

# CERTIFICATE OF SURVEY BOUNDARY LINE ADJUSTMENT

PARCELS A & B, COS No. 4838RB, & LOT 2, BLOCK 6, JENNISON ADDITION, PLAT No. 11  
SW1/4 SE1/4, SECTION 3, T.30N., R.31W., P.M.MT., LINCOLN COUNTY, MONTANA  
FOR: MONTGOMERY, ET. AL. DATE: JULY, 2025

## LEGAL DESCRIPTION: PARCEL A1

A tract of land, lying within the city limits of Libby, Montana, Lincoln County, in the SW1/4 SE1/4, Section 3, T.30N., R.31W., P.M.MT. and more particularly described as follows:  
Commencing at the southeast corner of Parcel A, COS No. 4838RB, Lincoln County Records, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS, lying on the north right-of-way limit of Spruce Street, and the TRUE POINT OF BEGINNING; Thence along said right-of-way limit of Spruce Street, N89°46'42"W, 52.41 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the east right-of-way limit of a 21 foot wide alley; Thence along the east right-of-way limit of said alley, N00°13'18"E, 82.17 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence continuing along said right-of-way limit of alley, N00°13'18"E, 4.62 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N87°55'04"E, 52.45 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S00°13'18"W, 6.72 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S00°13'18"W, 82.17 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the north right-of-way limit of Spruce Street, and the TRUE POINT OF BEGINNING, containing 0.11 acres. Subject to and together with all appurtenant easements of record.

## LEGAL DESCRIPTION: PARCEL B1

A tract of land, lying within the city limits of Libby, Montana, Lincoln County, in the SW1/4 SE1/4, Section 3, T.30N., R.31W., P.M.MT. and more particularly described as follows:  
Commencing at the southwest corner of Parcel B, COS No. 4838RB, Lincoln County Records, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS, lying on the north right-of-way limit of Spruce Street, and the TRUE POINT OF BEGINNING; Thence N00°13'18"E, 82.17 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N00°13'18"E, 6.72 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N87°55'04"E, 74.66 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the west right-of-way limit of Wisconsin Avenue; Thence along the west right-of-way limit of Wisconsin Avenue, S00°13'18"W, 25.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence continuing along said right-of-way limit S00°13'18"W, 8.10 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S87°55'04"W, 74.66 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S87°55'04"W, 52.45 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the north right-of-way limit of Spruce Street; Thence along the north right-of-way limit of Spruce Street, N89°46'42"W, 74.60 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING, containing 0.16 acres. Subject to and together with all appurtenant easements of record.

## LEGAL DESCRIPTION: LOT 2A

A tract of land, lying within the city limits of Libby, Montana, Lincoln County, in the SW1/4 SE1/4, Section 3, T.30N., R.31W., P.M.MT. and more particularly described as follows:  
Commencing at the southwest corner of Lot 2, Block 6, Plat No. 11, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the east right-of-way limit of a 21 foot alley, and the TRUE POINT OF BEGINNING; Thence along said alley right-of-way limit, N00°13'18"E, 25.00 feet to the southwest corner of Lot 1, Block 6, Plat No. 11, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along the south boundary of said Lot 1, S89°46'42"E, 127.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the west right-of-way limit of Wisconsin Avenue; Thence along the west right-of-way limit of Wisconsin Avenue, S00°13'18"W, 25.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence continuing along said right-of-way limit S00°13'18"W, 8.10 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S87°55'04"W, 74.66 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S87°55'04"W, 52.45 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING, containing 0.10 acres. Subject to and together with all appurtenant easements of record.

## LEGAL DESCRIPTION: PARCEL X

A tract of land, lying within the city limits of Libby, Montana, Lincoln County, in the SW1/4 SE1/4, Section 3, T.30N., R.31W., P.M.MT. and more particularly described as follows:  
Commencing at the southwest corner of Lot 2, Block 6, Plat No. 11, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING; Thence S89°46'42"E, 127.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the west right-of-way limit of Wisconsin Avenue, S00°13'18"W, 8.10 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S87°55'04"W, 74.66 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S87°55'04"W, 52.45 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S87°55'04"W, 52.45 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING, containing 0.03 acres. Subject to and together with all appurtenant easements of record. The afore-described parcel shall become part of Lot 2A as shown hereon, and shall not be conveyed as a separate tract of land.

