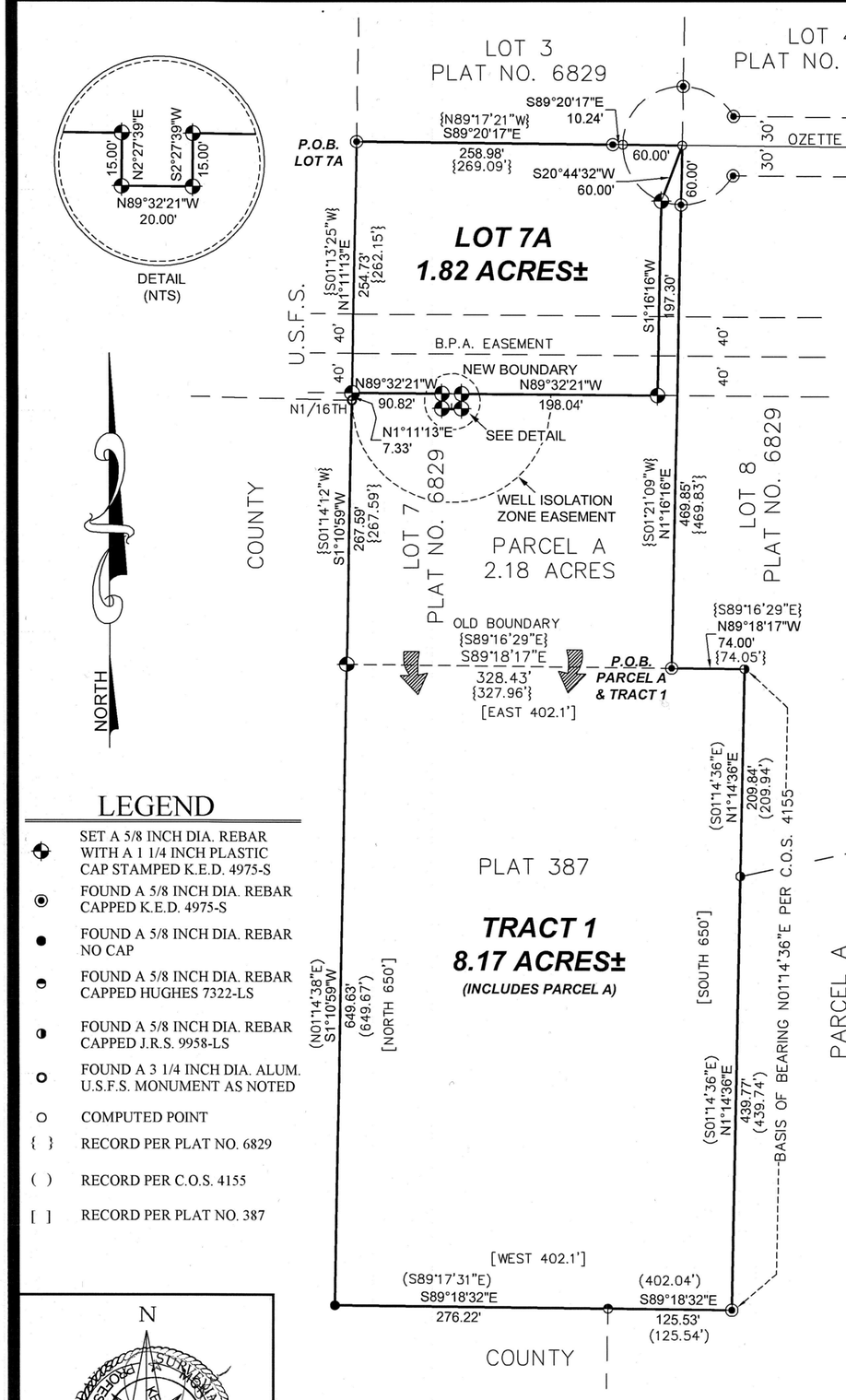
LINCOLN COUNTY MONTANA

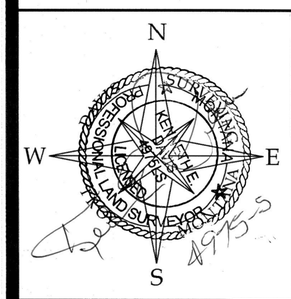
CERTIFICATE OF SURVEY:

