

BROADWATER COUNTY COMMISSIONERS

515 Broadway, Townsend

Meetings are held at the Flynn Building (old Opportunity Bank) 416 Broadway.

NO REGULAR COMMISSION MEETING ON OCTOBER 10, 2022 DUE TO THE HOLIDAY. MEETING WILL BE ON WEDNESDAY, OCTOBER 12, 2022 AT 10:00 AM

Meetings may be viewed on the website at <https://www.broadwatercountymt.com/home/pages/board-videos>. Public comment is taken either in writing in advance of the meeting or in person at the meeting.

Working meetings are held in various locations, please review the notice of the working meeting to determine the location. Working meetings are not recorded and as a result are not available on the website.

Agenda, documents, official meeting minutes and videos of past Commission meetings are available at <https://www.broadwatercountymt.com>.

OFFICIAL agendas are posted in the Courthouse (1st floor bulletin board), Broadwatercountymt.com, on the bulletin board on the 1st Floor of the courthouse, and in the window of the Flynn Building at least 48 hours in advance of the meeting.

Monday, October 3, 2022

- 10:00 AM Public Hearing, Budget Amendment**
- 10:00 AM Discussion and Decision, Debbie Kelley, Finance Officer, Budget Amendment**
- 10:10 AM Discussion and Decision, Budgetary Authority Resolution, CDBG funds for Bridger Brewing**
- 10:15 AM Discussion and Decision, Inmate Excess Medical Insurance and/or Claims Administration Management**
- 10:15 AM Discussion and Decision, Authority for distribution of county minimum allocation grant (ARPA) for City of Townsend Water and Sewer Infrastructure Projects**
- 10:25 AM Discussion and Decision, Josh Obert, Public Works Director, BARS Resolution**
- 10:30 AM Discussion and Decision, Nichole Brown, Community Development Director and Planning, Helsen Boundary Relocation**
- 10:35 AM Discussion and Decision, Nichole Brown, Community Development Director and Planning Nelson Boundary Relocation**

Wednesday, October 5, 2022

10:00 AM Discussion and Decision, Open Bid for Fairground Improvements

Public comment period (on items not on the agenda) will be at the beginning of each meeting. Mail & Items for Discussion and/or signature may occur as time allows during the meeting. Issues and times are subject to change.

Items for Discussion / Action / Review / Signature – Consent Agenda

- ✓ Certificate of Survey review
- ✓ Management – on-going advisory board appointments
- ✓ Claims/Payroll/minutes
- ✓ County Audit / Budget
- ✓ Mail – ongoing grants
- ✓ Correspondence – support letters

Debi Randolph 406-266-9270 and 406-980-2050

Darrel Folkvord Chairperson 406-266-9272 and 406-980-1213

Mike Delger 406-266-9271 and 406-521-0834

E-mail commissioners@co.broadwater.mt.us

**Please note that these times and dates may change. For the most recently updated information, please visit our website at www.broadwatercountymt.com.*

Future Meetings

October 4 Planning Board
October 5 Commission Meeting-Public Hearing
October 12 Commission Meeting
October 13 Fair Board Meeting
October 19 Board of Heath Meeting
October 19 Airport Meeting

EXHIBIT 4-A

BUDGETARY AUTHORITY RESOLUTION

RESOLUTION NO. ____

WHEREAS, on July 26th, 2022, the County of Broadwater received CDBG funds in the amount of \$400,000, for which no provision was made in the fiscal 2021-202219 Broadwater County budget; and

WHEREAS, Counties may appropriate federal or state money received during the fiscal year by formal resolution,

NOW, THEREFORE, BE IT RESOLVED that the Broadwater County Commissioners hereby appropriate the sum of \$400,000 and direct the County Treasurer to allocate said amount to the following program activities:

<u>EXPENDITURE CODE</u> <i>(LIST)</i>	<u>ADMINISTRATION COSTS</u>	<u>ACTIVITY COSTS</u>
_____	<u>\$8,000</u>	<u>\$392,000</u>
_____	_____	_____
_____	_____	_____
TOTALS	<u>\$8,000</u>	<u>\$392,000</u>

BE IT FURTHER RESOLVED that the above appropriation shall become effective on _____, 2022.

