

CERTIFICATE OF SURVEY

RE-TRACEMENT

LOTS 12, 13, 14, 15, 16, 17, AND 18, BLOCK 32, TOWNSITE OF LIBBY
IN THE NW 1/4, SECTION 3, TOWNSHIP 30 NORTH, RANGE 31 WEST, P.M., MT.
CITY OF LIBBY, COUNTY OF LINCOLN, STATE OF MONTANA

FOR: PARTNER DATE: OCTOBER 6, 2025
OWNER: GREEN MEADOW MANOR ASSOCIATES

SURVEYED BY:



8196 SW HALL BOULEVARD, SUITE #111
BEAVERTON, OR 97008; PH: 503/860-2255

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW AND MONUMENT THE BOUNDARY OF THE PROPERTY DESCRIBED IN THAT STATUTORY WARRANTY DEED RECORDED SEPTEMBER 10, 1999 IN BOOK 258, PAGE 971 AS DOC. NO. 142469, LINCOLN COUNTY RECORDS.

THE CENTERLINE OF IDAHO AVENUE WAS ESTABLISHED BY HOLDING A HOLE IN A STEEL PLATE AT THE INTERSECTION OF IDAHO AVENUE WITH WEST 6TH STREET AND AN IRON ROD IN A MONUMENT BOX AT THE INTERSECTION OF IDAHO AVENUE WITH WEST 5TH STREET. THIS CENTERLINE WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY, WITH A BEARING OF NORTH 25°01'45" WEST AS SHOWN ON CERTIFICATE OF SURVEY NO. 4951RB. THE EAST RIGHT-OF-WAY LINE OF IDAHO AVENUE WAS HELD 30.00 FEET EAST OF SAID CENTERLINE.

THE CENTERLINE OF WEST 5TH STREET WAS ESTABLISHED BY HOLDING AN IRON ROD IN A MONUMENT BOX AT THE INTERSECTION OF IDAHO AVENUE WITH WEST 5TH STREET AND AN IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF WEST 5TH STREET (30.00 FEET NORTH OF THE CENTERLINE.) THE NORTH RIGHT-OF-WAY LINE OF WEST 5TH STREET WAS HELD 30.00 FEET NORTH OF SAID CENTERLINE.

THE CENTERLINE OF MAIN AVENUE WAS ESTABLISHED BY HOLDING AN IRON ROD AT THE INTERSECTION OF MAIN AVENUE AND WEST 8TH STREET WITH A MAG NAIL AT THE INTERSECTION OF MAIN AVENUE AND WEST 4TH STREET. THE WEST RIGHT-OF-WAY LINE OF MAIN AVENUE WAS HELD 40.00 FEET WEST OF SAID CENTERLINE.

THE CENTERLINE OF WEST 4TH STREET WAS ESTABLISHED BY HOLDING A MAG NAIL AT THE INTERSECTION OF MAIN AVENUE WITH WEST 4TH STREET AND AN IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF WEST 4TH STREET (30.00 FEET NORTH OF THE CENTERLINE.) THE SOUTH RIGHT-OF-WAY LINE OF WEST 4TH STREET WAS HELD 30.00 FEET SOUTH OF SAID CENTERLINE.

WITH THE RIGHT-OF-WAY LINES ESTABLISHED, A 21.00 FOOT ALLEY WAS EXCLUDED FROM THE MIDDLE OF THE BLOCK PER THE PLAT OF LIBBY AND THE PLAT OF LUKENS ADDITION TO LIBBY. THE LOT BOUNDARIES WERE THEN ESTABLISHED BY PROPORTION OF ORIGINAL PLAT DATA. TWO IRON RODS WITH NO RECORD WERE FOUND ON THE SOUTH BOUNDARY OF LOT 18 AS SHOWN ON THE SURVEY.

LEGAL DESCRIPTION

LOTS 12, 13, 14, 15, 16, 17 AND 18, BLOCK 32, TOWNSITE OF LIBBY, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF LINCOLN COUNTY, MONTANA.

LEGEND

B.P.C.	BLUE PLASTIC CAP
(C)	CALCULATED DATA
CL	CENTER LINE
FD.	FOUND
I.R.	IRON ROD
(M)	MEASURED DATA
R.P.C.	RED PLASTIC CAP
Y.P.C.	YELLOW PLASTIC CAP
●	FOUND MONUMENT AS NOTED
○	SET 1-5/32" BRASS PLUG MARKED "LS 18941" ON OCTOBER 6, 2025
—	PROPERTY LINE
- - -	ADJACENT BOUNDARIES
- . -	ROAD CENTERLINE

REFERENCES

(R1)	CERTIFICATE OF SURVEY 4951RB
(R2)	CERTIFICATE OF SURVEY 3392
(R3)	P.F. PLAT NO. 4160
(R4)	AMENDED PLAT NO. 3653
(P1)	PLAT NO. 2, PLAT OF LIBBY (AMENDED)
(P2)	PLAT NO. 5, LUKENS ADDITION TO LIBBY

METHOD OF SURVEY

THE SURVEY WAS COMPLETED USING A LEICA 3" TS 16 TOTAL STATION, TOGETHER WITH A LEICA GS18 ROVER AND GS15 BASE STATION. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

EXAMINING LAND SURVEYOR'S CERTIFICATION

EXAMINED THIS 22ND DAY OF June

STEVEN A. BOYER, 9750LS, LINCOLN COUNTY EXAMINING SURVEYOR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF MONTANA AND THAT THE SURVEY SHOWN ON THE "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.

MICHAEL A. HOFFMANN, 18941LS DATE 6/17/24

CLERK AND RECORDER'S CERTIFICATION

FILE FOR RECORD THIS 23 DAY OF June, 2026 AT 11:13 O'CLOCK A.M.

CONNIE A. BROWN
LINCOLN COUNTY RECORDER

BY: JESSICA JENSEN
DEPUTY

CERTIFICATE OF SURVEY NO. 5230

