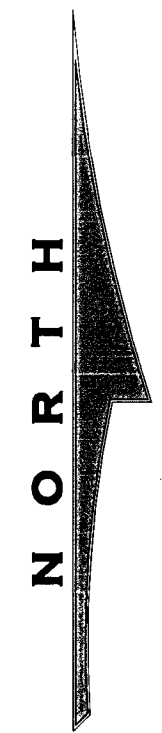


CERTIFICATE OF SURVEY

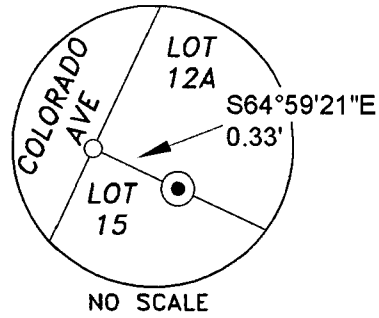
BOUNDARY LINE ADJUSTMENT and AGGREGATION

LOTS 19 - 22, BLOCK 27, LIBBY ORIGINAL, PLAT No. 2
SW1/4 NW1/4, SECTION 3, T.30N., R.31W., P.M.MT.
FOR: O'BRIEN DATE: NOVEMBER, 2025

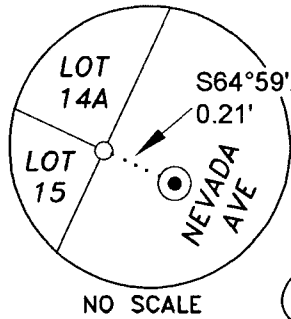
NOTE:
SEE COS No. 5096RB FOR THE
COMPUTATIONS DETERMINING THE
LOCATION OF THE INTERSECTION OF
COLORADO AVE AND THIRD STREET.



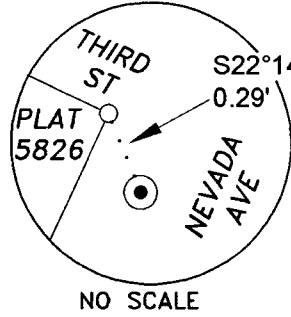
DETAIL 1



DETAIL 2



DETAIL 3



BLOCK 28

COLORADO AVENUE

THIRD STREET

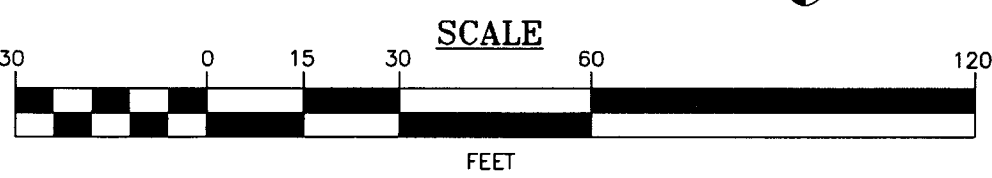
BLOCK 22

BLOCK 27

NEVADA AVENUE

BLOCK 30

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



PURPOSE OF SURVEY AND CERTIFICATION

We, Kelly L. O'Brien, Rhonda R. O'Brien, and Kelly Lee O'Brien, Personal Representative of the Estate of Beverly Jean O'Brien, 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 19A & 22A 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".

Kelly L. O'Brien 11-6-25
Date

Rhonda R. O'Brien 11-6-25
Date

Kelly Lee O'Brien 11-6-25
Date

Personal Representative of the Estate of Beverly Jean O'Brien

ACKNOWLEDGMENT

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

of Montana County of Lincoln, by
Kelly L. O'Brien and Rhonda R. O'Brien
on this 6 day of November 2025. In witness whereof, I have hereunto
set my hand and affixed my seal.

Chelsea Sanderson
residing in: Libby My Commission expires: August 5, 2028

ACKNOWLEDGMENT

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

of Montana County of Lincoln, by
Kelly Lee O'Brien, Personal Representative of the Estate of Beverly Jean O'Brien
on this 6 day of November 2025. In witness whereof, I have hereunto
set my hand and affixed my seal.

Chelsea Sanderson
residing in: Libby My Commission expires: August 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 11-5-25
Byron Sanderson, PLS 70400LS Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 10 of November 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.

