

# CERTIFICATE OF SURVEY

## BOUNDARY LINE ADJUSTMENT

PLAT 951, PARCEL C, COS No. 2946, & TRACT 2JG  
 in GOVERNMENT LOT 4, SECTION 3, T.30N., R.31W.,  
 & GOVERNMENT LOT 3, SECTION 34, T.31N., R.31W., P.M.MT., LINCOLN COUNTY, MONTANA  
 FOR: SOOTER DATE: APRIL, 2026

### PURPOSE OF SURVEY AND CERTIFICATION

We, Jeff Sooter & Lisa Sooter, 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)(a): "divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties". We also certify that Parcels 1, 2, and 3 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".

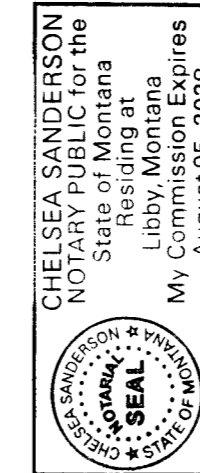
Jeff Sooter 4-23-2026  
 Lisa Sooter 4-23-2026  
 Date Date

### ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln by JEFF SOOTER & LISA SOOTER

on this 23 day of April 2026.  
 In witness whereof, I have hereunto set my hand and affixed my notarial seal.

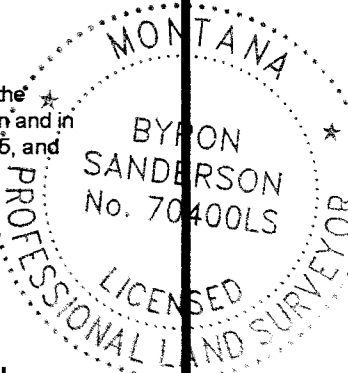
Chelsea Sanderson  
 residing in: Libby My Commission expires: Aug 5, 2028



### 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 76-3-626, and the Lincoln County Regulations adopted pursuant thereto.

Byron Sanderson 7-20-26  
 Byron Sanderson, PLS 70400LS Date



### EXAMINING LAND SURVEYOR'S CERTIFICATION

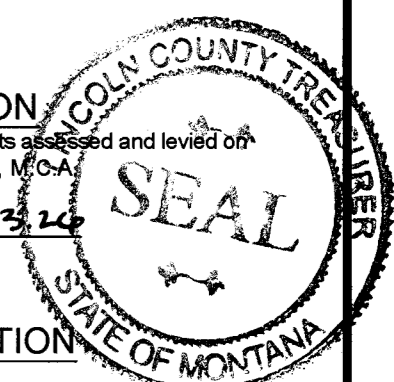
Examined this day 4 of June 2026, A.D.

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.

Sedaris Carlsberg by K. Randall 6-3-26  
 Lincoln County Treasurer Date



### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 05 day of June 2026, A.D. at 10:40 o'clock

Corinna Braun by Jessica Jara  
 Lincoln County Clerk and Recorder Deputy

### REFERENCED SURVEYS & DOCUMENTS

- 1964 - Plat No. 950, Tract Survey, Ira C. Miller, 402S
- 1964 - Plat No. 951, Tract Survey, Robert F. Burdick, 649S
- 2000 - COS No. 2946, Retracement, Alvah F. Hughes, 7322LS
- 2025 - Resolution No. 2058, Road Abandonment, City of Libby

### BASIS OF BEARING AND VARIATION

The basis of bearing for this survey is true north based on a static GNSS observation. Angular variation between this survey and COS No. 2946 is 00°13'58" along the north boundary of Parcel C, said survey.

