

CERTIFICATE OF SURVEY BOUNDARY LINE ADJUSTMENT

LOT 8A, NIKKI ACRES, PLAT No. 7227
SE1/4, SECTION 35, T.31N., R.31W., P.M.MT., LINCOLN COUNTY, MONTANA
FOR: LINCOLN COUNTY & BURLINGAME DATE: AUGUST, 2025

SURVEY NOTE:
THIS SURVEY WAS COMPLETED OCTOBER, 2022.
DUE TO TITLE TRANSACTIONS AND CHANGES IN
OWNERSHIP THE FILING OF THIS DOCUMENT HAS
BEEN DELAYED UNTIL 2025.

LEGEND

- ⊗ FOUND A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
- SET A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- AN UNMARKED COMPUTED POINT
- BOUNDARY LINES
- - - OLD BOUNDARY LINE
- . - . ADJOINING BOUNDARIES
- ++++ RAILROAD CENTERLINE
- - - EASEMENT/RIGHT-OF-WAY LIMIT
- ~~~~~ TOP OF BANK
- () PLAT No. 7227, RECORD

PURPOSE OF SURVEY AND OWNER'S CERTIFICATION

We, Lincoln County and Harold Vernon Burlingame & Patricia Ann Burlingame, Trustees of The Harold Vernon Burlingame and Patricia Ann Burlingame Revocable Inter Vivos Trust, being the 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(2)(d) for five or fewer lots within a platted subdivision, the relocation of common boundaries. We further certify that Lot 8AA is excluded from sanitation review by the DEQ pursuant to ARM 17.36.605(2)(b) as a parcel that has a previous approval issued under Title 76, chapter 4, part1, 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 76-4-1-30, MCA.

Lincoln County, Representative 9/9/25 Date
Harold Vernon Burlingame 9/10/25 Date
Patricia Ann Burlingame 9/10/25 Date
Patricia Ann Burlingame, Trustee

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln
Lincoln County, Representative, Brent Teske
on this 9 day of September 2025. In witness whereof,
I have hereunto set my hand and affixed my notarial seal.
Corrina Brown

residing in: Troy My Commission expires: 2-09-2029

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of MT County of Lincoln
by Harold Vernon Burlingame and Patricia Ann Burlingame, Trustees
Trustees of The Harold Vernon Burlingame and Patricia Ann Burlingame Revocable Inter Vivos Trust
on this 10 day of September 2025. In witness whereof,
I have hereunto set my hand and affixed my notarial seal.