Lot 7 of Sheldon Tracts Plat No. 6829 & Irregular Plat No. 387
BOUNDARY LINE ADJUSTMENT
In the W 1/2 NW 1/4 of Section 34, Twp. 31 N., R. 31 W., P.M.M.
For: Michael D. Peterson & Joani M. Peterson
Date: August 2026



LEGEND

- SET A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND A 5/8 INCH DIA. REBAR CAPPED K.E.D. 4975-S
- FOUND A 5/8 INCH DIA. REBAR NO CAP
- FOUND A 5/8 INCH DIA. REBAR CAPPED HUGHES 7322-LS
- FOUND A 5/8 INCH DIA. REBAR CAPPED J.R.S. 9958-LS
- FOUND A 3 1/4 INCH DIA. ALUM. U.S.F.S. MONUMENT AS NOTED
- COMPUTED POINT
- { } RECORD PER PLAT NO. 6829
- ( ) RECORD PER C.O.S. 4155
- [ ] RECORD PER PLAT NO. 387



DAVIS SURVEYING INC.	
TROY, MONTANA	
DATE: 10/06/25	REV:
DRAWN BY: CJR	
Land Projects 2025	
FILE: t313134mp.dwg	

Graphic Scale:

100 0 50 100 200

(1 inch = 100 ft.)

DESCRIPTION OF LOT 7A

A tract of land near Libby, Lincoln County, Montana, lying in the SW 1/4 NW 1/4 of Section 34, Twp. 31 N., R. 31 W., P.M.M., being a portion of Lot 7 of Sheldon Tracts per Plat No. 6829, containing 1.82 acres more or less and more particularly described as follows;

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S marking the northwest corner of Lot 7 of Sheldon Tracts per Plat No. 6829, thence, S89°20'17"E 258.98 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence continuing, S89°20'17"E 10.24 feet to a computed point; thence continuing, S89°20'17"E 60.00 feet to a computed point; thence, S20°44'32"W 60.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S1°16'16"W 197.30 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°32'21"W 198.04 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S2°27'39"W 15.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°32'21"W 20.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N2°27'39"E 15.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°32'21"W 90.82 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N1°11'13"E 254.73 feet to the point of beginning.

The aforedescribed Lot 7A contains 1.82 acres more or less and subject to and together with all appurtenant easements of record.

DESCRIPTION OF PARCEL A

A tract of land near Libby, Lincoln County, Montana, lying in the W 1/2 NW 1/4 of Section 34, Twp. 31 N., R. 31 W., P.M.M., being a portion of Lot 7 of Sheldon Tracts per Plat No. 6829, containing 2.18 acres more or less and more particularly described as follows;

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S marking the southeast corner of Lot 7 of Sheldon Tracts per Plat No. 6829, thence, N1°16'16"E 469.85 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence continuing, N1°16'16"E 60.00 feet to a computed point; thence, S20°44'32"W 60.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S1°16'16"W 197.30 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°32'21"W 198.04 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S2°27'39"W 15.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°32'21"W 20.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N2°27'39"E 15.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°32'21"W 90.82 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S1°11'13"W 7.33 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking the N 1/16th of Section 34, Twp. 31 N., R. 31 W., P.M.M.; thence, S1°10'59"W 267.59 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence S89°18'17"E 328.43 feet to the point of beginning.

The aforedescribed Parcel A contains 2.18 acres more or less and is to become a permanent part of Tract 1 as shown hereon.