Brianne Calley by Sedaris Carlsberg 11-7-25
Lincoln County Treasurer Date

CLERK AND RECORDER'S CERTIFICATION

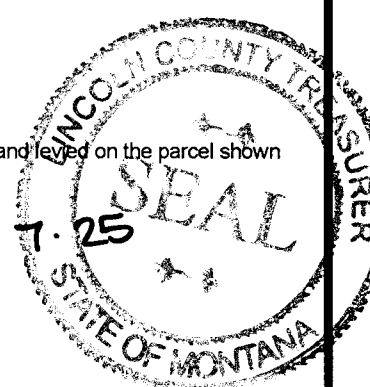
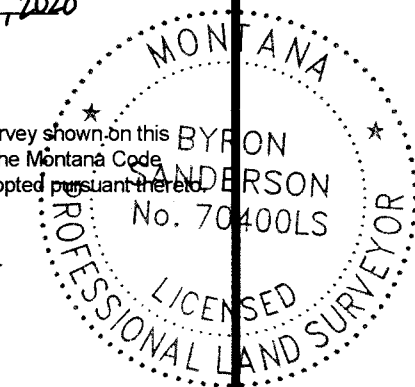
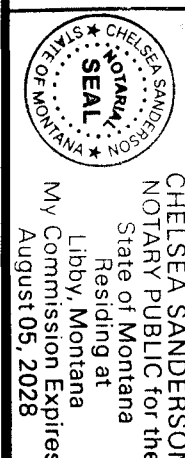
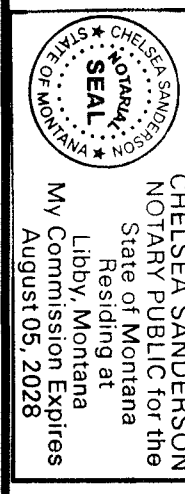
State of Montana, County of Lincoln, filed this 12 day of November

202 5 A.D. at 12:52 o'clock

Corinna Brown by Debra Stokson
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 5186 PL 88

SHEET 1 OF 2



CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT and AGGREGATION

LOTS 19 - 22, BLOCK 27, LIBBY ORIGINAL, PLAT No. 2
SW1/4 NW1/4, SECTION 3, T.30N., R.31W., P.M.MT.
FOR: O'BRIEN DATE: NOVEMBER, 2025

LEGAL DESCRIPTION: LOT 19A

A tract of land lying within Block 27, Libby Original, Plat No. 2, in the municipal boundaries of Libby, Montana, Lincoln County, in the SW1/4 NW1/4, Section 3, T.30N., R.31W., P.M. MT., and more particularly described as follows:
Commencing at the southwest corner of Lot 18, Block 27, Libby Additional, Plat No. 2, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING; Thence along the south boundary of said Lot 18, S64°57'19"E, 127.13 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the west right-of-way limit of a public alley; Thence along said west right-of-way limit, S25°02'00"W, 30.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S67°39'29"W, 127.29 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the east right-of-way limit of Colorado Avenue; Thence along said east right-of-way limit, N25°02'59"E, 36.00 feet to the southwest corner of Lot 18, Block 27, Libby Original, Plat No. 2, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS and THE TRUE POINT OF BEGINNING, containing 0.096 acres. Subject to and together with any appurtenant easements of record.