BOARD OF THE COUNTY COMMISSIONERS
BROADWATER COUNTY, MONTANA

Attest _____

By _____
Darrel Folkvord, Chairperson

Attest _____

By _____
Angie Paulsen, Clerk and Recorder

RESOLUTION 2022-_____

A RESOLUTION REQUESTING AUTHORITY FOR DISTRIBUTION OF COUNTY MINIMUM ALLOCATION GRANTS FOR WATER AND SEWER INFRASTRUCTURE PROJECTS

WHEREAS, Section 4 of Chapter 401 of the Montana Session Laws of 2021 through House Bill 632 Section 4 allocated the amount of \$150 million of the coronavirus state fiscal recovery funds to be used to provide minimum allocation grants for water and sewer infrastructure projects eligible for funding under the American Rescue Plan;

WHEREAS, the amount a local government is eligible to receive in water and sewer infrastructure grants under this section is in the same proportion and using the same ratios provided for in Montana Code Annotated § 15-70-101 (2)(b), (2)(c), and (3) giving County a minimum allocation of \$447,124;

WHEREAS, HB 632 Section 4 requires that a local government, submit an application for a qualifying water or sewer infrastructure project that complies with the uses authorized for the coronavirus state and fiscal funds and pledge matching funds;

WHEREAS, grant funds must be applied for by November 1, 2022 and awarded or in a pending status by January 1, 2023;

WHEREAS, Montana's counties do not generally own or operate water and sewer infrastructure;

WHEREAS, because counties generally do not own water and sewer infrastructure, HB 632 Section 4 allocated grant funds for qualifying water or sewer infrastructure projects within the counties for which it was allocated, but that any local government eligible to receive minimum allocation funds under HB 632 Section 4 could apply for and pledge matching funds for the county's proportion;

WHEREAS, Broadwater County does not own or operate water and/or sewer infrastructure;

WHEREAS, Townsend, Montana is a local government as defined in HB 632 Section 4 and has committed to request the funds by November 1, 2022, if the county's allocation made eligible to them and the county has determined this to be a priority use of the allocated funds.

THEREFORE, NOW BE IT RESOLVED THAT:

1. County has determined that the proposed project is eligible as a minimum allocation project and is a high priority within the county and;
2. By this resolution, Broadwater County requests the Department of Natural Resources and Conservation allow, through its developed application and distribution processes, Townsend Montana \$447,124 of its share of the allocated Minimum Allocation funds for the Townsend Water System Improvements project which includes fire hydrant replacements, installation of isolation valves, and new water transmission mains.

Adopted this ____ day of _____, 2022.

_____ Darrel Folkvord, Chair

_____ Mike Delger, Commissioner

_____ Debi Randolph, Commissioner

ATTEST: _____ Clerk & Recorder

EXHIBIT 2-A

DESIGNATION OF ENVIRONMENTAL CERTIFYING OFFICIAL

October 3, 2022

Mackenzie Espeland
Montana Department of Commerce
Community Development Division
301 S. Park
P.O. Box 200523
Helena, MT 59620

Dear Ms. Espeland:

This is to notify you that Darrel Folkvord, Chairperson for Broadwater County, is designated as the Environmental Certifying Official responsible for all activities associated with the environmental review process to be completed by Montana Business Assistance Connection (MBAC) in conjunction with the 2022 CDBG-ED grant awarded to Broadwater County, Montana.

Sincerely,

Signature

Darrel Folkvord, Broadwater County Chairperson

Resolution for Designating the Environmental Certifying Official

RESOLUTION NO. _____

WHEREAS, in 2022, Broadwater County applied for federal, state, local, and private funding to establish a revolving loan fund to promote economic development and the creation and retention of jobs, and extend the initial loan to JackRabbit Pub for the purchase of commercial kitchen equipment.

WHEREAS, all necessary funding has been received to permit the project to go forward; and

WHEREAS, an Environmental Certifying Official may be designated by formal resolution.

NOW, THEREFORE, BE IT RESOLVED that:

Darrel Folkvord is designated as the Environmental Certifying Official to review and produce an Environmental Review Record, to be completed by Montana Business Assistance Connection (MBAC);

Broadwater County will ensure that it and all of its contractors or agents shall conduct all program matters in a non-discriminatory manner such that all persons, regardless of race, gender, age, disability, or other protected class, shall be treated equally and further, each shall comply with the policies and procedures delineated in the 2022 Broadwater County (JackRabbit Pub) Management Plan, approved by the Montana Department of Commerce Community Development Block Grant Program.

BE IT FURTHER RESOLVED that the above designation shall become effective on _____, 2022.

