

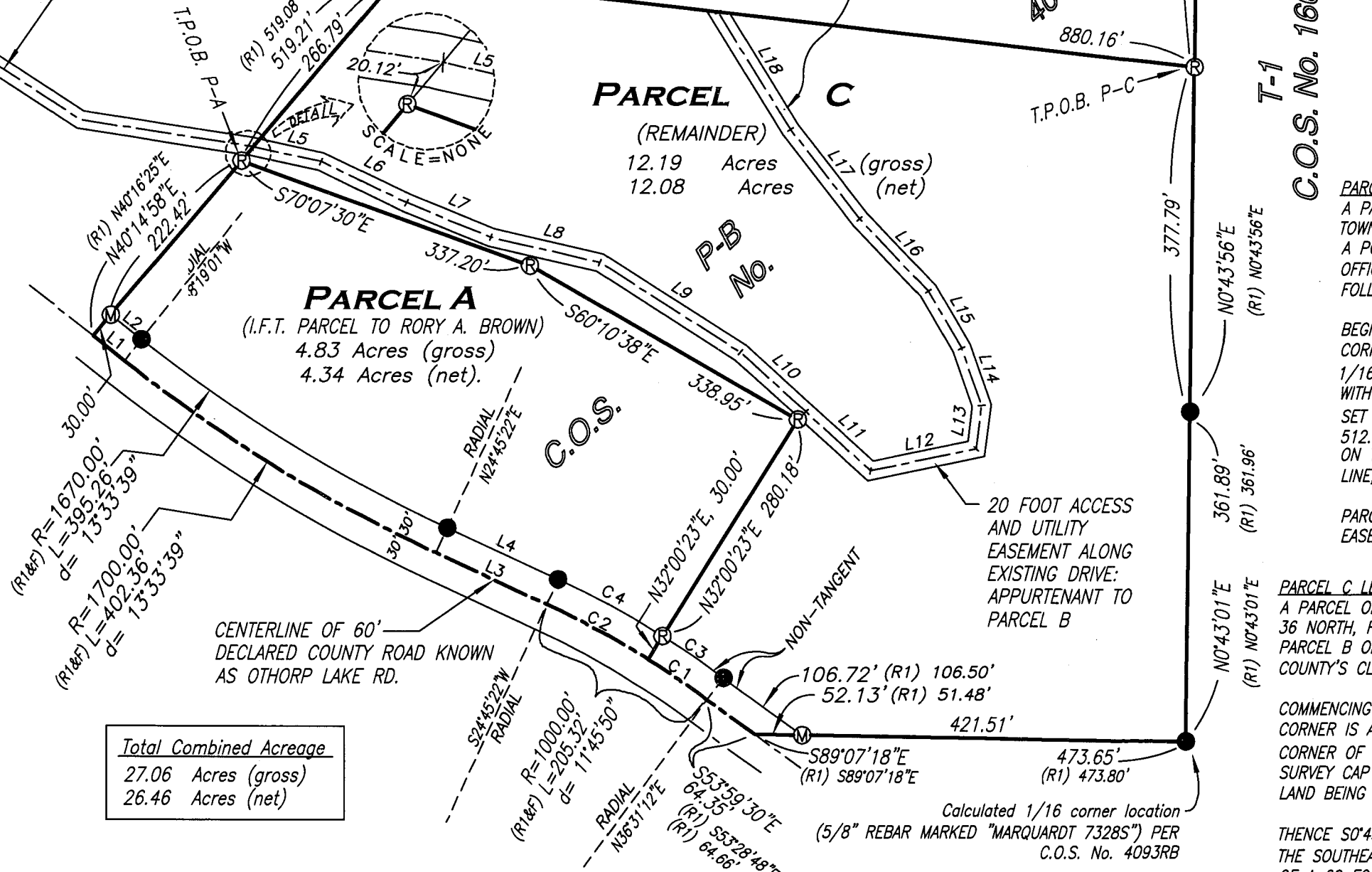
PURPOSE: THE PURPOSE OF THIS CERTIFICATE OF SURVEY IS TO CREATE 2 NEW PARCELS OF LAND FOR THE PURPOSE OF TRANSFERRING THEM TO IMMEDIATE FAMILY MEMBERS.

