

BROADWATER COUNTY COMMISSIONERS

515 Broadway, Townsend

Meetings are held at the Flynn Building on 416 Broadway St.

Current and previously recorded meetings , official agenda, and minutes may be viewed on the website at <https://www.broadwatercountymt.com>.

Per Montana Code Annotated (MCA) 2-3-202, agenda must include an item allowing public comment on any public matter that is not on the agenda of the meeting and that is within the jurisdiction of the agency conducting the meeting. Public comments and items not on the agenda will be taken either in writing in advance of the meeting or in person at the beginning of the meeting . Mail and items for discussion and/or signature may occur as time allows during the meeting . Issues and times are subject to change . Working meetings will be posted on the agenda and will not be recorded .

OFFICIAL agendas are posted in the Courthouse (1st floor bulletin board), on our website at www.broadwatercountymt.com, in the window of the Flynn Building at least 48 hours in advance of the meeting, and in the Helena Independent Record (IR).

Tuesday, July 25, 2023

8:00 AM Closed Door Meeting; County Administrative Officer Interview

Wednesday, July 26, 2023

10:00AM Public Comment on any subject not on the agenda, and that the Commission has jurisdiction over

10:00AM Discussion/Decision, Nathan Bilyeu & Craig Rickert, Rickert Development/Jackson, Murdo & Grant PC, TIF Pledge Resolution

10:10 AM Discussion/Decision, Nichole Brown, Community Planning & Development Director, Leep Family Transfer (Township 2 North, Range 1 East, Section 23)

Thursday, July 27, 2023

10:00AM Weekly Working Meeting with Jania Hatfield, Deputy County Attorney, in the Commission Office regarding projects and deadlines

11:00AM Closed Door Meeting; County Administrative Officer Interview

1:00 PM Closed Door Meeting; County Administrative Officer Interview

Public Meeting Notice: Broadwater County Public Works Will Be in The Flynn Building August 7th from 6PM-8PM for Public Comment on Proposed Solid Waste Changes.

Public Hearing Notice: Rolling Glen Ranch PUD as it relates to the proposed Rolling Glen Ranch Estates Minor Subdivision on August 1st at 6PM-8PM in the Flynn Building

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, Chairman (406) 266-9270 or (406) 980-2050
Darrel Folkvord , Vice Chairman (406) 266-9272 or (406) 980-1213
Lindsey Richtmyer (406) 266-9271 or (406) 521-0834

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

Future Meetings being held at the Flynn Building (416 Broadway)

(Please note: These meeting times/dates may change, please check the county website)

The Commissioners may be attending these board meetings (except the Planning Board)

- ▶ *BC Airport Board on July 26th at 6 PM*
- ▶ *Broadband Advisory on July 27th at 4 PM*
- ▶ *BC Airport Board on August 1st at 10 AM*
- ▶ *Trust Board on August 8th at 11:30 AM*
- ▶ *Planning Board on August 8th at 1 PM*
- ▶ *Local Advisory Committee on August 9th at 2 PM*
- ▶ *Fair Board on August 10th at 7 PM*

RESOLUTION NO. ___

A RESOLUTION OF THE BROADWATER COUNTY COMMISSIONERS AUTHORIZING MONTANA CROSSROAD LLC'S CONSTRUCTION PROJECT AS A TAX INCREMENT FINANCING PROJECT OF THE WHEATLAND TARGETED ECONOMIC DEVELOPMENT DISTRICT AND COMMISSIONERS PLEDGING TAX INCREMENT DERIVED FROM THE WHEATLAND TARGETED ECONOMIC DEVELOPMENT DISTRICT TO THE PAYMENT OF A TIF REVENUE BOND TO BE ISSUED BY THE COUNTY FOR THE PURPOSE OF FINANCING A PORTION OF THE COSTS OF THE ACQUISITION OF LAND AND THE DESIGN AND CONSTRUCTION OF MONTANA CROSSROADS LLC'S PROJECT AND THE COSTS OF ISSUING SAID TIF REVENUE BOND.