Broadwater County (loaned to JackRabbit Pub) Townsend, Montana

By _____
Chief Elected Official

Attest _____

EXHIBIT 1-E

PREPARATION OF THE DESIGNATION OF DEPOSITORY FORM

Block Number On Form -- and Instructions

- [1] Enter name, address and zip code of depository (bank) designated to receive federal funds.
 - [2] Enter entire CDBG contract number.
 - [3] Enter **non-interest bearing** bank account number where CDBG funds are to be deposited.
 - [4] Enter name of CDBG grant recipient: (City or Town of _____, or _____ County.)
 - [5] Enter complete mailing address of CDBG recipient/grantee.
 - [6]. Signature of Chief Elected Officer (CEO) or Executive Officer of the CDBG grantee.
 - [7] Enter the title of the CEO or Executive Officer for the CDBG recipient (Mayor, City Manager, or Chairperson of the County Commission).
 - [8] Enter date the form was signed by CEO or Executive Officer of CDBG recipient.
 - [9] Enter same account number as in #3 above.
 - [10] Enter the American Bankers' Association (ABA) Routing Number (if you are planning to utilize electronic deposit for CDBG funds).
 - [11] Enter the same name of the depository (bank) as in #1 above.
 - [12] Enter the same address and zip code of the bank where CDBG funds will be sent, as in #1 above.
 - [13] Enter the signature of authorized bank officer.
 - [14] Enter the title of the authorized bank officer for the depository bank.
 - [15] Enter the date form was signed by authorized bank officer.
- NOTE: Mail an original copy to the CDBG liaison and retain a photocopy for your records. It is important that there are no erasures, corrections or correction fluid on either copy. Also, all signatures should be made in ink.

**MONTANA DEPARTMENT OF COMMERCE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

DESIGNATION OF DEPOSITORY FOR DIRECT DEPOSIT OF CDBG FUNDS

SECTION 1 (To be Completed by CDBG recipient)

The [1] _____
Name, Address and ZIP Code of Grant Recipient's Bank

has been designated as the depository for all funds to be received from the Montana Department of Commerce resulting from CDBG Contract No. [2] **MT-CDBG -22ED-01** for deposit to a non-interest bearing account:

[3] _____
Account Name/Number

[4] **Broadwater County** _____
Name of Grant Recipient

[5] **515 Broadway, Townsend Montana 59644** _____
Address

[6] _____
*Signature of Chief Elected Official
or Executive Officer*

[7] **Broadwater County Commission Chairperson** _____
*Title of Chief Elected Official
or Executive Officer*

[8] _____
Date

SECTION II (To be completed by the bank)

The account identified in Section I has been established with this bank. All necessary documentation, including a power of attorney where necessary, which will legally enable this depository to receive state warrants from the State Auditor's Office for deposit to:

[9] _____
Account Name and/or Number

[10] _____
ABA (American Bankers' Association) Routing Number for electronic deposit

without the payee's endorsement have been received and are in this depository's custody.

[11] _____
Name of Bank

[12] _____
Address where checks should be mailed

[13] _____
Signature of Authorized Bank Officer

[14] _____
Title of Authorized Bank Officer

[15] _____
Date

EXHIBIT 1-D

SIGNATURE CERTIFICATION FORM

Montana Department of Commerce
Community Development Division, CDBG Program
301 S. Park
P.O. Box 200523
Helena, Montana 59620-0523

This is to certify that the following officials¹ are authorized to sign requests for payment of Montana Community Development Block Grant (CDBG) funds for the County of Broadwater FY 2022 CDBG grant:

1. _____ Chairman
Signature _____ Title

Darrel Folkvord

2. _____ County Clerk and Recorder
Signature _____ Title

Angie Paulsen

3. _____ EDO Administrator
Signature _____ Title

Katherine Anderson

It is understood that any two of the above signatories must sign each request for payment submitted.

¹Suggested signatories include the chief elected official (Mayor or Chairperson of County Commission), city or county clerk or treasurer and the CDBG project manager. At least three officials should sign; and it is acceptable to have more to assure that at least two signatories will be available to sign requests for CDBG funds.

I hereby certify that I have witnessed the signing of the above named signatures.

Signature of Witness

Date: _____

Name and Title of Witness

STATE OF MONTANA)

County of Broadwater

This instrument was acknowledged before me on _____, by
_____.

(NOTARIAL SEAL)

Printed Name: _____
NOTARY PUBLIC FOR STATE OF MONTANA
Residing at _____
My Commission expires _____



2022 – 2023 AGREEMENT

Inmate Excess Medical Insurance and/or Claims Administration Management

The Montana Association of Counties (MACo) makes available, and acts as administrator for, programs operated by Correctional Risk Services, Inc. (CRS) that offers certain insurance for covered medical expenses for inmates that are a County responsibility, and as a separate option, offers claims administration for medical services provided to detention center/jail inmates,

Correctional Risk Services, Inc (CRS) will provide the Montana Association of Counties (MACo) and the County, inmate excess medical insurance for those county jail inmates that the County is directly responsible for payment of medical costs, subject to the terms and conditions of the Participation Agreement and the Statement of Inmate Benefits, and/or provide for claims administration management for all of its county jail inmates.