FOR/OWNERS: ROBERT A. & GLENDA D. BROWN

SURVEY DATE: 10-18-2023
DRAWING DATE: 5-7-2025
DRAFTED BY: T.H.BROWN
JOB No.: 2379



EXISTING ACCESS DRIVE AS-BUILT



Total Combined Acreage	
27.06 Acres (gross)	
26.46 Acres (net)	

LEGEND

- Set 5/8" rebar with plastic survey cap marked "RAB 10009 LS"
- Found 5/8" rebar with plastic survey cap marked "Marquardt 73285"
- Found 1/16 corner as noted
- Calculated monument location PER C.O.S. No. 4093RB (Lincoln County)
- (R1) Record Information as per C.O.S. No. 4093RB (2011, Lincoln County)
- P.O.B. "Point of Beginning"
- P.O.C. "Point of Commencement"
- T.P.O.B. "True Point of Beginning"
- C.O.S. "Certificate of Survey"

CERTIFICATION OF COUNTY TREASURER:
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 13th DAY OF February, 2025

Brianne Calley by Sedara Calley
LINCOLN COUNTY TREASURER, LIBBY, MT.

CERTIFICATION OF EXAMINING SURVEYOR:
APPROVED THIS 17th DAY OF September, 2025
S. A. Brown
(LINCOLN COUNTY EXAMINING LAND SURVEYOR)
(LICENSE No.)

BASIS OF BEARINGS PER C.O.S. No. 4093RB		
(R1) N89°08'32"W	SW4NE4 S21	(R1) 739.27'
N89°08'32"W		739.31'
CENTERLINE DATA FOR 20 FOOT ACCESS AND UTILITY EASEMENT		
L5	S77°53'12"E	76.30'
L6	S64°14'43"E	103.88'
L7	S67°55'47"E	100.36'
L8	S77°05'45"E	122.75'
L9	S57°27'22"E	183.54'
L10	S47°46'48"E	96.58'
L11	S48°00'16"E	96.33'
L12	N78°07'09"E	118.05'
L13	N 70°2'10"E	47.97'
L14	N19°21'09"W	66.58'
L15	N30°04'10"W	72.41'
L16	N43°40'22"W	109.20'
L17	N37°54'36"W	124.10'
L18	N31°52'22"W	151.14'

Curve Table Data:			
NUM	DELTA	ARC	RAD
C1	4°30'49"	78.78'	1000.00'
C2	7°15'01"	126.54'	1000.00'
C3	4°30'49"	81.14'	1030.00'
C4	7°15'01"	130.34'	1030.00'

Line Table Data:		
NUM	BEARING	DISTANCE
L1	N51°40'59"W	43.95'
L2	S51°42'51"E	42.94'
L3	N65°14'38"W	134.35'
L4	S65°14'38"E	134.35'

OWNER'S CERTIFICATION

"WE, ROBERT A. BROWN & GLENDA D. BROWN, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT THE PURPOSE FOR THIS DIVISION OF LAND IS TO TRANSFER OWNERSHIP OF PARCEL A, AS SHOWN ON THIS CERTIFICATE OF SURVEY, TO RORY A. BROWN, MY SON, AND PARCEL B, AS SHOWN ON THIS CERTIFICATE OF SURVEY, TO TRAVIS H. BROWN, MY SON.

