

CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

AMENDING PARCEL 2A, COS No. 4820RB
SW1/4 SW1/4, SECTION 04, T.30N., R.31W., P.M.M.T., LINCOLN COUNTY, MONTANA
FOR: SPADY / WILKES DATE: AUGUST, 2025

PURPOSE OF SURVEY AND OWNER'S CERTIFICATION

We, Brandon J. Wilkes & Stuart J. Spady, Sr., 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 further certify that Lots 1A & 2A1 are excluded from review by the DEQ 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; and (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; and (D) adequate storm drainage and solid waste disposal are provided."

Brandon J. Wilkes 8-15-25
Date

Stuart J. Spady, Sr. 8-15-25
Date

ACKNOWLEDGMENT

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

the State of Montana County of Lincoln, by

Brandon J. Wilkes

on this 15 day of August, 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

Stuart J. Spady, Sr.

on this 15 day of August, 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 8-1-25
Byron Sanderson, PLS 70400LS Date

HISTORY OF SURVEYS

1954 - Plat No. 271, creates Tract 2, Robert F. Burdick, 649S
1963 - Plat No. 824 & 878, creates adjoining parcel, Jack W. Ninneman, 534ES
1971 - Plat No. 1805, creates adjoining parcel, Jack W. Ninneman, 534ES
2001 - Plat No. 6382, creates adjoining parcel, Jack W. Ninneman, 534ES
2007 - Plat No. 6797, Wilkes Subdivision, Brandon J. Wilkes & Stuart J. Spady, Sr., 7322LS
2024 - COS No. 4820RB, Boundary Line Adjustment, Brandon J. Wilkes & Stuart J. Spady, Sr., 70400LS

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 19 of August, 2025.

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 Claborn for Sandra Carlberg 8-15-25
Lincoln County Treasurer Date