Effective dates of coverage: November 1, 2022 to October 31, 2023

Please check the box(es) next to the programs offered to designate which program(s) you are joining. Note: Inmate Excess Medical Insurance must be purchased to be eligible for optional coverages.

- Formal list of insurance options with checkboxes and descriptions, including costs per inmate per day for various coverages like mental health, substance abuse, pregnancy, and security/guarding.

Accepted: _____ County, Montana Date: _____

By: _____ Title: Presiding Officer, Board of County Commissioners

**A RESOLUTION REQUESTING DISTRIBUTION OF
BRIDGE AND ROAD SAFETY AND ACCOUNTABILITY PROGRAM FUNDS**

Resolution _____

WHEREAS, the Bridge and Road Safety and Accountability Account requires the Montana Department of Transportation to allocate accrued funds to cities, towns, counties, and consolidated city-county governments for construction, reconstruction, maintenance, and repair of rural roads, city or town streets and alleys, bridges, or roads and streets that the city, town, county, or consolidated city-county government has the responsibility to maintain; and,

WHEREAS, a city, town, county, or consolidated city-county government that requests funds under the Bridge and Road Safety and Accountability Account must match each \$20 requested with \$1 of local government matching funds; and,

WHEREAS, a city, town, county, or consolidated city-county government requesting distribution of allocated funds may make such a request to the Department of Transportation between March 1 and November 1 of the year the funds were allocated; and,

WHEREAS, the project(s) to be funded is General Maintenance and Road Hardening
(add additional pages if necessary to describe multiple projects); and,

WHEREAS, the local match for the allocated funds has been budgeted from Road General Fund *(list source (road fund, general fund, etc.) of funds from which matching funds are being provided).*

THEREFORE, NOW BE IT RESOLVED THAT:

1. Broadwater County requests distribution of its share of the allocated Bridge and Road Safety and Accountability funds to be used for the projects identified herein.
2. That the Commission hereby empowers and authorizes a Commissioner or other staff to execute such further documents as may be necessary to facilitate the distribution of said funds.

Adopted this ____ **day of** _____, **2022.** ~

Chair

Commissioner

Commissioner

ATTEST:

Clerk & Recorder

REQUEST FOR EXEMPTION REVIEW

Note to Applicant: The purpose of this review is to enable Broadwater County officials to determine whether or not the proposed use of an exemption from local subdivision review would evade the Montana Subdivision and Platting Act.

Part One. Applicant Information

Landowner(s): Monique Helsen & Steven Helsen

Address: _____

Telephone Number(s): _____

Landowner Representative: Schauber Survey

Address: 64 Jack Farm Road

Phone: 406-266-4602

Part Two. Legal Description: MORAWSKI minor S01 T06 N R01E LOT 2-A COS 2-53
AND - CRIMSON BLUFFS S01 T06 N R01E LOT 5 COS 2-137

Part Three. Basis for Exemption Request:

What exemption is being claimed, and what is the basis for your exemption claim?

Aggregation of lots / Boundary Relocation

combining lots to allow main house and out buildings to be on the same lot

Part Four. Supporting Information: Please provide all pertinent information, including an accurate certificate of survey or amended subdivision plat, as applicable and where required. A subdivision exemption review fee must be submitted with the exemption request.

AFFIDAVIT: I hereby certify that the purpose of this exemption request is NOT to evade the Montana Subdivision and Platting Act. Dated this 8 day of Sept, 2022

Signature(s): Monique Helsen
Steve Helsen

Certificate of Governing Body:

We, the Board of County Commissioners, do hereby certify that the use of the exemption claimed on the accompanying Certificate of Survey has been duly reviewed, and has been found to conform to the requirements of the Subdivision and Platting Act, Section 76-3-101 et. seq. MCA, and the Broadwater County Subdivision Regulations.