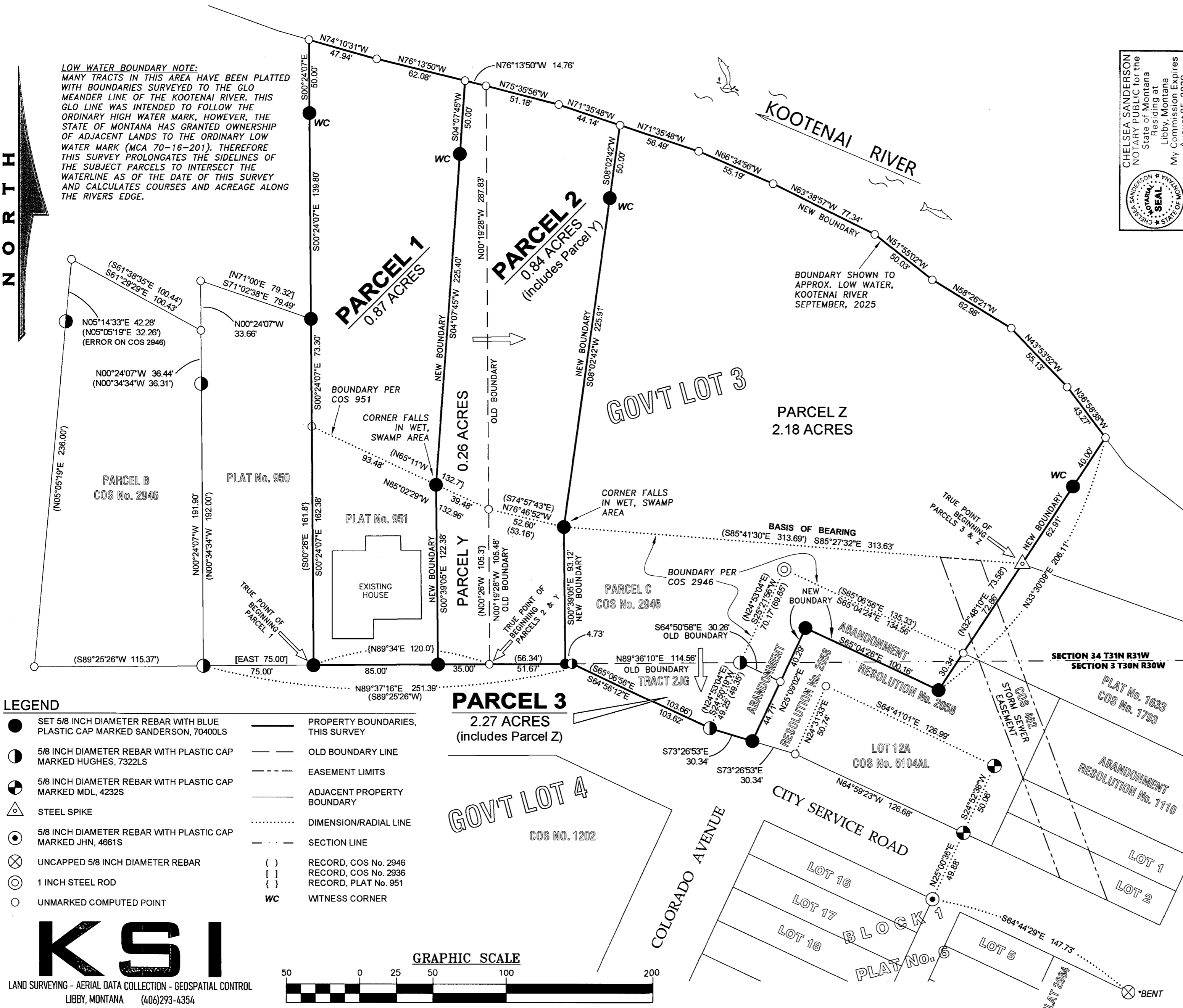
### METHOD OF SURVEY

A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners by Calen Williamson, September, 2024.

### 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.

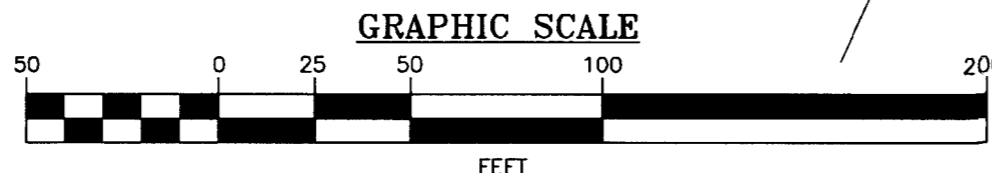
CERTIFICATE OF SURVEY No. 5223 RB



**LOW WATER BOUNDARY NOTE:**  
 MANY TRACTS IN THIS AREA HAVE BEEN PLATTED WITH BOUNDARIES SURVEYED TO THE GLO MEANDER LINE OF THE KOOTENAI RIVER. THIS GLO LINE WAS INTENDED TO FOLLOW THE ORDINARY HIGH WATER MARK, HOWEVER, THE STATE OF MONTANA HAS GRANTED OWNERSHIP OF ADJACENT LANDS TO THE ORDINARY LOW WATER MARK (MCA 70-16-201). THEREFORE THIS SURVEY PROLONGATES THE SIDELINES OF THE SUBJECT PARCELS TO INTERSECT THE WATERLINE AS OF THE DATE OF THIS SURVEY AND CALCULATES COURSES AND ACREAGE ALONG THE RIVERS EDGE.