DESCRIPTION OF TRACT 1

A tract of land near Libby, Lincoln County, Montana, lying in the W 1/2 NW 1/4 of Section 34, Twp. 31 N., R. 31 W., P.M.M., being Plat 387 and a portion of Lot 7 of Sheldon Tracts per Plat No. 6829, containing 8.18 acres more or less and more particularly described as follows;

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S marking the southeast corner of Lot 7 of Sheldon Tracts per Plat No. 6829, thence, N1°16'16"E 469.85 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence continuing, N1°16'16"E 60.00 feet to a computed point; thence, S20°44'32"W 60.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S1°16'16"W 197.30 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°32'21"W 198.04 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S2°27'39"W 15.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°32'21"W 20.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N2°27'39"E 15.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°32'21"W 90.82 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S1°11'13"W 7.33 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking the N 1/16th of Section 34, Twp. 31 N., R. 31 W., P.M.M.; thence, S1°10'59"W 267.59 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence continuing, S1°10'59"W 649.63 feet to a bare 5/8 inch dia. rebar; thence, S89°18'32"E 276.22 feet to a 5/8 inch dia. rebar capped Hughes 7322-LS; thence continuing, S89°18'32"E 125.53 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N1°14'36"E 439.77 feet to a 5/8 inch dia. rebar capped J.R.S. 9958-LS; thence continuing, N1°14'36"E 209.84 feet to a 5/8 inch dia. rebar capped J.R.S. 9958-LS; thence, N89°18'17"W 74.00 feet to the point of beginning.

The aforedescribed Tract 1 contains 8.18 acres more or less and subject to a well isolation easement as shown hereon and together with, all appurtenant easements of record.

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 of 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 found and set occupy the positions shown hereon.

Dated this 6th day of October, 2026 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.

PURPOSE OF SURVEY

We, Michael D. Peterson & Joani M. Peterson, certify that the purpose of this survey is to relocate common boundaries of a single lot within a platted subdivision and adjoining land outside a platted subdivision therefore this survey is exempt from review as a subdivision pursuant to 76.3.207(1)(e) which states " divisions made for the purpose of relocating a common boundary line between a single lot within a platted subdivision and adjoining land outside a platted subdivision. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas." furthermore Tract 1 is exempt from sanitation review being completed pursuant to 17.36.605(2)(c)(i)(ii)(iii) which states " a parcel that will be affected by a proposed boundary line adjustment, if the parcel has existing facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal that were not subject to review, and have not been reviewed, under Title 76, chapter 4, part 1, MCA, and if: (i) no facilities, other than those in existence prior to the boundary line adjustment, or those that were previously approved as replacements for the existing facilities, will be constructed on the parcel; (ii) existing facilities on the parcel complied with state and local laws and regulations, including permit requirements, which were applicable at the time of installation; and (iii) the local health officer determines that existing facilities are adequate for the existing use. As a condition of the exemption, the local health officer may require evidence that: (A) existing septic tanks have been pumped within the previous three years; (B) the parcel includes acreage or features sufficient to accommodate a replacement drainfield; (C) existing wells are adequate for the proposed uses; and (D) adequate storm drainage and solid waste disposal are provided.

Michael D. Peterson — Date 10-16-2026

Joani M. Peterson — Date 10-16-2026

SINDY FILLER
NOTARY PUBLIC for the
State of Montana
Residing at Libby, Montana
My Commission Expires
March 03, 2030

STATE OF MONTANA
County of Lincoln

On this 16th day of October, 2026 A.D. before me, a Notary Public in and for the State of Montana, Michael D. Peterson, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public — My Commission Expires 3/3/2030

STATE OF MONTANA
County of Lincoln

On this 16th day of October, 2026 A.D. before me, a Notary Public in and for the State of Montana, Joani M. Peterson, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public — My Commission Expires 3/3/2030

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 19th day of OCTOBER, 2026 A.D.

Steven A. Boyer — Professional Land Surveyor No. 9750LS

TREASURER CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on land to be divided have been paid. Dated this 20 day of OCTOBER

Brianne Cahill for Sdoris Carlberg
Treasurer — Lincoln County — Montana

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 20 day of October, 2026 A.D. at 2:56 O'clock p.m.

Connie Brown — by Jessie Jones
County Clerk and Recorder — Deputy

C.O.S. NO. 5260 NB

OEQ 323519