BE IT RESOLVED by the Board of County Commissioners of Broadwater County, Montana as follows:

WHEREAS, pursuant to County Ordinance No. 2019-B and Title 7, Chapter 15, Part 42, MCA, Broadwater County (the "County") created the Wheatland Targeted Economic Development District ("TEDD") on November 18, 2019 to provide funding for certain development, infrastructure and other community-improvement projects within the TEDD as would be later authorized by the County Commissioners; and

WHEREAS, on February 6, 2020, the Montana Department of Revenue issued its determination that the TEDD "is a qualified district that has been created in compliance with Montana law" and establishing that the TEDD will have a base year of January 1, 2019; and

WHEREAS, on January 6, 2020, the County passed Resolution 2020-4 creating the Wheatland Water and Sewer District (the "District") consisting of a subset of properties located within the TEDD; and

WHEREAS, on January 31, 2020, the Montana Secretary of State's Office recognized the formation of the District; and

WHEREAS, Montana Crossroads LLC is considering the issuance of up to \$6 million in bonds to finance the construction of roads and utility infrastructure including water, wastewater, stormwater improvements, and costs of issuing the bonds (the "Project"); and

WHEREAS, Section 10 of County Ordinance No. 2019-B provides that the tax increment received from the TEDD may be used to pay debt service on bonds issued to finance all or a portion of the costs of infrastructure improvement projects as defined in Title 7, Chapter 15, Parts 42 and 43, MCA, as may from time to time be approved by the Broadwater County Commission; and

WHEREAS, §§ 7-15-4282, 7-15-4286, and 4288, MCA, authorize tax increment financing ("TIF") for the acquisition, construction, and improvement of public improvements and infrastructure; and

WHEREAS, the County has made only one pledge of tax increment generated by the Wheatland TEDD to date, namely its pledge via Resolution No. _ of the first \$396,000 of annual tax increment to the HEADWATERS UTILITY ASSOCIATION (the "Headwaters TIF Pledge"; and

WHEREAS, First Montana Bank of Bozeman , Montana, has issued a finance letter dated May 11, 2023, stating its interest in financing a revenue bond secured by the TIF of the Wheatland TEDD (the "TIF Bond") to pay for all or a portion of the costs of the Project, with said costs currently being estimate at \$6 million;

WHEREAS, it is proposed that the TIF Bond shall be amortized over 25 years, shall be at an interest rate of Wall Street Prime + 1% adjusted every five years, with monthly payments currently estimated at \$616,000, or on other terms as Montana Crossroads, LLC and First Montana Bank of Bozeman, or another lender as may be selected by Montana Crossroads, LLC shall otherwise agree to;

WHEREAS, it is proposed that the County would pledge \$616,000 of annual Wheatland TEDD tax increment, after the accrual of the full amount of the Headwaters TIF Pledge, to the payment of annual debt service on the TIF Bond (the " Pledged Amount");

WHEREAS, Montana Crossroads, LLC, its successors or assigns, has agreed to act as guarantor of the TIF Bond and shall pay any deficiency amount between the Pledged Amount and the annual debt service due on the TIF Bond such that the County shall in no event be required to contribute any funds other than the Pledged Amount for payment on the TIF Bond; and

WHEREAS, the County finds that the Project to be financed by the TIF Bond is in the best interest of the properties located within the Wheatland TEDD, is consistent with the Broadwater County Wheatland Targeted Economic Development District Comprehensive Development Plan which was adopted in County Ordinance No. 2019-B, and wishes to proceed with the Project.

NOW, THEREFORE BE IT RESOLVED, by the County Commissioners of the County of Broadwater, Montana (the "County") as follows:

Section 1. Second Pledge of Wheatland TEDD TIF Revenues. The County, pursuant to § 7-15-4290(1)(b), MCA and County Ordinance No. 2019-B hereby pledges that the tax increment derived from the Wheatland Targeted Economic Development District shall be applied, after the full accrual annually of the Headwaters TIF Pledge of \$396,000 while that pledge remains outstanding, in an amount of up to \$616,000 to pay all or a portion of the debt service on the TIF Bond to be issued to finance the design and construction of the Project and subject to the terms and conditions as shall be detailed in the final Bond Resolution to be passed at the time of closing on the TIF Bond. This Pledged Amount shall only begin to be calculated upon accrual of sufficient annual tax increment revenues in the Wheatland TEDD to first pay the Headwaters TIF Pledge, and only thereafter shall the Wheatland TEDD TIF revenues up to the Pledged Amount be herein pledged. The County will not, in any event, act as a guarantor or surety of the TIF Bond. The County expressly disclaims any implication that by adopting this Resolution it is agreeing to make the optional covenant for the security of the bondholders allowed for in § 7-15-4290(2), MCA. The County further resolves that, pursuant to § 7-15-4290(3), MCA, the TIF Bond shall be a limited obligation payable exclusively from pledged Wheatland TEDD tax increment funds-no other County funds may be applied to the payment the TIF Bond.

Section 2. Duration of TIF Pledge. This pledge shall be binding on the County and remain in full force and effect until the County has received written confirmation from First Montana Bank of Bozeman, or such other lender as shall be selected to fund the Project and which shall be the holder of the TIF Bond, that the TIF Bond has been paid in full. Upon redemption of

the TIF Bond, this pledge of Wheatland TEDD tax increment funds shall be dissolved, and said funds available to any other allowable tax increment project of the Wheatland TEDD.

Section 3. Montana Crossroads, LLC Covenant. This pledge of TIF funds is given in reliance upon Montana Crossroads, LLC's covenant and warranty that its conduct of business shall, in all ways, comply with the laws of the State of Montana and of the United States of America.

Section 4. Notification of Pledge. The County Clerk and Recorder is instructed to provide a copy of this Resolution No. _ to the Montana Department of Revenue.

Passed and adopted **this** _ day of _____, 2023, by the Broadwater County Commission.

BOARD OF COUNTY COMMISSIONERS
BROADWATER COUNTY

..... Chair

ATTEST:

Angie Paulsen, Clerk & Recorder

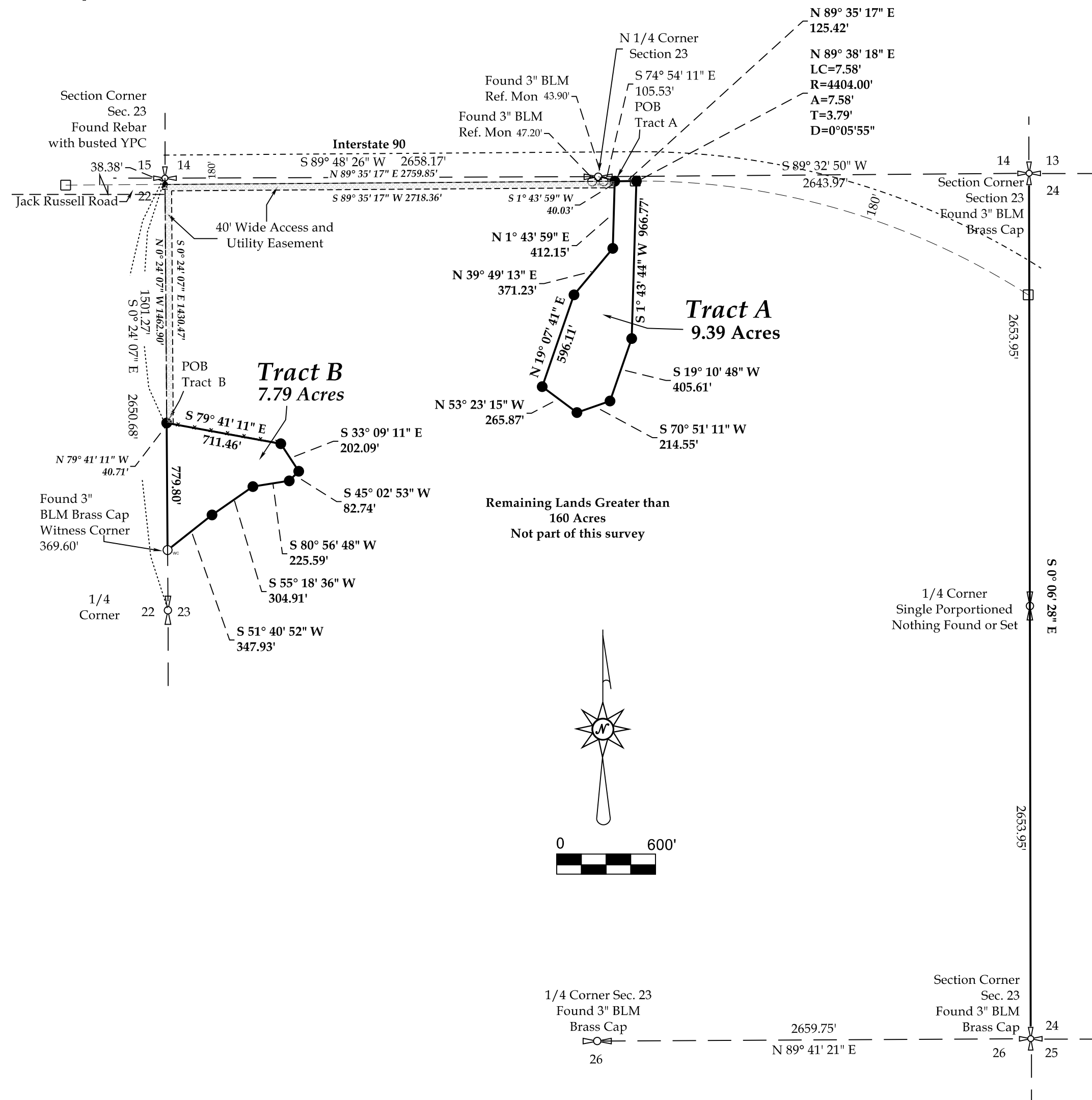
Certificate of Survey: To Create Tracts of Land for Members of the Immediate Family