I FURTHER CERTIFY THAT THESE ARE THE FIRST AND SINGLE GIFTS OR SALES IN LINCOLN COUNTY TO THESE MEMBERS OF MY IMMEDIATE FAMILY AND THAT THE NEW OWNERS OF RECORD UNDERSTAND THAT THESE PARCELS CAN NOT BE TRANSFERRED OR OTHERWISE CONVEYED FOR A PERIOD OF 2 YEARS AFTER DATE OF FILING WITHOUT THE WRITTEN CONSENT OF THE GOVERNING BODY. THEREFORE, THESE PARCELS ARE EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207(1)(b), M.C.A.

ROBERT A. BROWN

GLENDA D. BROWN

STATE OF MONTANA)
COUNTY OF LINCOLN)

ON THIS 13th DAY OF February, 2025, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED ROBERT A. & GLENDA D. BROWN, AND KNOWN TO ME TO BE THE PEOPLE WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS, WHEREOF I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Savannah Wallace
NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT Kalispell, MONTANA
MY COMMISSION EXPIRES April 5, 2026

NOTE: NO SEARCH HAS BEEN MADE FOR EASEMENTS OTHER THAN THOSE SHOWN AFFECTING THIS PROPERTY AND THIS SURVEY DOES NOT PURPORT TO SHOW ALL APPURTENANT EASEMENTS.

CERTIFICATE of SURVEY

LOCATED IN THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 21, T36N, R27W, P.M.,M, LINCOLN COUNTY, MONTANA

PARCEL A LEGAL DESCRIPTION: (I.F.T. PARCEL TO RORY A. BROWN)

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 27 WEST, PRINCIPAL MERIDIAN, MONTANA, LINCOLN COUNTY, MONTANA, AND BEING A PORTION OF PARCEL B OF CERTIFICATE OF SURVEY No. 4093RB, A RECORD OF WHICH IS ON FILE IN THE OFFICE OF LINCOLN COUNTY'S CLERK AND RECORDER'S OFFICE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL B OF CERTIFICATE OF SURVEY No. 4093RB, AND WHICH CORNER IS A FOUND 5/8" REBAR WITH CAP MARKED "DOYLE 25165", AND WHICH POINT IS THE CENTER-EAST 1/16 CORNER OF SAID SECTION 21; THENCE ON AND ALONG THE EAST-WEST MID-SECTION LINE, N89°08'32"W, A DISTANCE OF 739.31 FEET TO A 5/8" REBAR WITH PLASTIC SURVEY CAP MARKED "MARQUARDT 73285"; THENCE AND LEAVING SAID MID-SECTION LINE, S16°09'40"W, A DISTANCE OF 512.67 FEET TO A 5/8" REBAR WITH PLASTIC SURVEY CAP MARKED "MARQUARDT 73285"; THENCE S40°14'58"W, A DISTANCE OF 266.79 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED;

THENCE S70°07'30"E, A DISTANCE OF 337.20 FEET TO A SET 5/8" REBAR WITH PLASTIC SURVEY CAP MARKED "RAB 10009LS"; THENCE S60°10'38"E, A DISTANCE OF 338.95 FEET TO A SET 5/8" REBAR WITH PLASTIC SURVEY CAP MARKED "RAB 10009LS"; THENCE S32°00'23"W, A DISTANCE OF 280.18 FEET TO A SET 5/8" REBAR WITH PLASTIC SURVEY CAP MARKED "RAB 10009LS"; AND WHICH POINT IS ON THE NORTHERLY RIGHT-OF-WAY OF A 60 FOOT DECLARED COUNTY ROAD KNOWN AS OTHORP LAKE ROAD; THENCE S32°00'23"W, A DISTANCE OF 30.00 FEET TO A POINT ON THE CENTERLINE OF SAID COUNTY ROAD, AND WHICH POINT IS IN THE MIDST OF A CURVE THAT IS CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1000.00 FEET; THENCE NORTHWESTERLY ON SAID CURVE (DELTA=7°15'01") AN ARC DISTANCE OF 126.54 FEET TO A POINT; THENCE CONTINUING ALONG THE CENTERLINE OF SAID COUNTY ROAD, N65°14'38"W, A DISTANCE OF 134.35 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG SAID CURVE THAT IS CONCAVE TO THE NORTHEAST (RADIAL BEARING=N24°45'22"E, DELTA=13°33'39", RADIUS=1700 FEET) AN ARC DISTANCE OF 402.36 FEET TO A POINT; THENCE N51°40'59"W, A DISTANCE OF 43.95 FEET TO A POINT; THENCE AND LEAVING CENTERLINE OF SAID COUNTY ROAD, N40°14'58"E, A DISTANCE OF 30.00 FEET TO A 5/8" REBAR WITH PLASTIC SURVEY CAP MARKED "MARQUARDT 73285"; THENCE N40°14'58"E, A DISTANCE OF 222.42 FEET TO THE POINT OF BEGINNING.