## LEGAL DESCRIPTION: PARCEL Y

A tract of land, lying within the city limits of Libby, Montana, Lincoln County, in the SW1/4 SE1/4, Section 3, T.30N., R.31W., P.M.MT. and more particularly described as follows:  
Commencing at the northwest corner of Parcel A, COS No. 4838RB, Lincoln County Records, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS, lying on the east right-of-way limit of a 21 foot wide alley, and the TRUE POINT OF BEGINNING; Thence along said right-of-way limit of alley, N00°13'18"E, 4.62 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N87°55'04"E, 52.45 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S00°13'18"W, 6.72 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S89°46'42"E, 52.41 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the east right-of-way limit of a 21 foot wide alley, and the TRUE POINT OF BEGINNING, containing 0.007 acres. Subject to and together with all appurtenant easements of record. The afore-described parcel shall become part of Parcel A1 as shown hereon, and shall not be conveyed as a separate tract of land.

## METHOD OF SURVEY

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

## BASIS OF BEARING

The basis of bearing for this survey is S89°46'42"E between the SE Corner, Section 3, a found 3 1/4 inch diameter brass cap and the SW Corner Section 3, a 5/8 inch diameter uncapped rebar, per COS No. 4838RB.

## REFERENCED SURVEYS

1915 - Plat No. 11, Jennison Addition to Libby, Paul D. Pratt  
2021 - COS No. 4838RB, Amended Plat, Byron Sanderson, 70400LS

## 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.

## 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* 7-22-25  
Byron Sanderson, PLS 70400LS Date

## EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 3 of September 2025, A.D.

*Steven A. Boyer*  
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.

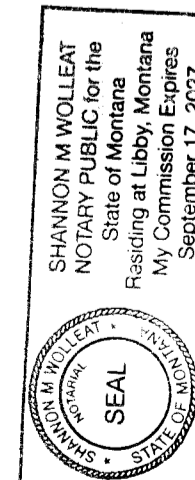
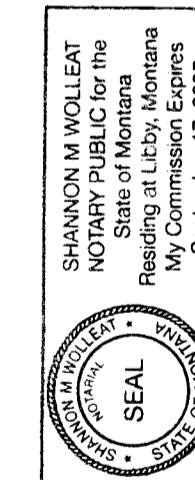
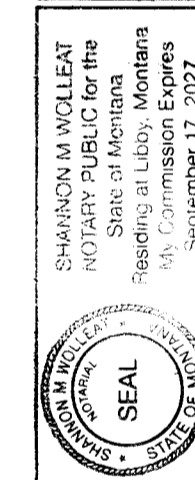
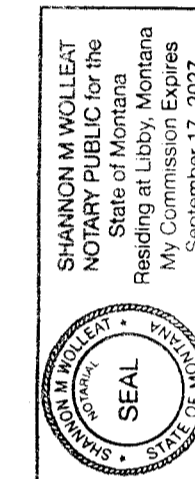
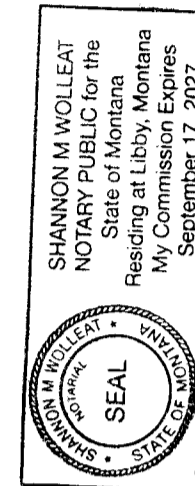
*Sedana's Farhang* 9.3.2025  
Lincoln County Treasurer Date

## CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 8 day of September

202 5, A.D. at 11:35 o'clock

*Corrina Brown* by *Felicia Johnson*  
Lincoln County Clerk and Recorder Deputy



## PURPOSE OF SURVEY AND CERTIFICATION

We, Theodore Richard Montgomery, Shayla Marie Montgomery, Adam Phelps, Andre Mehan, Mavis Vaillancourt, and Timothy Stuckey, 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 Lot 2A, & Parcels A1 and B1 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".

*Theodore Richard Montgomery* 8-29-2025  
Theodore Richard Montgomery Date  
*Shayla Marie Montgomery* 8/29/2025  
Shayla Marie Montgomery Date  
*Adam Phelps* 8/29/2025  
Adam Phelps Date  
*Andre Mehan* 8/29/2025  
Andre Mehan Date  
*Mavis Vaillancourt* 08/25/2025  
Mavis Vaillancourt Date  
*Timothy Stuckey* 08/25/2025  
Timothy Stuckey Date

## ACKNOWLEDGMENT

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

State of Montana County of Lincoln, by  
*Theodore Richard Montgomery and Shayla Marie Montgomery*  
on this 29 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: 9-17-2025

## ACKNOWLEDGMENT

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

State of MT County of Lincoln, by  
*Adam Phelps*  
on this 21 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: 9-17-2025