Shannon M Wollet

residing in: Libby My Commission expires: 9-17-2027

BASIS OF BEARING

The basis of bearing for this survey is true north derived from a static GNSS observation. Angular variation between this survey and Plat No. 7227 is 0°00'04" along the northwest boundary of Lot 8B.

METHOD OF SURVEY

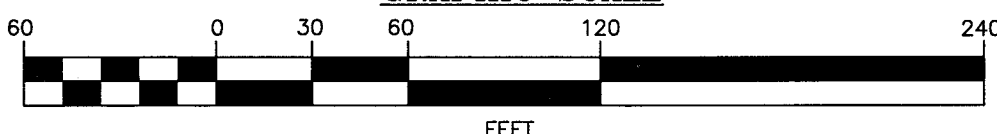
A Trimble R10-2 GNSS system and Trimble S6 Robotic Total Station were used to tie previously set controlling corners by Calen Williamson, September, 2022.

LEGAL DESCRIPTION: PARCEL X

An irregular tract of land, lying northeast of Libby, Montana, Lincoln County, within the SE1/4, Section 35, T.31N., R.31W., P.M.MT. and more particularly described as follows:
Commencing at the southwest corner, Lot 8B, Plat No. 7227, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING; Thence N50°23'03"W, 38.50 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N50°23'03"W, 20.04 feet to an unmarked computed point lying on the low water line of "Kootenai River"; Thence along said river low water line N34°28'49"E, 301.14 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence leaving said river low water line S50°20'03"E, 14.51 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S50°20'03"E, 32.25 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS, being the southwest corner of Lot 9, Riverdale Subdivision; Thence S32°15'24"W, 302.38 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and THE TRUE POINT OF BEGINNING, containing 0.36 acres. Subject to and together with all appurtenant easements of record.

60' WIDE ACCESS EASEMENT
LINCOLN COUNTY RECORDS
BOOK 384 PAGE 734
S39°37'24"W 299.12'
(S39°37'24"E 299.09')

GRAPHIC SCALE



LEGAL DESCRIPTION: LOT 8AA

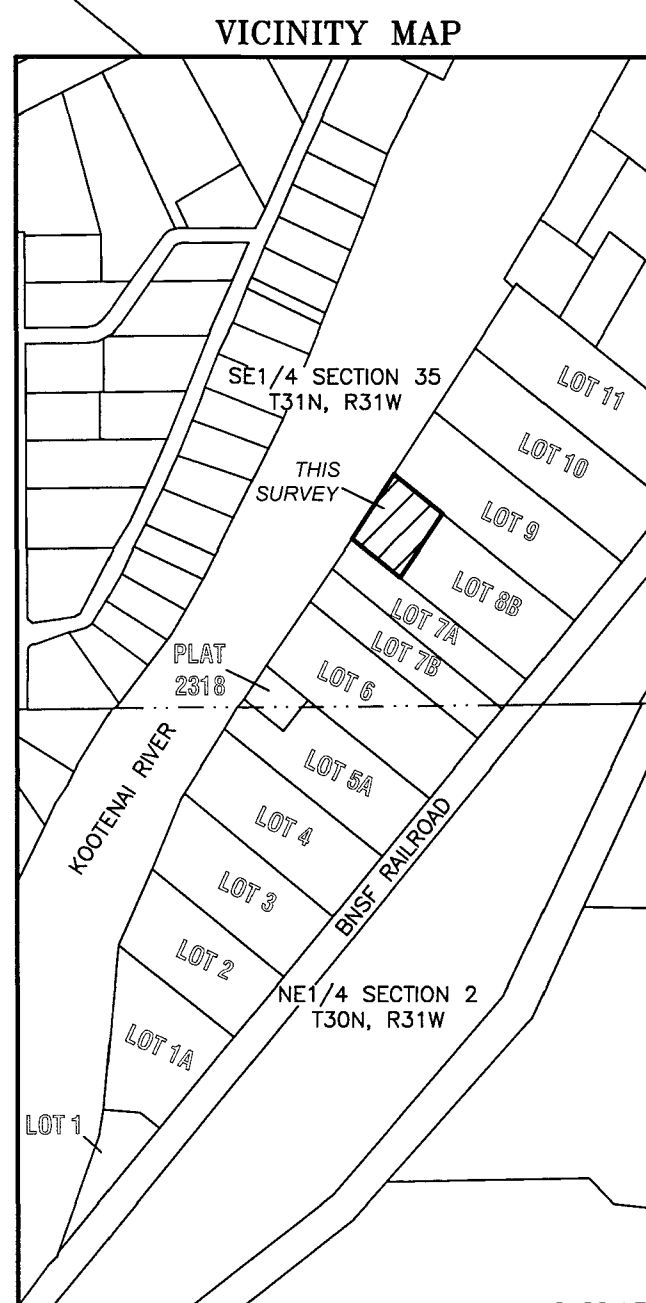
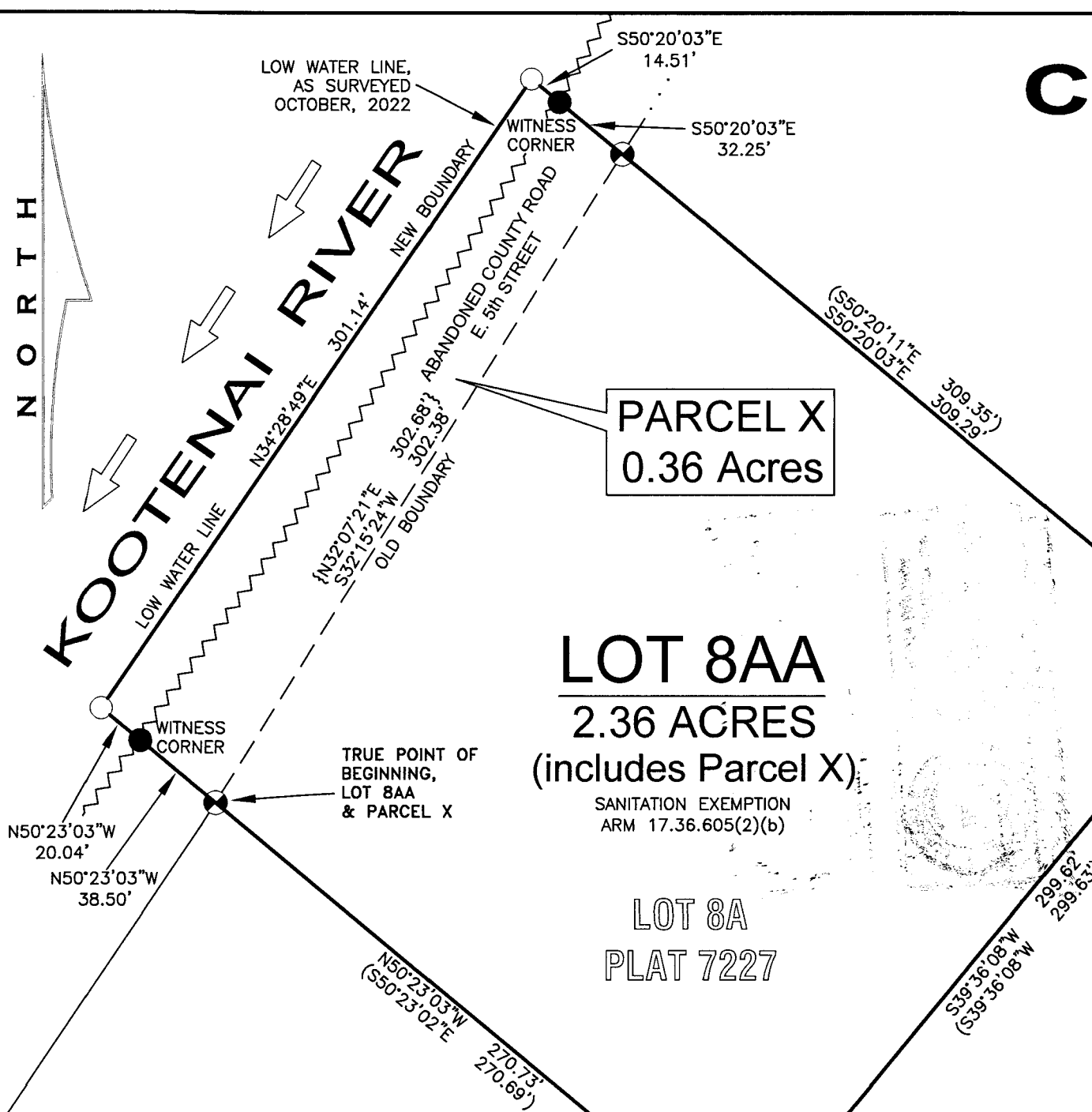
An irregular tract of land, lying northeast of Libby, Montana, Lincoln County, within the SE1/4, Section 35, T.31N., R.31W., P.M.MT. and more particularly described as follows:
