

CERTIFICATE OF SURVEY:

BOUNDARY LINE ADJUSTMENT

PARCELS A & "REMAINDER" OF C.O.S. 3326FC

S 1/2 of Section 9 & NE 1/4 NW 1/4 of Section 16, Twp. 35 N., R. 26 W., P.M.M.

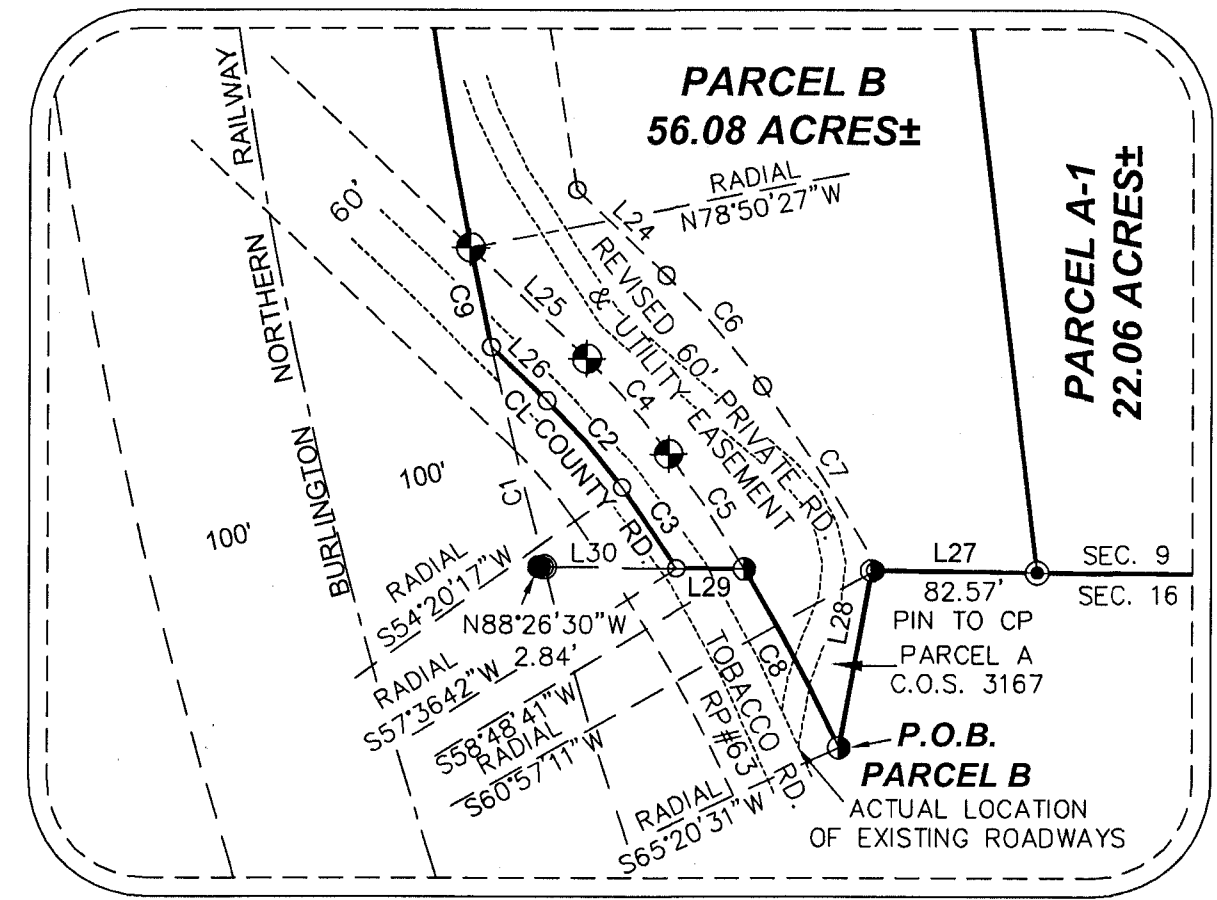
For: Bradley T. Nadon, Nancy M Vargas &

Date: July 2025

Marvin J. Gwynn

LEGEND

- SET A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND 5/8 INCH DIA. REBAR CAPPED MARQUARDT 7328LS
- FOUND 5/8 INCH DIA. REBAR CAPPED CORDI 13102LS
- FOUND 5/8 INCH DIA. BARE REBAR
- FOUND 5/8 INCH DIA. REBAR CAPPED HUGHES 7322 LS
- FOUND 3 1/4 INCH DIA. BRASS CAP STAMPED 2795-S AS NOTED
- COMPUTED POINT
- { } RECORD PER C.O.S. 3326FC
- () RECORD PER C.O.S. 3167
- [] RECORD PER C.O.S. 3788FC
- ^ v RECORD PER C.O.S. 432
- CP COMPUTED POINT



DETAIL 1" = 100'

CERTIFICATE OF SURVEYOR
STATE OF MONTANA
County of Lincoln

I, Kenneth E. Davis, a registered land surveyor do hereby certify that I have performed the survey shown on the attached plat or that such survey was performed under my supervision to my best knowledge and ability; that said survey is true and complete as shown and the monuments shown and set occupy the positions shown hereon.

Dated this 22nd day of October, 2025 A.D.

Kenneth E. Davis
Registered Land Surveyor No. 4975-S

SURVEYOR NOTE:

The area that is being removed from one tract of record and joined with another tract of record is not itself 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 the amended plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

The centerline of the Tobacco River was established using record information. The Burlington Northern Railway was established from found monument per C.O.S. 3788FC and the physical location of the existing centerline.