PARCEL A CONTAINS 4.83 ACRES OF LAND AND IS SUBJECT TO AND TOGETHER WITH ALL APPURTENANT EASEMENTS OF RECORD.

PARCEL B LEGAL DESCRIPTION: (I.F.T. PARCEL TO TRAVIS H. BROWN)

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 27 WEST, PRINCIPAL MERIDIAN, MONTANA, LINCOLN COUNTY, MONTANA, AND BEING A PORTION OF PARCEL B OF CERTIFICATE OF SURVEY No. 4093RB, A RECORD OF WHICH IS ON FILE IN THE OFFICE OF LINCOLN COUNTY'S CLERK AND RECORDER'S OFFICE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL B OF CERTIFICATE OF SURVEY No. 4093RB, AND WHICH CORNER IS A FOUND 5/8" REBAR WITH CAP MARKED "DOYLE 25165", AND WHICH POINT IS THE CENTER-EAST 1/16 CORNER OF SAID SECTION 21; THENCE S0°43'56"W, A DISTANCE OF 581.06 FEET TO A SET 5/8" REBAR WITH PLASTIC SURVEY CAP MARKED "RAB 10009LS"; THENCE N83°29'51"W, A DISTANCE OF 880.16 FEET TO A SET 5/8" REBAR WITH PLASTIC SURVEY CAP MARKED "RAB 10009LS"; THENCE N16°09'40"E, A DISTANCE OF 512.67 FEET TO A 5/8" REBAR WITH PLASTIC SURVEY CAP MARKED "MARQUARDT 73285", AND WHICH POINT IS ON THE EAST-WEST MID-SECTION LINE OF SECTION 21; THENCE ON AND ALONG SAID EAST-WEST MID-SECTION LINE, S89°08'32"E, A DISTANCE OF 739.31 FEET TO THE POINT OF BEGINNING.

PARCEL B CONTAINS 10.04 ACRES OF LAND AND IS SUBJECT TO AND TOGETHER WITH ALL APPURTENANT EASEMENTS OF RECORD.

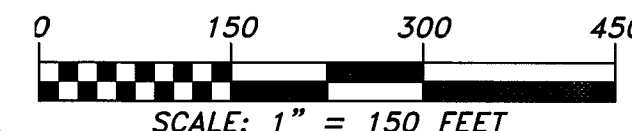
PARCEL C LEGAL DESCRIPTION (REMAINDER):

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 27 WEST, PRINCIPAL MERIDIAN, MONTANA, LINCOLN COUNTY, MONTANA, AND BEING A PORTION OF PARCEL B OF CERTIFICATE OF SURVEY No. 4093RB, A RECORD OF WHICH IS ON FILE IN THE OFFICE OF LINCOLN COUNTY'S CLERK AND RECORDER'S OFFICE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL B OF CERTIFICATE OF SURVEY No. 4093RB, AND WHICH CORNER IS A FOUND 5/8" REBAR WITH CAP MARKED "DOYLE 25165", AND WHICH POINT IS THE CENTER-EAST 1/16 CORNER OF SAID SECTION 21; THENCE S0°43'56"W, A DISTANCE OF 581.06 FEET TO A SET 5/8" REBAR WITH PLASTIC SURVEY CAP MARKED "RAB 10009LS"; AND WHICH POINT IS THE TRUE POINT OF BEGINNING FOR THE PARCEL OF LAND BEING DESCRIBED;

