



# CERTIFICATE OF SURVEY BOUNDARY LINE ADJUSTMENT

AMENDING PARCEL A1 & LOT 5, COS No. 4814RB  
S1/2 SW1/4, SECTION 12, T.36N., R.27W., P.M.MT., LINCOLN COUNTY, MONTANA  
FOR: PETERSON & RIDGELINE RETREAT, LLC DATE: JULY, 2025

## LEGAL DESCRIPTION: PARCEL A1A

An irregular parcel of land, lying northeast from Eureka, Montana, Lincoln County, within S1/2 SW1/4, Section 12, T.36N., R.27W., P.M.MT. and more particularly described as follows: Commencing at the SW1/16 Corner, said Section 12, a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING:  
Thence along the north boundary of the S1/2 SW1/4, said Section 12, N89°53'31"E, 141.75 feet to an unmarked computed point lying within the right-of-way limits of Mill Springs Road; Thence continuing along said north boundary of S1/2 SW1/4, N89°53'49"E, 159.30 feet to an unmarked computed point lying on the centerline of Costitch Lake Road; Thence along said centerline the following three courses, each terminating at an unmarked computed point: Thence through a curve to the left: Delta 24°40'11", Radius 60.00 feet, arc length 25.83 feet; Thence through a curve to the right: Delta 32°14'09", Radius 200.00 feet, arc length 112.52 feet; Thence S46°54'27"E, 47.03 feet to the north-most corner of Parcel B1, COS No. 4814RB; Thence along the west boundary of said Parcel B1, S43°05'33"W, 30.00 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the westerly right-of-way limit of said Costitch Lake Road; Thence along the west boundary of said Parcel B1, S44°59'27"W, 449.91 feet to the westerly-most corner of said Parcel B1, a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence continuing along said west boundary of Parcel B1, S59°18'13"E, 97.91 feet to a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence along said west boundary of Parcel B1, S44°34'53"E, 48.09 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S23°22'31"E, 770.09 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS, lying on the north boundary of Section 13, T.36N., R.27W., P.M.MT.; Thence along the said north boundary of Section 13, S89°44'58"W, 425.89 feet to the W1/16 corner, a 5/8 inch diameter uncapped rebar; Thence along the east boundary of the S1/2 S1/2 SW1/4 SW1/4, said Section 12, N00°16'39"E, 330.13 feet to the northeast corner of said S1/2 S1/2 SW1/4 SW1/4, Section 12, a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence along the north boundary of said S1/2 S1/2 SW1/4 SW1/4, Section 12, S89°46'27"W, 665.33 feet to the southeast corner of Parcel F, COS No. 802, a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence along the east boundary of said Parcel F, N00°22'47"E, 164.94 feet to the southeast corner of Parcel E, COS No. 802, a 5/8 inch diameter rebar with plastic cap marked MARQUARDT 2989ES; Thence along the east boundary of said Parcel E, N00°18'17"E, 165.07 feet to the northeast corner of said Parcel E, a 5/8 inch diameter rebar with plastic cap marked MARQUARDT 2989ES; Thence along the north boundary of said Parcel E, S89°53'10"W, 332.56 feet to the southeast corner of Parcel D, COS No. 802, a 5/8 inch diameter uncapped rebar; Thence along the east boundary of said Parcel D, N00°18'22"E, 631.33 feet to a 5/8 inch diameter uncapped rebar lying on the southerly right-of-way limit of Mill Springs Road; Thence continuing along said east boundary of Parcel D, N00°17'08"E, 30.22 feet to an unmarked computed point lying on the north boundary of the S1/2 SW1/4, said Section 12; Thence along said north boundary of the S1/2 SW1/4, Section 12, N89°53'51"E, 997.39 feet to the SW1/16 Corner, said Section 12, a 5/8 inch diameter uncapped rebar, and the TRUE POINT OF BEGINNING, containing 26.86 acres. Subject to and together with all appurtenant easements of record.