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 21 day of August

2025, A.D. at 9:19 o'clock AM

Corinne Brown by Chelsea Sanderson
Lincoln County Clerk and Recorder Deputy

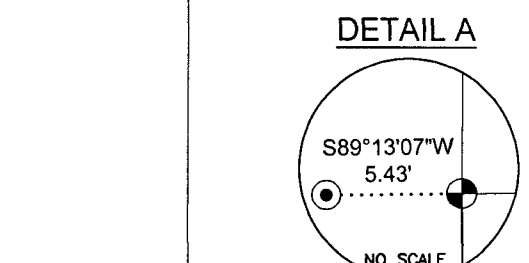
CERTIFICATE OF SURVEY No. 5164 RB



NORTH

PLAT No. 824

PLAT No. 878

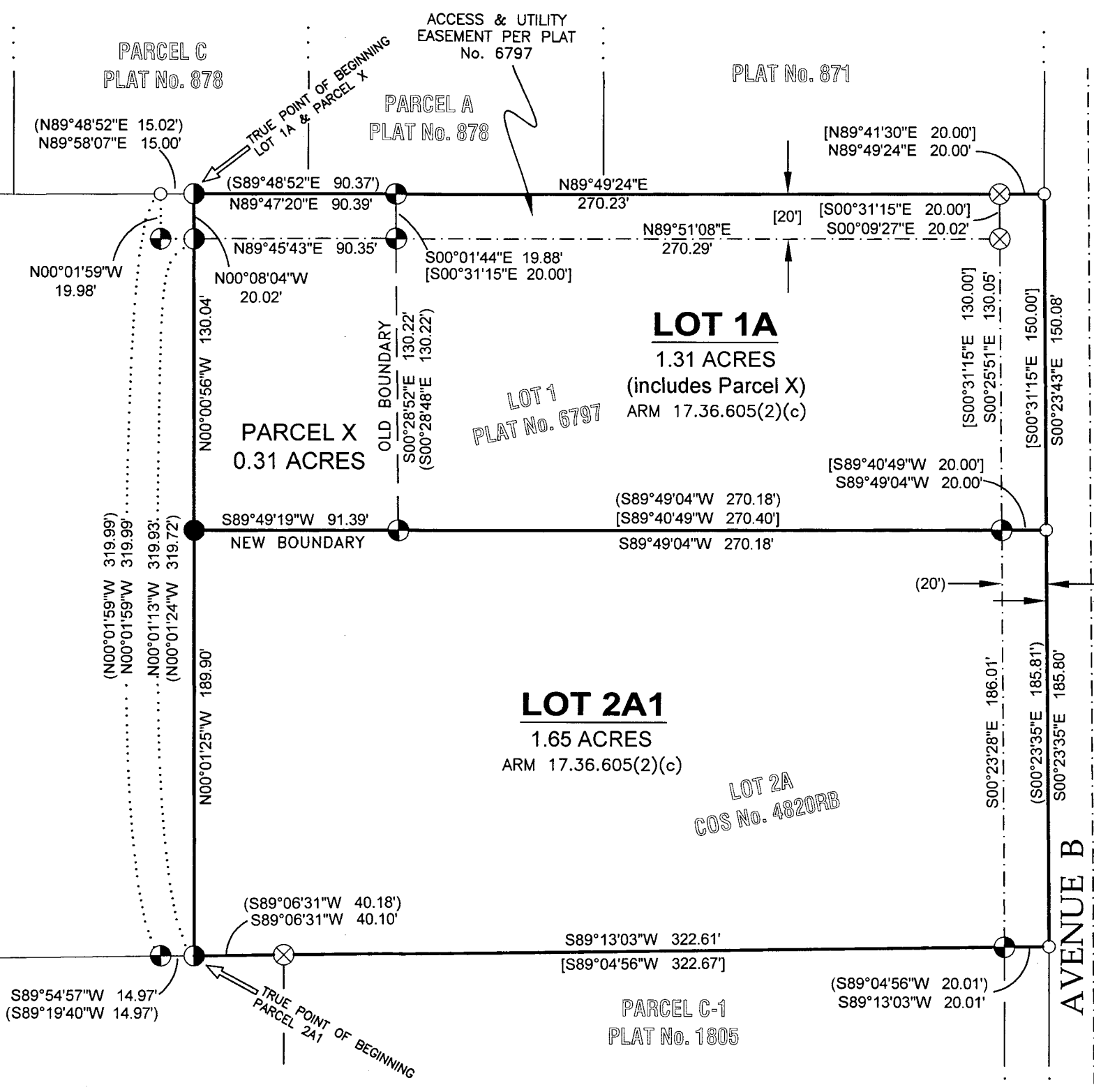


PARCEL A
COS No. 4820RB

PARCEL C-2
PLAT No. 1805

- LEGEND**
- SET 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 REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
 - ⊗ 5/8 INCH DIAMETER UNCAPPED REBAR
 - 3/4 INCH DIAMETER REBAR
 - UNMARKED COMPUTED POINT
 - [] PLAT No. 6797, RECORD
 - () COS No. 4820RB, RECORD
 - SUBJECT BOUNDARY LINES, THIS SURVEY
 - OLD BOUNDARY LINE
 - ADJACENT BOUNDARIES
 - DIMENSION/RADIAL LINE
 - - - - - RIGHT-OF-WAY/EASEMENT LIMIT

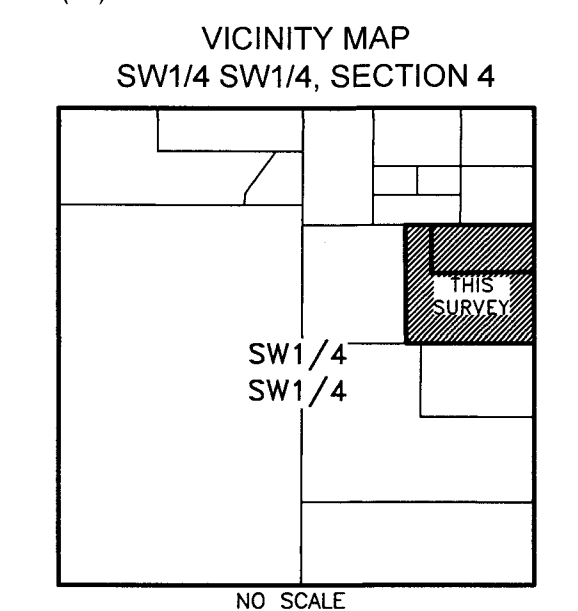
KSI
LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL
LIBBY, MONTANA (406)293-4354



BASIS OF BEARING
The basis of bearing for this survey is true north based on a static GNSS observation. Angular variation between this survey and Plat No. 6797 is 0°06'50\"/>

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, May, 2025.



LEGAL DESCRIPTION: LOT 1A

A tract of land, lying westerly from Libby, Montana, Lincoln County, within the SW1/4 SW1/4, Section 4, T.30N., R.31W., P.M.M.T., and more particularly described as follows: Commencing at the northeast corner, Parcel A, COS No. 4820RB, a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the south boundary of Parcel C, Plat No. 878, and the TRUE POINT OF BEGINNING; Thence along said south boundary, S89°47'20\"/>

LEGAL DESCRIPTION: PARCEL X

A tract of land, lying westerly from Libby, Montana, Lincoln County, within the SW1/4 SW1/4, Section 4, T.30N., R.31W., P.M.M.T., and more particularly described as follows: Commencing at the southeast corner, Parcel A, COS No. 4820RB, a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the north boundary of Parcel C-2, Plat No. 1805 and the TRUE POINT OF BEGINNING; Thence along said south boundary, S89°47'20\"/>

LEGAL DESCRIPTION: LOT 2A1

A tract of land, lying westerly from Libby, Montana, Lincoln County, within the SW1/4 SW1/4, Section 4, T.30N., R.31W., P.M.M.T., and more particularly described as follows: Commencing at the southeast corner, Parcel A, COS No. 4820RB, a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS, lying on the north boundary of Parcel C-2, Plat No. 1805 and the TRUE POINT OF BEGINNING; Thence along the east boundary of Parcel A, COS No. 4820RB, N00°01'25\"/>