TREASURER CERTIFICATION

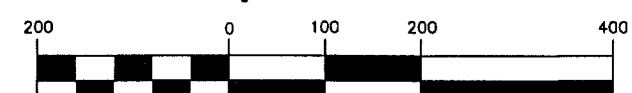
I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid. Dated this 22nd day of October, 2025.

Shirley Whitfield for Sadari Calhoun
Treasurer Lincoln County Montana

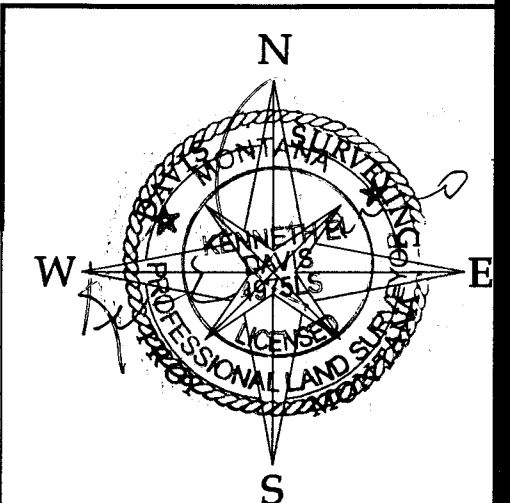
CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 22nd day of October, 2025 A.D.
Steven A. Boyer
Professional Land Surveyor No. 9750LS

Graphic Scale:



(1 inch = 200 ft.)



DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 7/17/25

REV:

DRAWN BY: CJR

Land Projects 2025

FILE: t352609bn.dwg

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 24th day of October, 2025 A.D. at 10:07
O'clock A.M.

COMANA BROWN by Jessie Johnson
County Clerk and Recorder Deputy

SHEET 1 OF 2
C.O.S. NO. S184 RB

CERTIFICATE OF SURVEY:
BOUNDARY LINE ADJUSTMENT
PARCELS A & "REMAINDER" OF C.O.S. 3326FC
S 1/2 of Section 9 & NE 1/4 NW 1/4 of Section 16, Twp. 35 N., R. 26 W., P.M.M.
For: Bradley T. Nadon, Nancy M Vargas & Marvin J. Gwynn
Date: July 2025

PURPOSE OF SURVEY

We, Bradley T. Nadon, Nancy M. Vargas, and Marvin J. Gwynn, certify that the purpose of this survey is to relocate common boundaries outside of a platted subdivision therefore this survey is exempt from review as a subdivision pursuant to 76.3.207(1)(a) which states: "divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties;" furthermore this survey is exempt from sanitation review by the Department of Environmental Quality as a parcel over 20 acres, exclusive of public roadways, as defined in 76-4-102(24) M.C.A.