## LEGAL DESCRIPTION: LOT 5A

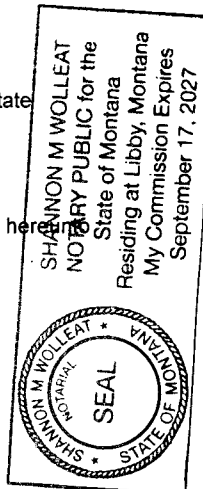
An irregular parcel of land, lying northeast from Eureka, Montana, Lincoln County, within SE1/4 SW1/4, Section 12, T.36N., R.27W., P.M.MT., and more particularly described as follows: Commencing at the W1/16 corner lying on the south boundary of said Section 12, east boundary of Tract 2B, S1/2 S1/2 SW1/4 SW1/4, Section 12, a 5/8 inch diameter uncapped rebar; Thence along the north boundary of Section 13, T.36N., R.27W., P.M.MT., N89°44'58"E, 425.89 feet to a 5/8 inch diameter with plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING:  
Thence N23°22'31"W, 770.09 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N69°11'19"E, 159.92 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the west boundary of Parcel B1, COS No. 4814RB; Thence along said west boundary of Parcel B1, S44°34'39"E, 207.79 feet to a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence continuing along said west boundary, S39°36'21"E, 350.34 feet to a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence continuing along said west boundary, S27°56'23"E, 183.58 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence continuing along said west boundary, S35°16'43"E, 150.93 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence continuing along said west boundary, N46°58'33"W, 63.87 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence continuing along said west boundary, S00°45'58"E, 40.08 feet, to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S lying on the north boundary of said Section 13; Thence along said north boundary of Section 13, S89°44'58"E, 421.39 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING, containing 5.79 acres. Subject to and together with all appurtenant easements of record.

## LEGAL DESCRIPTION: PARCEL X

An irregular parcel of land, lying northeast from Eureka, Montana, Lincoln County, within SE1/4 SW1/4, Section 12, T.36N., R.27W., P.M.MT. and more particularly described as follows: Commencing at the W1/16 corner, lying on the south boundary of said Section 12, a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING:  
Thence along the east boundary of the S1/2 S1/2 SW1/4 SW1/4, Section 12, N00°16'39"E, 330.13 feet to the northeast corner of said S1/2 S1/2 SW1/4 SW1/4, Section 12, a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence N00°15'00"E, 409.71 feet to a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence S89°46'27"W, 36.11 feet to a 5/8 inch diameter uncapped rebar; Thence N22°00'23"E, 108.79 feet to a 5/8 inch diameter rebar marked KED, 4975S; Thence N60°04'34"E, 68.63 feet to the northwest corner of Parcel B1, COS No. 4814RB, a 5/8 inch diameter rebar marked KED, 4975S; Thence along the west boundary of said Parcel B1, S59°18'13"E, 97.91 feet to a 5/8 inch diameter rebar marked KED, 4975S; Thence continuing along said west boundary, S44°34'53"E, 48.09 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S59°11'19"W, 159.92 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S23°22'31"E, 770.09 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the north boundary of Section 13, T.36N., R.27W., P.M.MT.; Thence along the said north boundary of Section 13, S89°44'58"W, 425.89 feet to the W1/16 corner, lying on the south boundary of said Section 12, an uncapped 5/8 inch diameter rebar and the TRUE POINT OF BEGINNING, containing 4.94 acres. Subject to and together with all appurtenant easements of record.  
The afore-described parcel is to become part of Parcel A1A, as shown hereon, and shall not be conveyed as a separate tract of record.

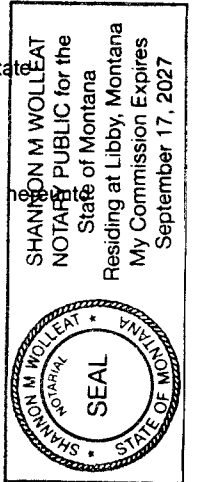
## ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln, by Lisa L. Peterson, Trustee, Peterson Family Trust on this 27 day of August, 2025. In witness whereof, I have hereunto set my hand and affixed my notarial seal.  
residing in: Libby My Commission expires: 9-17-2027



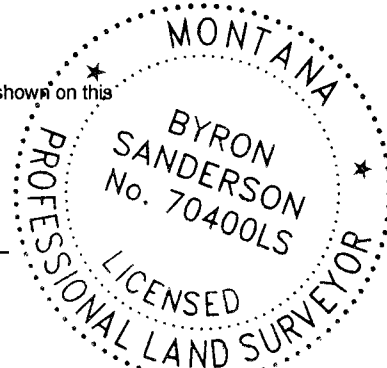
## ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln, by Rick C. Peterson, Trustee, Peterson Family Trust on this 27 day of August, 2025. In witness whereof, I have hereunto set my hand and affixed my notarial seal.  
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, PLS 70400LS 7-15-25 Date



## EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day of August, 2025 A.D. 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.  
Sedaris Corbrey by E. Randall 9-2-2025  
Lincoln County Treasurer Date

## CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 05 day of September, 2025 A.D. at 9:37 o'clock  
Corrina Brown by Jessica Jordan  
Lincoln County Clerk and Recorder Deputy

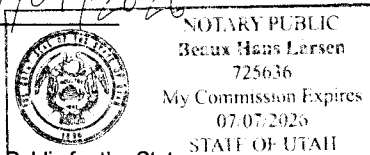
## PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

We, Ridgeline Retreat, LLC and The Peterson Family Trust, record owners, hereby certify that the purpose of this survey is the relocation of common boundaries pursuant to MCA 76-3-207(1)(e): "divisions made for the purpose of relocating a common boundary line between a single lot within a platted subdivision and adjoining land outside a platted subdivision. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those area". We further certify that Parcel A1A is 20 acres or greater, exclusive of public roadways, and is therefore not subject to sanitation review by the Montana DEQ pursuant to MCA 76-4-102(24). We also certify that Parcel 5A is excluded from sanitation review by the Montana DEQ pursuant to ARM 17.36.605(2)(b) as a parcel 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;

Tanner Peterson, Ridgeline Retreat, LLC, Member 8-11-25 Date  
Robert J. Strain, Ridgeline Retreat, LLC, Member 8-11-25 Date  
Dallin Henrie, Ridgeline Retreat, LLC, Member 8/11/25 Date  
Rick Peterson, Ridgeline Retreat, LLC, Member 8/27/25 Date  
Lisa L. Peterson, Trustee, Peterson Family Trust 8/27/25 Date  
Rick C. Peterson, Trustee, Peterson Family Trust 8/27/25 Date

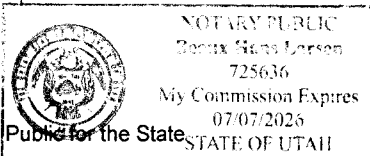
## ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Utah County of Utah, by Tanner Peterson, Ridgeline Retreat, LLC, Member on this 14 day of August, 2025. In witness whereof, I have hereunto set my hand and affixed my notarial seal.  
residing in: Provo, Utah My Commission expires: 07/07/2026



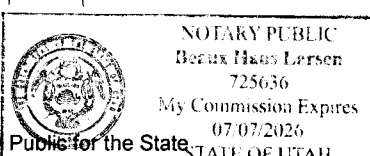
## ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Utah County of Utah, by Robert J. Strain, Ridgeline Retreat, LLC, Member on this 14 day of August, 2025. In witness whereof, I have hereunto set my hand and affixed my notarial seal.  
residing in: Provo, Utah My Commission expires: 07/07/2026



## ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Utah County of Utah, by Dallin Henrie, Ridgeline Retreat, LLC, Member on this 14 day of August, 2025. In witness whereof, I have hereunto set my hand and affixed my notarial seal.  
residing in: Provo, Utah My Commission expires: 07/07/2026



## ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln, by Rick Peterson, Ridgeline Retreat, LLC, Member on this 27 day of August, 2025. In witness whereof, I have hereunto set my hand and affixed my notarial seal.  
residing in: Libby My Commission expires: 9-17-2027

CERTIFICATE OF SURVEY No. S166 RB

SHEET 1 OF 2

# CERTIFICATE OF SURVEY

## BOUNDARY LINE ADJUSTMENT

AMENDING PARCEL A1 & LOT 5, COS No. 4814RB  
S1/2 SW1/4, SECTION 12, T.36N., R.27W., P.M.MT., LINCOLN COUNTY, MONTANA  
FOR: PETERSON & RIDGELINE RETREAT, LLC DATE: JULY, 2025

**SURVEYOR'S NOTE:**  
SEE COS No. 4814RB FOR FURTHER RECORD DATA.

**ROADWAY NOTE:**  
MONUMENTS ALONG COSTITCH LAKE ROAD NOT TIED THIS SURVEY. FOR PLATTED MEASUREMENTS, REFERENCE COS No. 4814RB.

### BASIS OF BEARING

The basis of bearing for this survey is S89°44'30"W per COS No. 4814RB, between the SE Section Corner, Section 12, a found 2 inch diameter brass cap marked 2989ES and the W1/16 Corner, Section 12, a found 5/8 inch diameter uncapped rebar.