## ACKNOWLEDGMENT

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

State of MT County of Lincoln, by  
*Andre Mehan*  
on this 27 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: 9-17-2025

## ACKNOWLEDGMENT

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

State of MT County of Lincoln, by  
*Mavis Vaillancourt*  
on this 25 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: 9-17-2025

## ACKNOWLEDGMENT

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

State of MT County of Lincoln, by  
*Timothy Stuckey*  
on this 25 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: 9-17-2025

CERTIFICATE OF SURVEY No. 516780

# KSI

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

# CERTIFICATE OF SURVEY

## BOUNDARY LINE ADJUSTMENT

PARCELS A & B, COS No. 4838RB, & LOT 2, BLOCK 6, JENNISON ADDITION, PLAT No. 11  
SW1/4 SE1/4, SECTION 3, T.30N., R.31W., P.M.M.T., LINCOLN COUNTY, MONTANA  
FOR: MONTGOMERY, ET. AL. DATE: JULY, 2025

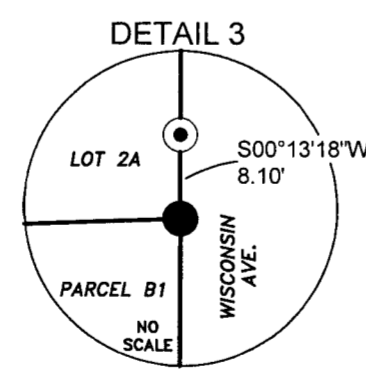
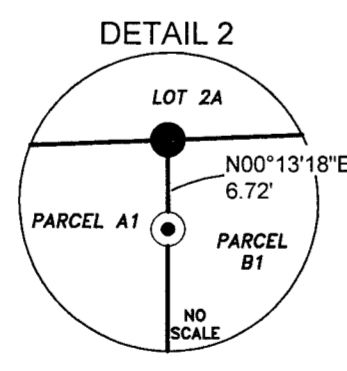
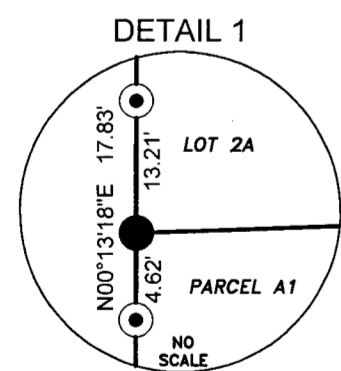
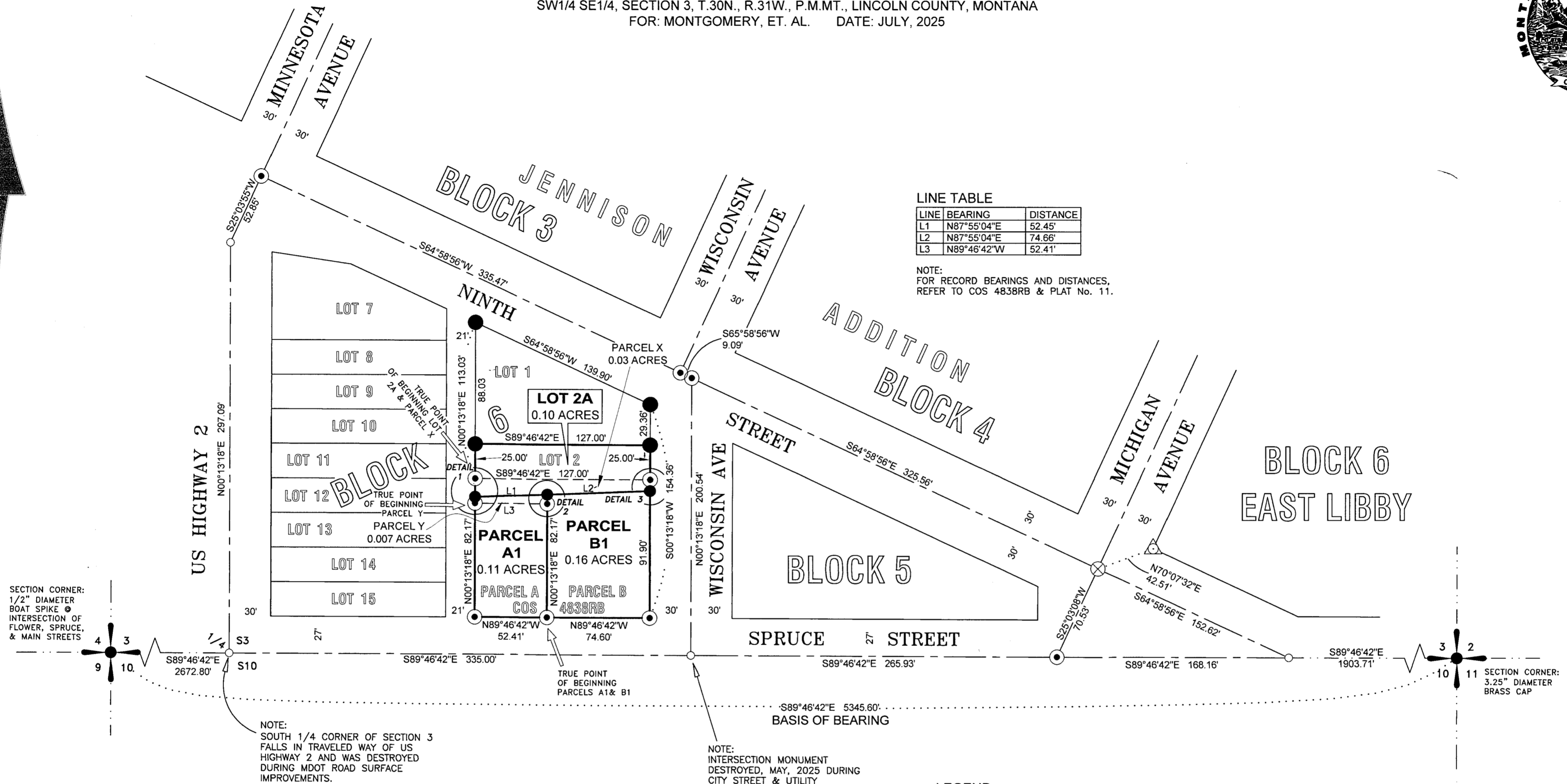