- LEGEND**
- SET 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS
  - 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
  - ⊙ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MDL, 4232S
  - △ STEEL SPIKE
  - ⊙ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JHN, 4661S
  - ⊗ UNCAPPED 5/8 INCH DIAMETER REBAR
  - 1 INCH STEEL ROD
  - UNMARKED COMPUTED POINT
  - PROPERTY BOUNDARIES, THIS SURVEY
  - OLD BOUNDARY LINE
  - - - EASEMENT LIMITS
  - ADJACENT PROPERTY BOUNDARY
  - ..... DIMENSION/RADIAL LINE
  - - - SECTION LINE
  - ( ) RECORD, COS No. 2946
  - [ ] RECORD, COS No. 2936
  - { } RECORD, PLAT No. 951
  - WC WITNESS CORNER

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



# CERTIFICATE OF SURVEY

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 in GOVERNMENT LOT 4, SECTION 3, T.30N., R.31W.,  
 & GOVERNMENT LOT 3, SECTION 34, T.31N., R.31W., P.M.MT., LINCOLN COUNTY, MONTANA  
 FOR: SOOTER DATE: APRIL, 2026



### LEGAL DESCRIPTION: PARCEL 1

An irregular tract of land, lying within the municipal boundary of Libby, Montana, Lincoln County, within Government Lot 3, Section 34, T.31N., R.31W., P.M.MT. and more particularly described as follows:  
 Commencing at the southeast corner of Plat No. 950, Lincoln County records, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the section line common to Section 34, T.31N., R.31W. and Section 3, T.30N., R.31W., also being the north right-of-way limit of City Service Road, and the TRUE POINT OF BEGINNING; Thence along said section line and right-of-way limit, N89°37'16"E, 85.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N00°39'05"W, 122.38 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N04°07'45"E, 225.40 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N04°07'45"E, ±50.00 feet to the low water line of the Kootenai River, an unmarked computed point; Thence along said low water line, N76°13'50"W, ±62.08 feet to an unmarked computed point; Thence continuing along said low water line, N74°10'31"W, ±47.94 feet to an unmarked computed point; Thence S00°24'07"E, ±50.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S00°24'07"E, 139.80 feet to the northeast corner of said Plat No. 950, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along the east boundary of said Plat No. 950, S00°24'07"E, 235.68 feet to the southeast corner of said Plat No. 950, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the section line common to Section 34, T.31N., R.31W. and Section 3, T.30N., R.31W., also being the north right-of-way limit of City Service Road, and the TRUE POINT OF BEGINNING, containing ±0.87 acres. Subject to and together with all other appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL 2

An irregular tract of land, lying within the municipal boundary of Libby, Montana, Lincoln County, within Government Lot 3, Section 34, T.31N., R.31W., P.M.MT. and more particularly described as follows:  
 Commencing at the southeast corner of Plat No. 951, Lincoln County records, an unmarked computed point lying on the section line common to Section 34, T.31N., R.31W. and Section 3, T.30N., R.31W., also being the north right-of-way limit of City Service Road, and the TRUE POINT OF BEGINNING; Thence along said section line and right-of-way limit, N89°37'16"E, 51.67 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N00°39'05"W, 93.12 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N08°02'42"E, 225.91 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N08°02'42"E, ±50.00 feet to the low water line of the Kootenai River, an unmarked computed point; Thence along said low water line, N71°35'48"W, ±44.14 feet to an unmarked computed point; Thence continuing along said low water line, N75°35'56"W, ±51.18 feet to an unmarked computed point; Thence continuing along said low water line, N76°13'50"W, 14.76 feet to an unmarked computed point Thence S04°07'45"W, ±50.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S04°07'45"W, 225.40 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S00°39'05"E, 122.38 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the section line common to Section 34, T.31N., R.31W. and Section 3, T.30N., R.31W., also being the north right-of-way limit of City Service Road; Thence along said section line and right-of-way limit, N89°37'16"E, 35.00 feet to the southeast corner of said Plat No. 951, Lincoln County records, an unmarked computed point, and the TRUE POINT OF BEGINNING, containing ±0.84 acres. Subject to and together with all other appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL 3