Dated this _____ day of _____, A.D., 20_____

Commissioner

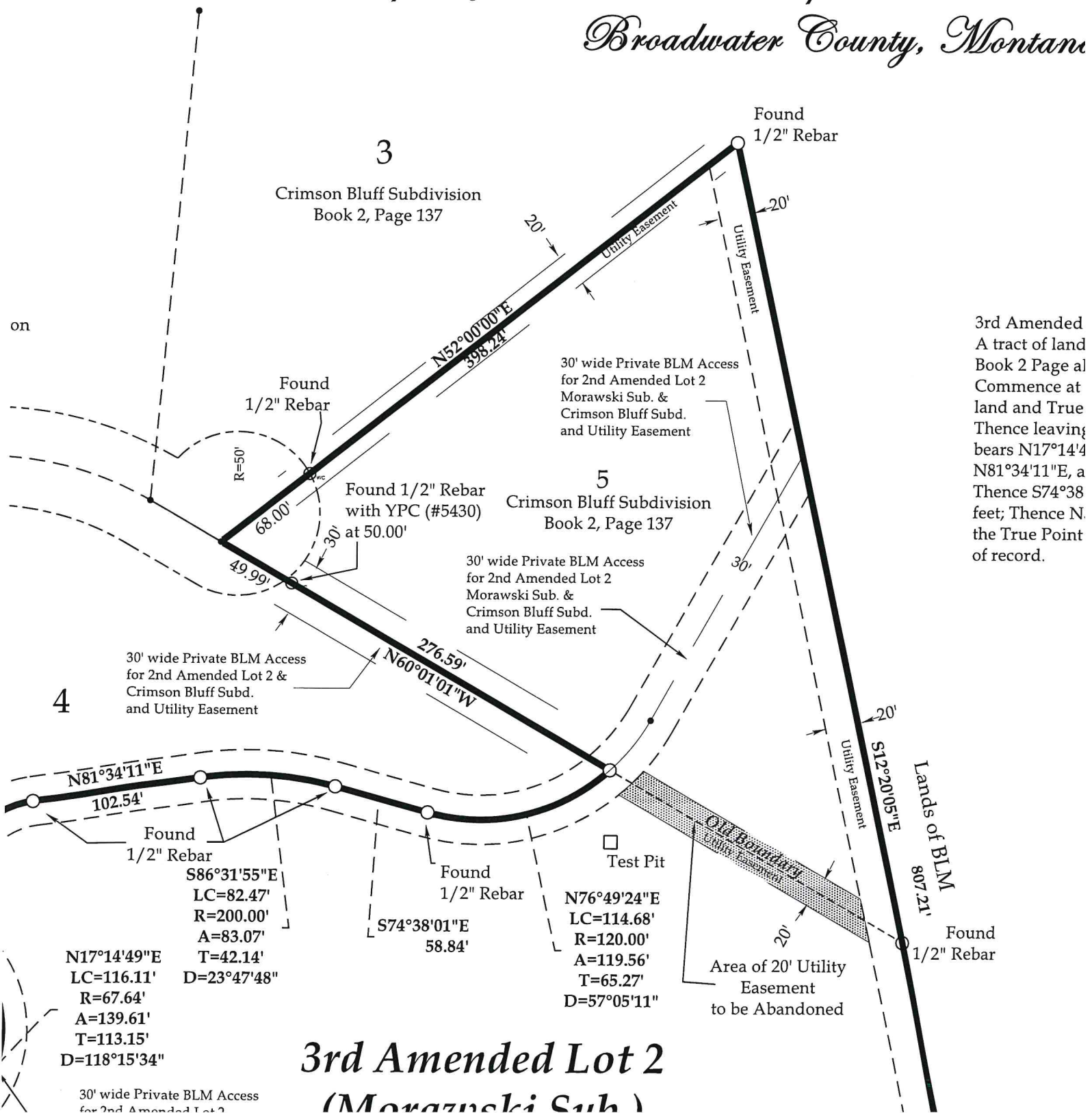
Commissioner

Commissioner

C&R Attest

*Bluff Subdivision, Book 2, Page 137 and Amended Plat of the 2nd
 te of Survey Document No. _____*

*Being Lot 5 of the Crimson Bluff Subdivision and 2nd Amende
 Situated in part of Section 1, Township 6 North, Ran
 Broadwater County, Montana*



3rd Amended
 A tract of land
 Book 2 Page al
 Commence at
 land and True
 Thence leaving
 bears $N17^{\circ}14'4$
 $N81^{\circ}34'11''E$, a
 Thence $S74^{\circ}38$
 feet; Thence N.
 the True Point
 of record.

**3rd Amended Lot 2
 (Morawski Sub)**

$N17^{\circ}14'49''E$
 $LC=116.11'$
 $R=67.64'$
 $A=139.61'$
 $T=113.15'$
 $D=118^{\circ}15'34''$

Found
 1/2" Rebar
 $S86^{\circ}31'55''E$
 $LC=82.47'$
 $R=200.00'$
 $A=83.07'$
 $T=42.14'$
 $D=23^{\circ}47'48''$

Found
 1/2" Rebar
 $S74^{\circ}38'01''E$
 $58.84'$

Test Pit
 $N76^{\circ}49'24''E$
 $LC=114.68'$
 $R=120.00'$
 $A=119.56'$
 $T=65.27'$
 $D=57^{\circ}05'11''$

REQUEST FOR EXEMPTION REVIEW

Note to Applicant: The purpose of this review is to enable Broadwater County officials to determine whether or not the proposed use of an exemption from local subdivision review would evade the Montana Subdivision and Platting Act.

