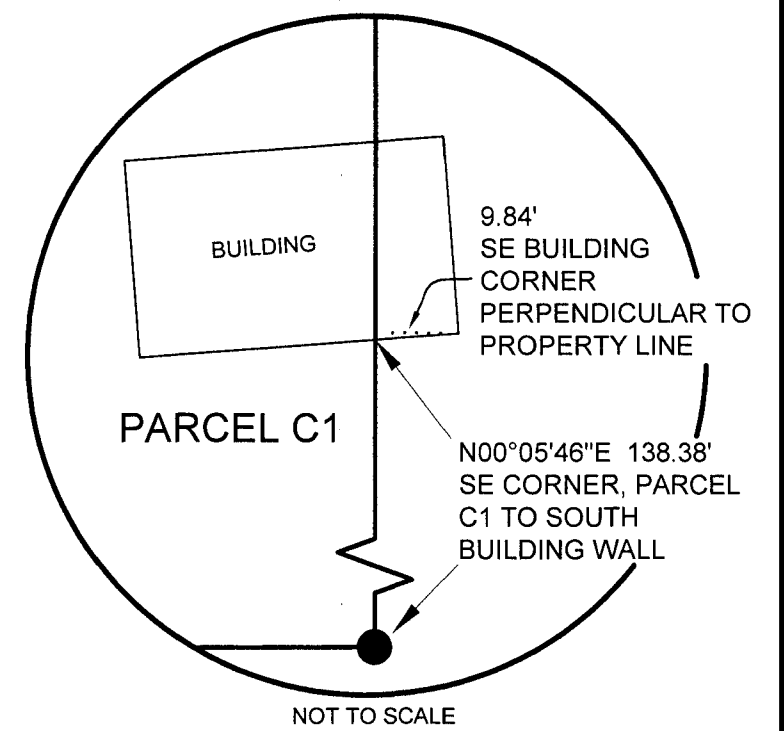
## BOUNDARY LINE ADJUSTMENT

PARCEL A, PARCEL B & PARCEL C, COS No. 4648RB  
SW1/4 SE1/4, SECTION 4, T.30N., R.31W., P.M.MT.  
FOR: DEDRICK DATE: AUGUST, 2025

NORTH



### ENCROACHMENT DETAIL



### SURVEYORS NOTE

Section breakdown per COS No. 4648RB.

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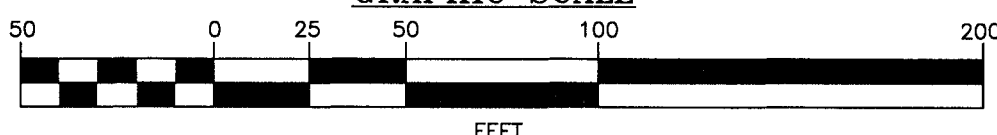
### LEGEND

- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- ⊙ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
- ⊗ 5/8 INCH DIAMETER UNMARKED REBAR
- UNMARKED COMPUTED POINT
- PROPERTY BOUNDARIES, THIS SURVEY
- - - OLD BOUNDARY LINE
- - - EASEMENT/RIGHT-OF-WAY LIMIT
- ADJACENT PROPERTY BOUNDARY
- ..... DIMENSION LINE
- . - . SECTION SUBDIVISION LINE
- ( ) RECORD, COS No. 4648RB
- { } RECORD, PLAT No. 51

# KSI

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LIBBY, MONTANA (406)293-4354

### GRAPHIC SCALE



CERTIFICATE OF SURVEY No. SI63ALRS

SHEET 2 OF 2