### METHOD OF SURVEY

A Trimble R10 GNSS GPS system was used to tie previously set controlling corners and road alignments by Calen Williamson, May, 2025.

### HISTORY OF SURVEYS

2005 - Plat No. 6670, Plat of Costich Lake Meadows, Kenneth E. Davis, 4975S  
2006 - COS No. 3760RB, Boundary Line Adjustment, Kenneth E. Davis, 4975S  
2014 - COS No. 4814RB, Boundary Line Adjustment, Byron Sanderson, 70400LS

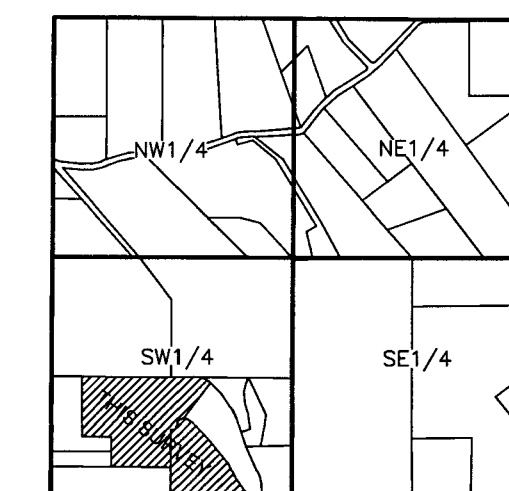
### SURVEYORS NOTES

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.

### CURVE TABLE

| CURVE | DELTA     | RADIUS  | LENGTH  |
|-------|-----------|---------|---------|
| C1    | 24°40'11" | 60.00'  | 25.83'  |
| C2    | 32°14'09" | 200.00' | 112.52' |
| C3    | 69°31'51" | 170.00' | 134.52' |

### VICINITY DIAGRAM, SECTION 12



(No Scale)

### LINE TABLE

|     |             |         |
|-----|-------------|---------|
| L1  | N89°53'31"E | 141.75' |
| L1  | N89°53'49"E | 141.36' |
| L2  | N89°53'49"E | 159.30' |
| L3  | S46°54'27"E | 47.03'  |
| L4  | S46°54'27"E | 66.04'  |
| L5  | S60°04'34"W | 68.63'  |
| L6  | S22°00'23"W | 108.79' |
| L7  | N89°56'23"W | 36.11'  |
| L8  | N00°17'08"E | 30.22'  |
| L9  | S43°05'33"W | 30.00'  |
| L10 | N00°15'43"E | 129.84' |
| L11 | N00°15'43"E | 47.98'  |
| L12 | N28°41'13"W | 93.27'  |
| L13 | N28°53'36"W | 47.08'  |
| L14 | N87°36'56"E | 115.82' |
| L15 | S00°45'58"E | 40.08'  |
| L16 | S46°58'33"E | 63.87'  |
| L17 | S35°16'43"E | 150.93' |
| L18 | S27°56'23"E | 183.58' |
| L19 | S39°36'21"E | 350.34' |
| L20 | S44°34'39"E | 207.79' |
| L21 | S59°18'13"E | 97.91'  |
| L22 | S44°34'53"E | 48.09'  |

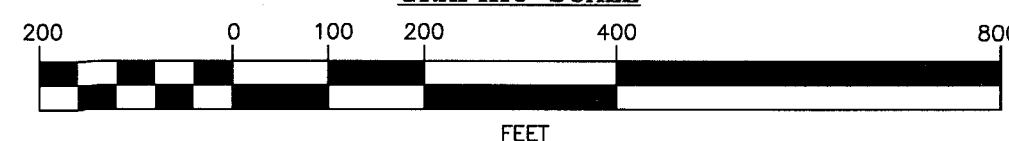
### LEGEND

- 2 INCH DIAMETER REBAR BRASS CAP MARKED 2989ES
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED, 4975S
- 5/8 INCH DIAMETER UNCAPPED REBAR
- 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS
- 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS
- 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED MARQUARDT, 2989ES
- UNMARKED COMPUTED POINT
- ( ) COS No. 3760RB, RECORD
- { } COS No. 4814RB, RECORD
- SUBJECT BOUNDARY LINES, THIS SURVEY
- OLD BOUNDARY LINE
- ADJACENT BOUNDARIES
- DIMENSION OR RADIAL LINE
- SECTION LINE
- RIGHT-OF-WAY

# KSI

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

### GRAPHIC SCALE



CERTIFICATE OF SURVEY No. **S166 RB**

SHEET 2 OF 2