Part One. Applicant Information

Landowner(s): John Nelson
Address:
Telephone Number(s):

Landowner Representative: Schauber Survey
Address: 64 Jack Farm Road Phone: 406-266-4602

Part Two. Legal Description: Tract B of COS 2-455 and COS 2-200

Part Three. Basis for Exemption Request:

What exemption is being claimed, and what is the basis for your exemption claim?
Boundary Relocation. Will allow the neighbor to access his previously deeded property

Part Four. Supporting Information: Please provide all pertinent information, including an accurate certificate of survey or amended subdivision plat, as applicable and where required. A subdivision exemption review fee must be submitted with the exemption request.

AFFIDAVIT: I hereby certify that the purpose of this exemption request is NOT to evade the Montana Subdivision and Platting Act. Dated this 7 day of Sept, 2022

Signature(s): [Handwritten Signature]

Certificate of Governing Body:

We, the Board of County Commissioners, do hereby certify that the use of the exemption claimed on the accompanying Certificate of Survey has been duly reviewed, and has been found to conform to the requirements of the Subdivision and Platting Act, Section 76-3-101 et. seq. MCA, and the Broadwater County Subdivision Regulations.

Dated this ___ day of ___, A.D., 20__

Commissioner

Commissioner

Commissioner

C&R Attest

WHEN RECORDED RETURN TO:
John P. Nelson
23 Nelson Rd.
Townsend, MT 59644

194445 Fee: \$ 16.00 Bk 244 Pg 481

BROADWATER COUNTY Recorded 8/24/2022 at 2:23 PM
Angie Paulsen, Clk & Rcdr. *Angie Paulsen*
Return to: JOHN P. NELSON 23 NELSON RD.
TOWNSEND, MT 59644

QUIT CLAIM DEED

For value received John P. Nelson of 23 Nelson Rd, Townsend, Montana, herein referred to as GRANTOR, does hereby convey, release, remise and forever quitclaim John P. Nelson of 23 Nelson Rd, Townsend, Montana, herein referred to as GRANTEE, all his right, title and interest in the following described real estate:

LEGAL DESCRIPTIONS:

Tract A and Tract B of Certificate of Survey filed in Book 2 of Plats; Page 700 in the Office of the Clerk and Recorder of Broadwater County, Montana, situated in the W ½ of Section 23, Township 6 North, Range 3 East, P.M.M., Broadwater County, Montana being described as follows:

Tract A:

A tract of land being the NW 1/4 of Section 23, Township 6 North, Range 3 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commence at the Northwest Corner of said Section 23 for the Point of Beginning; Thence N89°57'51"E, a distance of 2627.37 feet to the N 1/4 corner of said section; Thence S00°04'45"E, for a distance of 2630.64 feet to the C 1/4 corner of said section; Thence S89°45'08"W, for a distance of 2627.11 feet to the W 1/4 corner of said section; Thence N00°05'06"W, for a distance of 2640.35 feet to the Point of Beginning, said parcel being 158.95 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

Tract B:

A tract of land being the SW 1/4 of Section 23, Township 6 North, Range 3 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commence at the Southwest Corner of Section 23 for the Point of Beginning; Thence N00°02'20"E, a distance of 2635.90 feet to the W 1/4 of said section; Thence N89°45'08"E, for a distance of 2627.11 feet to the C 1/4 of said section; Thence S00°04'45"E, for a distance of 2656.41 feet to the S 1/4 of said section; Thence N89°48'03"W, for a distance of 2632.57 feet to the Point of Beginning, said parcel being 159.75 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