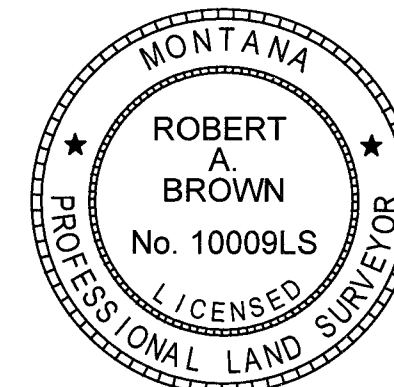
THENCE S0°43'56"W, A DISTANCE OF 377.79 FEET TO A POINT; THENCE S0°43'01"W, A DISTANCE OF 361.89 FEET TO THE SOUTHEAST 1/16TH CORNER LOCATION; THENCE N89°07'18"W, A DISTANCE OF 473.65 FEET TO THE CENTERLINE OF A 60 FOOT DECLARED COUNTY ROAD KNOWN AS OTHORP LAKE ROAD; THENCE ALONG THE CENTERLINE OF SAID COUNTY ROAD, N53°59'30"W, A DISTANCE OF 64.35 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE THAT IS CONCAVE TO THE SOUTHWEST AND HAS A RADIUS OF 1000.00 FEET (DELTA=4°30'46", AND RADIAL BEARING OF S36°31'12"W.) AN ARC DISTANCE OF 78.78 FEET TO A POINT; THENCE N32°00'23"E, A DISTANCE OF 310.18 FEET TO A SET 5/8" REBAR WITH PLASTIC SURVEY CAP MARKED "RAB 10009LS"; THENCE N60°10'38"W, A DISTANCE OF 338.95 FEET TO A SET 5/8" REBAR WITH PLASTIC SURVEY CAP MARKED "RAB 10009LS"; THENCE N70°07'30"W, A DISTANCE OF 337.20 FEET TO A SET 5/8" REBAR WITH PLASTIC SURVEY CAP MARKED "RAB 10009LS"; THENCE N40°14'58"E, A DISTANCE OF 266.79 FEET TO A SET 5/8" REBAR WITH PLASTIC SURVEY CAP MARKED "MARQUARDT 73285"; THENCE S83°29'51"E, A DISTANCE OF 880.16 FEET TO THE POINT OF BEGINNING.

PARCEL C CONTAINS 12.19 ACRES OF LAND AND IS SUBJECT TO A 20 FOOT ACCESS AND UTILITY EASEMENT APPURTENANT TO PARCEL B AS SHOWN HERON; SUBJECT TO AND TOGETHER WITH ALL APPURTENANT EASEMENTS OF RECORD.



RAB SURVEYS, LLC

330 GOODRICH RD.
KALISPELL, MT. 59901
406-756-5779



SURVEYOR

Robert A. Brown 2-13-2026
DATE
PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 10009LS

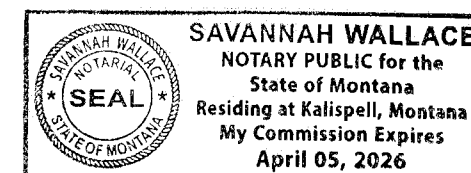
STATE OF MONTANA)
COUNTY OF LINCOLN) SS

FILED ON THE 18 DAY OF September, 2025
AT 2:42 P.M., PAID FEE \$26.50

Comm. Brown
COUNTY CLERK AND RECORDER

BY Jessica Jensen
DEPUTY

INSTRUMENT REC. No. 323032



CERTIFICATE OF SURVEY NO. S2+9Fc
SHEET 1 OF 1

DEQ 323031