An irregular tract of land, lying within the municipal boundary of Libby, Montana, Lincoln County, within Government Lot 3, Section 34, T.31N., R.31W., P.M.MT. and Government Lot 4, Section 3, T.30N., R.31W., P.M.MT. and more particularly described as follows:  
 Commencing at the northwest corner of Plat No. 1633, Lincoln County records, a steel spike, and the TRUE POINT OF BEGINNING; Thence N33°30'09"E, 62.91 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N33°30'09"E, ±40.00 feet to the low water line of the Kootenai River, an unmarked computed point; Thence along said low water line the following seven courses, each ending in an unmarked computed point:  
 Thence N36°58'38"W, 43.27 feet;  
 Thence N43°53'52"W, 55.13 feet;  
 Thence N58°26'21"W, 62.98 feet;  
 Thence N51°55'02"W, 50.03 feet;  
 Thence N63°38'57"W, 77.34 feet;  
 Thence N66°34'56"W, 55.19 feet;  
 Thence N71°35'48"W, 56.49 feet;  
 Thence S08°02'42"W, ±50.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S08°02'42"W, 225.91 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S00°39'05"E, 93.12 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the section line common to Section 34, T.31N., R.31W. and Section 3, T.30N., R.31W., also being the north right-of-way limit of City Service Road; Thence along said section line and right-of-way limit, N89°37'16"E, 4.73 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along said north right-of-way limit, S64°56'12"E, 103.62 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence continuing along said north right-of-way limit, S73°26'53"E, 30.34 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N25°09'02"E, 85.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S65°04'26"E, 100.16 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N33°30'09"E, 30.34 feet to the southwest corner of said Plat No. 1633, an unmarked computed point; Thence N33°30'09"E, 72.86 feet to the northwest corner of said Plat No. 1633, a steel spike, and the TRUE POINT OF BEGINNING, containing ±2.27 acres. Subject to and together with all other appurtenant easements of record.