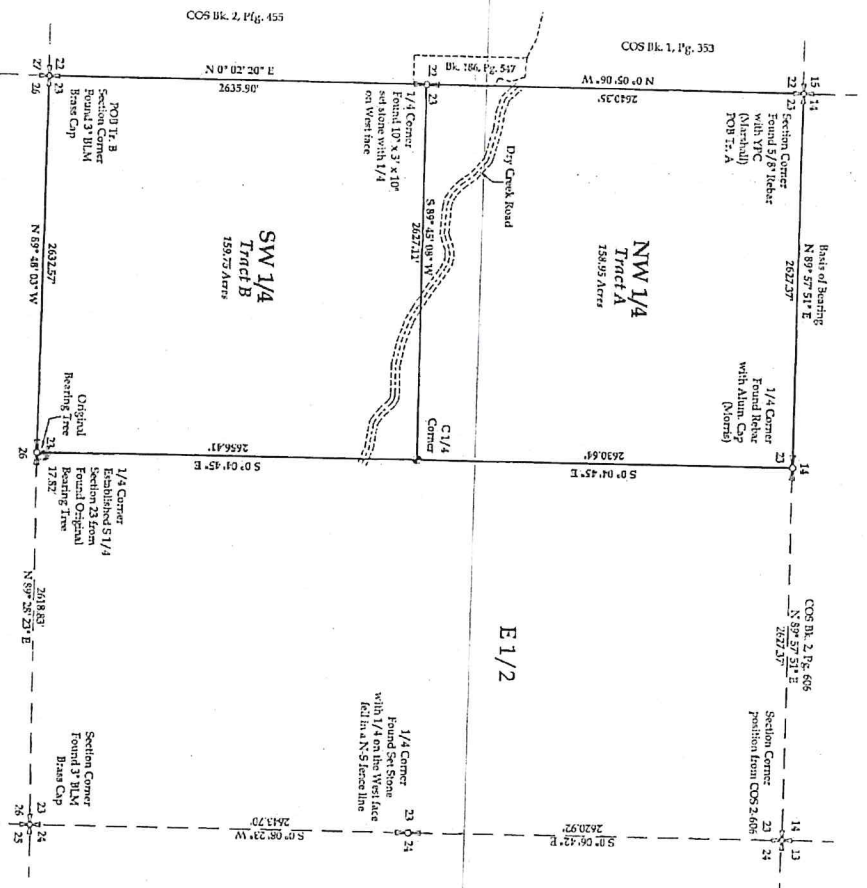
To have and to hold the said premises, with their appurtenances unto the said Grantees, its heirs and assigns forever.

194446

BK 8 Pg 700

ENV 744A

Certificate of Survey: To Retrace Existing Parcels
 Being the SW 1/4 and the NW 1/4 of Section 23, Township 6 North, Range 3 East, P.M.M.,
 Broadwater County, Montana.
 Dated: August 8, 2022



Legal Description:
 Tract A
 A tract of land being the NW 1/4 of Section 23, Township 6 North, Range 3 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commence at the Northwest Corner of said Section 23 for the Point of Beginning; Thence N 89° 57' 51" E, a distance of 2627.37 feet to the N 1/4 corner of said section; Thence S 89° 57' 51" E, for a distance of 2630.64 feet to the C1/4 corner of said section; Thence S 89° 45' 08" W, for a distance of 2627.11 feet to the W 1/4 corner of said section; Thence N 89° 05' 06" W, for a distance of 2620.25 feet to the Point of Beginning; said parcel being 158.95 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

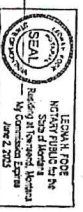
Tract B
 A tract of land being the SW 1/4 of Section 23, Township 6 North, Range 3 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commence at the Southwest Corner of said Section 23 for the Point of Beginning; Thence N 89° 05' 06" W, for a distance of 2635.90 feet to the W 1/4 of said section; Thence S 89° 45' 08" W, for a distance of 2627.11 feet to the C1/4 of said section; Thence S 89° 45' 08" W, for a distance of 2656.41 feet to the S 1/4 of said section; Thence N 89° 45' 08" W, for a distance of 2632.57 feet to the Point of Beginning; said parcel being 159.75 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

Landowner's Certification:
 I hereby certify the purpose of this survey is to retrace the boundary of an existing parcel and that no new or additional parcels are hereby created. Therefore, this survey is exempt from review as a subdivision under both the Montana Subdivision and Platting Act and the Montana Subdivision in Subdivision Act.

According to 76-3-104, M.C.A.: "A subdivision comprises only those parcels containing less than 160 acres that cannot be described as a one-quarter aliquot part of a United States government section when the parcels have been segregated from the original tract. The subdivision plat must show all parcels whether contiguous or not."

DIR Exclusion: Tract A and Tract B
 According to MCA 76-4-102 (16), a parcel 20 acres or greater, exclusive of public roadways, is not considered a subdivision and is exempt from the Department of Environmental Quality review.

Landowner(s):
 John Nelson
 Notary: Sworn to here before me, a Notary Public, this 24 day of February, 2022.



Certificate of Clerk and Recorder:
 I, *Angie Rubens*, Clerk and Recorder of Broadwater County, Montana, do hereby certify that the foregoing instrument was filed in my office at 2:30 p.m. on August 8, 2022, the day of August, AD 2022, and recorded in book 8, of Plats on Page 700, Records of the Clerk and Recorder, Broadwater County, Montana.

Angie Rubens
 Clerk and Recorder

Certificate of Examination:
 Reviewed for errors and omissions in calculations and finding this the 23 day of August, 2022 pursuant to Section 76-3-611(1)(i), M.C.A.