NORTH

LINE TABLE

LINE	BEARING	DISTANCE
L1	N87°55'04"E	52.45'
L2	N87°55'04"E	74.66'
L3	N89°46'42"W	52.41'

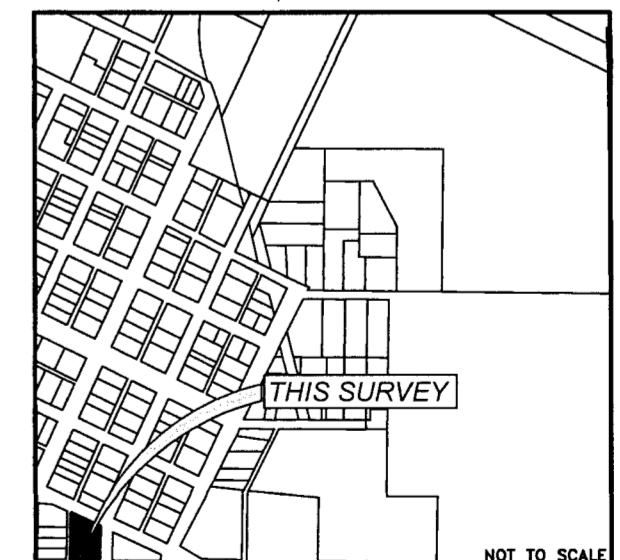
NOTE:  
FOR RECORD BEARINGS AND DISTANCES,  
REFER TO COS 4838RB & PLAT No. 11.



LEGEND

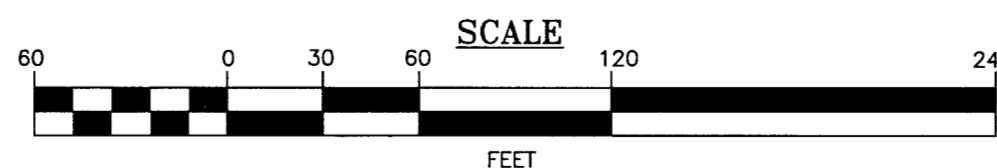
- SET 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS
- SECTION CORNER AS NOTED
- 5/8 INCH DIAMETER UNCAPPED REBAR
- 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED MARQUARDT, 7328S
- 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS
- UNMARKED COMPUTED POINT
- SUBJECT BOUNDARY LINES, THIS SURVEY
- OLD BOUNDARY LINE
- ADJACENT BOUNDARIES
- DIMENSION LINE
- ROAD CENTERLINE
- SECTION LINE

VICINITY MAP  
SE1/4, SECTION 3



# KSI

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LIBBY, MONTANA (406)293-4354



CERTIFICATE OF SURVEY No. 5167RB

SHEET 2 OF 2