Bradley T. Nadon

Date

Nancy M. Vargas

Date

Marvin J. Gwynn

Date

DESCRIPTION OF TRACT 1

A tract of land near Eureka, Lincoln County, Montana, being a portion of the "Remainder per C.O.S. 3326FC, lying in the S 1/2 of Section 9 Twp. 35 N., R. 26 W., P.M.M., containing 1.13 acres more or less and more particularly described as follows;

Beginning at a 5/8 inch dia. rebar capped Marquardt 7328LS marking the northeast corner of Parcel A per C.O.S. 3326FC; thence, S89°59'18"W 700.01 feet to a 5/8 inch dia. rebar capped Marquardt 7328LS; thence, N6°50'47"W 70.50 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°59'18"E 708.41 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S0°00'13"E 70.00 feet to the point of beginning.

The aforescribed Tract 1 contains 1.13 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF PARCEL A-1

A tract of land near Eureka, Lincoln County, Montana, being Parcel A per C.O.S. 3326FC and a portion of the "Remainder" per C.O.S. 3326FC, lying in the S1/2 of Section 9 Twp. 35 N., R. 26 W., P.M.M., containing 22.06 acres more or less and more particularly described as follows;

Beginning at a 5/8 inch dia. rebar capped Marquardt 7328LS marking the northeast corner of Parcel A per C.O.S. 3326FC; thence, S0°00'13"E a total distance of 943.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N88°51'23"E a total distance of 1086.84 feet to a computed point located on the approximate centerline of the Tobacco River; thence, upstream, S39°59'04"E 259.97 feet to a computed point; thence, leaving said approximate centerline, N89°21'20"W a total distance of 1530.40 feet to a 3 1/4 inch dia. brass cap stamped 2795-S marking the S 1/4 corner of Section 9, Twp. 35 N., R. 26 W., P.M.M.; thence, N89°21'54"W 291.40 feet to a 5/8 inch dia. rebar capped Marquardt 7328LS; thence, N6°50'47"W a total distance of 1178.32 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°59'18"E 708.41 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S0°00'13"E 70.00 feet to the point of beginning.

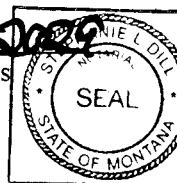
The aforescribed Parcel A-1 contains 22.06 acres more or less and includes a 60.00 wide access and utility easement over and across Parcel B and a 20.00 foot wide access easement over and across Parcel B as shown hereon and together with all other appurtenant easements of record.

STATE OF MONTANA
County of Lincoln

On this 20th day of October, 2025 A.D. before me, a Notary Public in and for the State of Montana, Bradley T. Nadon, personally appeared known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

Stephanie L. Dill
Notary Public

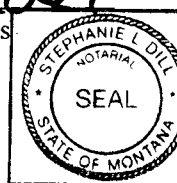
My Commission Expires

STEPHANIE L. DILL
Notary Public for the
State of Montana
Residing at Libby, MT
My Commission Expires
September 30, 2029STATE OF MONTANA
County of Lincoln

On this 20th day of October, 2025 A.D. before me, a Notary Public in and for the State of Montana, Nancy M. Vargas, personally appeared known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

Stephanie L. Dill
Notary Public

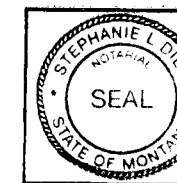
My Commission Expires

STEPHANIE L. DILL
Notary Public for the
State of Montana
Residing at Libby, MT
My Commission Expires
September 30, 2029STATE OF MONTANA
County of Lincoln

On this 20th day of October, 2025 A.D. before me, a Notary Public in and for the State of Montana, Marvin J. Gwynn, personally appeared known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

Stephanie L. Dill
Notary Public

My Commission Expires

STEPHANIE L. DILL
Notary Public for the
State of Montana
Residing at Libby, MT
My Commission Expires
September 30, 2029DESCRIPTION OF PARCEL B