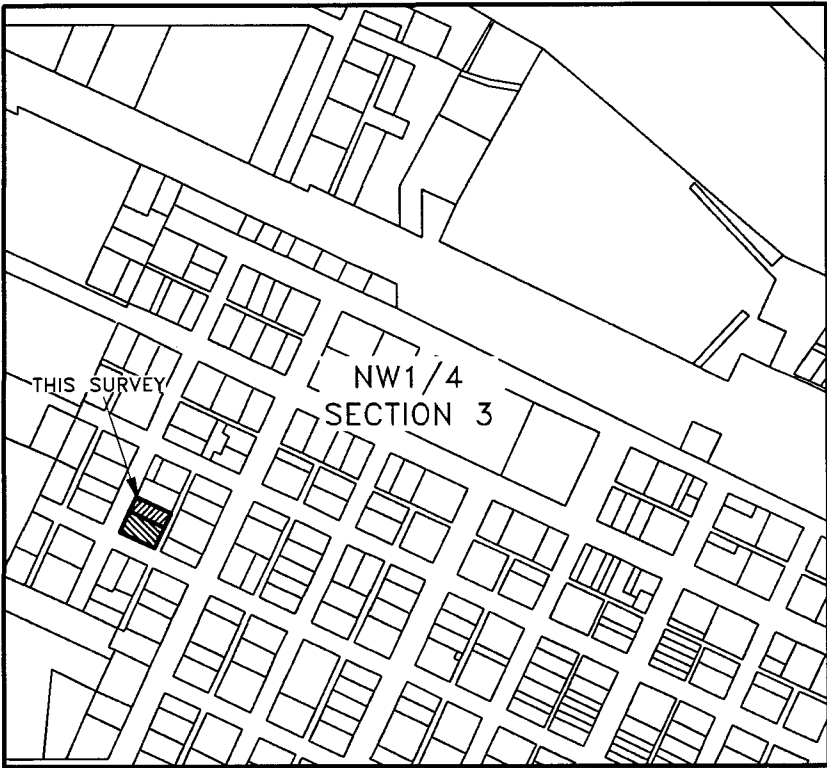
LEGAL DESCRIPTION: LOT 22A

A tract of land lying within Block 27, Libby Original, Plat No. 2, in the municipal boundaries of Libby, Montana, Lincoln County, in the SW1/4 NW1/4, Section 3, T.30N., R.31W., P.M. MT., and more particularly described as follows:
Commencing at the southwest corner of Block 27, Libby Original, Plat No. 2, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the east right-of-way limit of Colorado Avenue, and the TRUE POINT OF BEGINNING; Thence along said east right-of-way limit, N25°02'59"E, 64.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N67°39'29"W, 127.29 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the west right-of-way limit of a public alley; Thence along said west right-of-way limit, S25°02'00"W, 70.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the north right-of-way limit of Fourth Street; Thence along said north right-of-way limit, N64°57'31"W, 127.16 feet to the southwest corner of Block 27, Libby Original, Plat No. 2, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS, and the TRUE POINT OF BEGINNING, containing 0.196 acres. Subject to and together with any appurtenant easements of record.
Lot 22A is intended to aggregate record parcels and shall furthermore be referred to as a single tract of land.

LEGAL DESCRIPTION: PARCEL X

A tract of land lying within Block 27, Libby Original, Plat No. 2, in the municipal boundaries of Libby, Montana, Lincoln County, in the SW1/4 NW1/4, Section 3, T.30N., R.31W., P.M. MT., and more particularly described as follows:
Commencing at the southwest corner of Lot 19, Block 27, Libby Original, Plat No. 2, an unmarked computed point lying on the east right-of-way limit of Colorado Avenue, and the TRUE POINT OF BEGINNING; Thence S64°57'22"E, 127.14 feet to an unmarked computed point lying on the west right-of-way limit of a public alley; Thence along said west right-of-way limit, S25°02'00"W, 5.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N67°39'29"W, 127.29 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the east right-of-way limit of Colorado Avenue; Thence along said east right-of-way limit, N25°02'59"E, 11.00 feet to the southwest corner of Lot 19, Block 27, Libby Original, Plat No. 2, an unmarked computed point, and THE TRUE POINT OF BEGINNING, containing 0.023 acres. Subject to and together with any appurtenant easements of record.
The afore-described parcel shall become part of Lot 19A as shown hereon, and shall not be conveyed as a separate tract of land.

VICINITY MAP



NO SCALE

METHOD OF SURVEY

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

BASIS OF BEARING AND VARIATION

The basis of bearing for this survey is true north based on a static GNSS system observation. Angular variation between this survey and Plat No. 2 is 00°02'11" between the northeast corner of Lot 1, Block 27, Libby Original, a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S and the southeast corner of Lot 11, Block 27, Libby Original, a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S.

REFERENCED SURVEYS

1897 - Plat No. 2, Libby Original, A. L. Jaqueth, Engineer & Surveyor
1997 - Plat No. 5829, Amended Subdivision Plat, Dawn Marquardt, 7328S
2024 - COS No. 5069RB, Boundary Line Adjustment, 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.

CERTIFICATE OF SURVEY No. 5186 ALRB