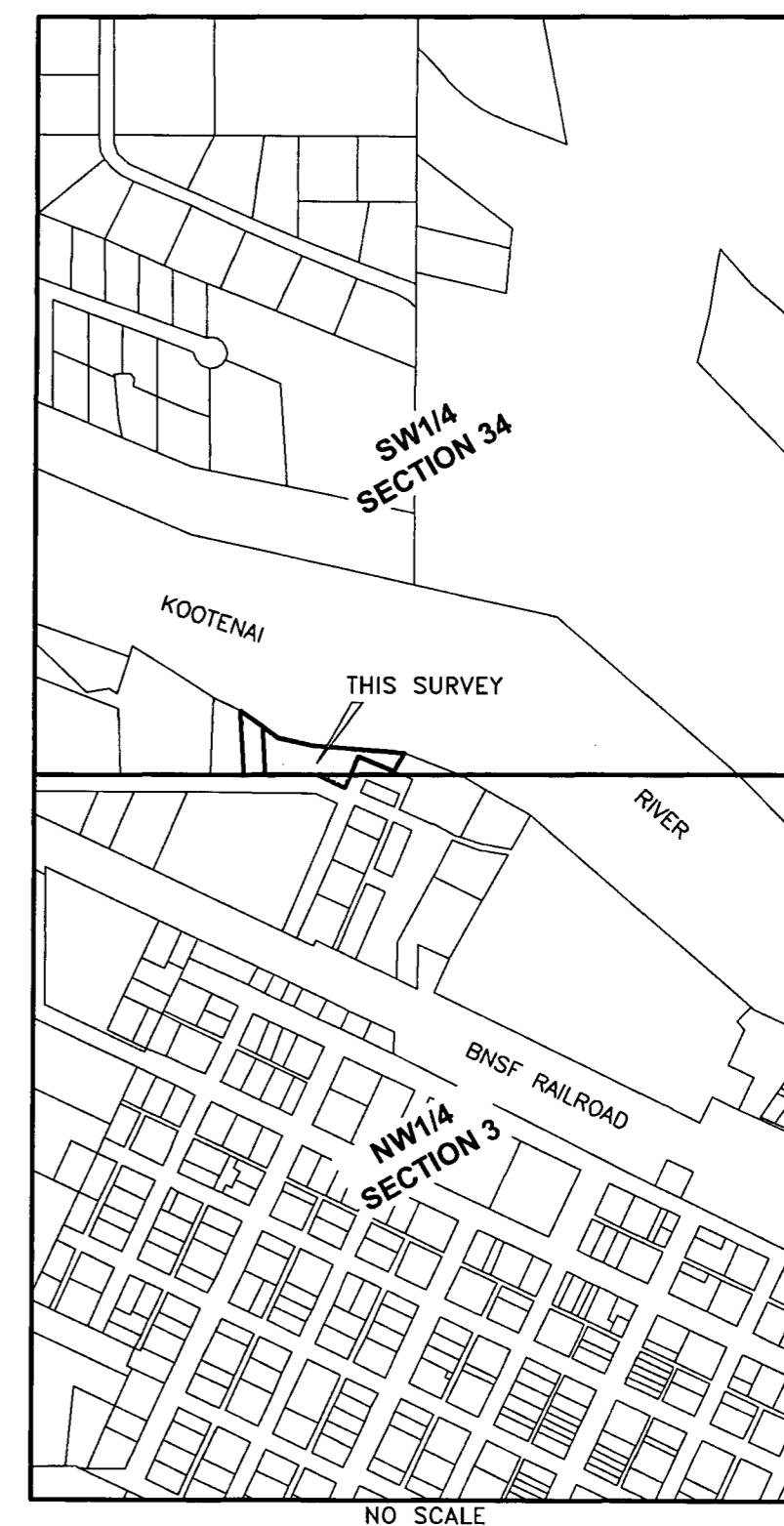
### LEGAL DESCRIPTION: PARCEL Y

An irregular tract of land, lying within the municipal boundary of Libby, Montana, Lincoln County, within Government Lot 3, Section 34, T.31N., R.31W., P.M.MT. and more particularly described as follows:  
 Commencing at the southeast corner of Plat No. 951, Lincoln County records, an unmarked computed point lying on the section line common to Section 34, T.31N., R.31W. and Section 3, T.30N., R.31W., also being the north right-of-way limit of City Service Road, and the TRUE POINT OF BEGINNING; Thence N00°19'28"W, ±393.31 feet to the low water line of the Kootenai River, an unmarked computed point; Thence along said low water line, N76°13'50"W, 14.76 feet to an unmarked computed point Thence S04°07'45"W, ±50.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S04°07'45"W, 225.40 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S00°39'05"E, 122.38 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the section line common to Section 34, T.31N., R.31W. and Section 3, T.30N., R.31W., also being the north right-of-way limit of City Service Road; Thence along said section line and right-of-way limit, N89°37'16"E, 35.00 feet to the southeast corner of said Plat No. 951, Lincoln County records, an unmarked computed point, and the TRUE POINT OF BEGINNING, containing ±0.26 acres. Subject to and together with all other appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL Z

An irregular tract of land, lying within the municipal boundary of Libby, Montana, Lincoln County, within Government Lot 3, Section 34, T.31N., R.31W., P.M.MT. and more particularly described as follows:  
 Commencing at the northwest corner of Plat No. 1633, Lincoln County records, a steel spike, and the TRUE POINT OF BEGINNING; Thence N33°30'09"E, 62.91 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N33°30'09"E, ±40.00 feet to the low water line of the Kootenai River, an unmarked computed point; Thence along said low water line the following seven courses, each ending in an unmarked computed point:  
 Thence N36°58'38"W, 43.27 feet;  
 Thence N43°53'52"W, 55.13 feet;  
 Thence N58°26'21"W, 62.98 feet;  
 Thence N51°55'02"W, 50.03 feet;  
 Thence N63°38'57"W, 77.34 feet;  
 Thence N66°34'56"W, 55.19 feet;  
 Thence N71°35'48"W, 56.49 feet;  
 Thence S08°02'42"W, ±50.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S08°02'42"W, 225.91 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S00°39'05"E, 93.12 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the section line common to Section 34, T.31N., R.31W. and Section 3, T.30N., R.31W., also being the north right-of-way limit of City Service Road; Thence along said section line and right-of-way limit, N89°37'16"E, 4.73 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along said section line, N89°36'10"E, 114.56 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S64°50'58"E, 30.26 feet to an unmarked computed point; Thence N25°09'02"E, 40.29 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S65°04'26"E, 100.16 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N33°30'09"E, 30.34 feet to the southwest corner of said Plat No. 1633, an unmarked computed point; Thence N33°30'09"E, 72.86 feet to the northwest corner of said Plat No. 1633, a steel spike, and the TRUE POINT OF BEGINNING, containing ±2.18 acres. Subject to and together with all other appurtenant easements of record.

VICINITY MAP  
 NW1/4 SECTION 3, T30N, R31W & SW1/4 SECTION 34, T31N, R31W



# KSI

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

CERTIFICATE OF SURVEY No. S2232B