A tract of land near Libby, Lincoln County, Montana, being a portion of the "Remainder" per C.O.S. 3326FC, lying in the S1/2 of Section 9 and the NE 1/4 NW 1/4 of Section 16, of Twp. 35 N., R. 26 W., P.M.M., containing 56.08 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped Hughes 7322LS marking the southern most corner of Parcel A per C.O.S. 3167 and located on the east right-of-way of Tobacco Road a 60.00 foot wide county road per Road Petition No. 63; thence, N10°19'01"E 93.91 feet to a 5/8 inch dia. rebar capped Hughes 7322LS located on the south section line of Section 9, Twp. 35 N., R. 26 W., P.M.M.; thence along said south section line, S89°21'54"E 86.25 feet to a 5/8 inch dia. rebar capped Marquardt 7328LS; thence, N6°50'47"W a total distance of 1178.32 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°59'18"E 708.41 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S0°00'13"E a total distance of 1013.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N88°51'23"E a total distance of 1086.84 feet to a computed point located on the approximate centerline of the Tobacco River; thence downstream, the following eleven (11) courses, N39°59'04"W 96.57 feet to a computed point; thence, N35°44'00"W 378.27 feet to a computed point; thence, N28°24'14"W 359.30 feet to a computed point; thence, N43°58'33"W 401.70 feet to a computed point; thence, N34°17'53"W 356.50 feet to a computed point; thence, N16°16'20"W 479.95 feet to a computed point; thence, N13°23'40"W 298.93 feet to a computed point; thence, N14°22'02"W 337.06 feet to a computed point; thence, N19°17'05"W 557.79 feet to a computed point; thence, N38°44'19"W 296.73 feet to a computed point; thence, N21°16'27"W 728.97 feet to a computed point; thence leaving said approximate centerline, N89°15'42"W 20.43 feet to a computed point located on the east right-of-way of Burlington Northern Railway; thence along said east right-of-way, S11°08'56"E 784.01 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence on the arc of a curve to the right, a distance of 618.18 feet, turning through a delta angle of 20°23'16", and having a radius of 1737.28 feet, to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S9°14'20"W 1562.39 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence on the arc of a curve to the left, a total distance of 937.51 feet, turning through a total delta angle of 21°36'59" and having a radius of 2484.93 feet, to a computed point located on the centerline of Tobacco Road, a 60.00 wide county roadway per Road Petition No. 63 and having a radial bearing of N78°50'27"W; thence along said centerline, S46°21'53"E 40.14 feet to a computed point; thence on the arc of a curve to the right, a distance of 59.77 feet, turning through a delta angle of 10°42'10", and having a radius of 320.00 feet, to a computed point having a radial bearing of S54°20'17"W; thence continuing along the arc of a curve to the left, a distance of 51.14 feet, turning through a delta angle of 3°16'26", and having a radius of 895.00 feet, to a computed point having a radial bearing of S57°36'42"W and located on the south section line of said Section 9; thence leaving said centerline, along said south section line, S89°21'54"E 35.54 feet to a 5/8 inch dia. rebar capped Hughes 7322LS located on the east right-of-way of said Tobacco Road and having a radial bearing of S58°48'41"W; thence along said east right-of-way, along the arc of a curve to the left, a distance of 105.43 feet, turning through a delta angle of 6°31'49", having a radius of 925.00 feet, to the point of beginning.

The aforescribed Parcel B contains 56.08 acres more or less and is subject a 60.00 foot wide access and utility easement for the benefit of Parcel A-1, and a 20.00 foot wide access easement for the benefit of Parcel A-1, as shown hereon, and is subject to and together with all other appurtenant easements of record.

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 29th day of October, 2025 A.D. at 10:07
O'clock A.m.

CARRINA BROWN
County Clerk and Recorderby Jessica Enen
Deputy**DAVIS SURVEYING INC.**

TROY, MONTANA

DATE: 7/17/25

REV:

DRAWN BY:

CJR

Land Projects 2025

FILE: t352609bn.dwg