Commencing at the southwest corner, Lot 8B, Plat No. 7227, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING; Thence N50°23'03"W, 38.50 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N50°23'03"W, 20.04 feet to an unmarked computed point lying on the low water line of "Kootenai River"; Thence along said river low water line N34°28'49"E, 301.14 feet to an unmarked computed point; Thence leaving said river low water line S50°20'03"E, 14.51 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S50°20'03"E, 32.25 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS, being the southwest corner of Lot 9, Riverdale Subdivision; Thence along the south boundary of said Lot 9 S50°20'03"E, 309.39 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the west boundary of Lot 8B, Plat No. 7227 S39°36'08"W, 299.62 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the north boundary of Lot 7A, COS No. 3487CO N50°23'03"W, 270.73 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and THE TRUE POINT OF BEGINNING, containing 2.36 acres. Subject to and together with all appurtenant easements of record.

REFERENCED SURVEYS

1913 - Plat No. 12, Riverdale Subdivision, Paul D. Pratt
2020 - Lincoln County Records Book 384/Page 734, Access Easement, Alvah F. Hughes, 7322LS
2020 - Lincoln County Records Book 384/Page 736, Access Easement, Alvah F. Hughes, 7322LS
2020 - Lincoln County Records Book 384/Page 785, Access Easement, Alvah F. Hughes, 7322LS
2021 - Plat No. 7227, Nikki Acres Subdivision, Alvah F. Hughes, 7322LS

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 plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record.



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

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 9-3-25 Date
Byron Sanderson, PLS 20480LS

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 15 day of September 2025, A.D.
Steven A. Boyer PLS
Steven A. Boyer, PLS 20480LS, 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.

Shirley Whitfield 9-12-25 Date
Lincoln County Treasurer

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 16 day
of September 2025, A.D. at 3:26 o'clock
Corrina Brown by Jessica
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 5172RB