[Signature]
 Montana Registration No. 54305



Certificate of Surveyor:
 I hereby certify the attached plat is a true representation of a survey performed under my supervision and completed on August 8, 2022, and described the same as shown on the accompanying plat in accordance with the provisions of the Montana Subdivision and Platting Act. Dated this 8th day of August, 2022.

[Signature]
 Surveyor: Dan Swenson P.L.S. No. 1828
 Dan Swenson P.L.S. No. 1828
 P.O. Box 177
 Townsend, Mt. 59644

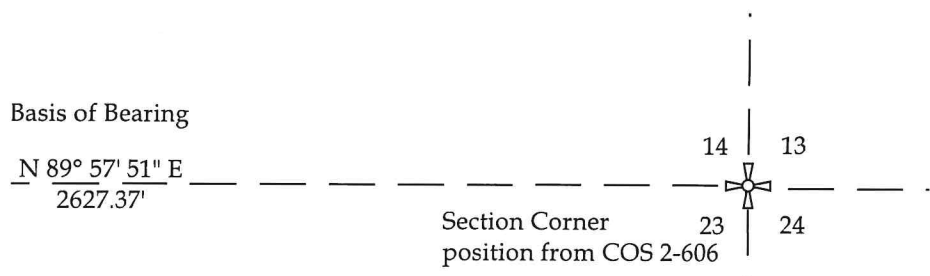
LEGEND

	Found Section Corner as Noted
	Found Quarter Corner as noted
	C1/4 Corner
	Bearing Tree

Section 23, T. 6 N., R. 3 E., P.M.M. Broadwater Co., MT.

Boundary Subdivision	John Nelson
Surveyor	266-4602
Scale	1" = 400'
Drawn by	8-23-2022
Check by	1/1
Shaded	411.34 sq. ft.
Area	95
Acres	411

Relocate Boundaries Between A1 Section 23, Township 6 North, Range 3 County, Montana.



BEARING	HORIZ DIST
3°01'23"E	89.38'
1°43'24"W	93.62'
7°21'28"E	33.76'
30°09'02"E	43.64'
36°51'54"E	88.06'
32°05'54"E	38.54'
59°18'46"E	34.99'
13°47'03"E	93.50'
52°28'18"E	73.78'
5°09'14"E	25.05'
31°45'18"E	173.52'
38°03'03"E	87.10'
35°27'51"E	111.09'
33°56'18"E	171.26'
16°30'16"E	260.93'
12°27'21"E	106.38'
12°48'10"E	87.60'
12°44'58"E	139.85'
9°38'42"E	143.02'
56°00'51"E	115.52'
78°19'16"E	99.74'

Legal Description: Amended Tract A1

A tract of land situated in part of the W 1/2
Commence at the NW Corner of said Section
north-south mid-section line of said section
03'03"W, for a distance of 87.10 feet; Thence
Thence N43°47'03"W, for a distance of 93.50
45'12"W, for a distance of 828.28 feet; Thence
Thence N36°00'14"W, for a distance of 219.1
of 192.43 feet; Thence N4°49'36"E, for a dist
distance of 73.76 feet; Thence N30°09'02"W,
01'23"W, for a distance of 89.38 feet; Thence
Point of Beginning, said parcel being 175.33

Amended Tract B1

A tract of land situated in part of the SW 1/
follows: Commence at the S 1/4 Corner of
leaving said south line N00°00'00"E, for a di
45'12"E, for a distance of 828.28 feet to a poi
feet; Thence S59°18'46"E, for a distance of 34
distance of 25.05 feet; Thence S81°45'18"E, fo
2287.72 feet to the Point of Beginning, said p

Amended Tract B

A tract of land situated in part of the E 1/2
more particularly described as follows: Co
54'31"W, a distance of 1315.84 feet to the E
for a distance of 644.60 feet; Thence S90°00'
along said centerline the following five (5)
bears N56°30'28"E 69.86 feet; Thence N52°5
32.62 feet; Thence N84°23'29"E, a distance c
along said centerline the following twelve (1
of 108.78 feet; Thence N78°19'16"E, for a dis
44'58"E, for a distance of 139.85 feet; Thence
feet; Thence S83°56'18"E, for a distance of 1
791.59 feet; Thence N89°59'13"E, for a dista
Corner common to said sections; Thence N1
Thence S00°43'24"W, for a distance of 93.62
73.76 feet; Thence S86°51'54"E, for a distanc
distance of 192.43 feet; Thence S00°54'26"E,
S26°21'44"E, for a distance of 163.92 feet; Th
distance of 1095.97 feet to the Point of Begin

16ft Wide Private Access Easement
A 16 feet Wide Private Access Easement sit
particularly described as follows: Commence