Situated in the N 1/2 of Section 23, Township 2 North, Range 1 East, P.M.M.,

Broadwater County, Montana

Landowner:

Date: April 5, 2023



Legal Description:

Tract A

A tract of land situated in part of the N 1/2 of Section 23, Township 2 North, Range 1 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commence at N 1/4 Corner of said Section 23; Thence S74°54'11"E for a distance of 105.53 feet to a point on the southerly right-of-way Interstate 90 also being the NW Corner of herein described Tract of land and True Point of Beginning; Thence along said southerly right-of-way of Interstate 90 the following two (2) courses: N89°35'17"E, a distance of 125.42 feet; Thence along a 4404.00 foot curve to the right an arc distance of 7.58 feet, chord bears N89°31'18"E 7.58 feet; Thence leaving said right-of-way S1°43'44"W, for a distance of 966.77 feet; Thence S19°10'48"W, for a distance of 405.61 feet; Thence S70°51'11"W, for a distance of 214.55 feet; Thence N53°23'15"W, for a distance of 265.87 feet; Thence N19°07'41"E, for a distance of 596.11 feet; Thence N39°49'13"E, for a distance of 371.23 feet; Thence N1°43'59"E, for a distance of 412.15 feet to a point on the aforementioned southerly right-of-way of Interstate 90 and the True Point of Beginning, said parcel being 9.39 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 situated in part of the NW 1/4 of Section 23, Township 2 North, Range 1 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commence at the NW Corner of said Section 23; Thence along the west boundary of said section S0°24'07"E for a distance of 1501.27 feet to the NW corner of herein described tract of land and True Point of Beginning; Thence leaving said section line S79°41'11"E, a distance of 711.46 feet; Thence S33°09'11"E, for a distance of 202.09 feet; Thence S45°02'53"W, for a distance of 82.74 feet; Thence S80°56'48"W, for a distance of 225.59 feet; Thence S55°18'36"W, for a distance of 304.91 feet; Thence S51°40'52"W, for a distance of 347.93 feet to a point on the west boundary of said section; Thence N00°24'07"W, for a distance of 779.80 feet to the True Point of Beginning, said parcel being 7.79 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

40 feet Wide Access and Utility Easement Serving Tracts A and B

A 40 feet Wide Access and Utility Easement situated in part of the N 1/2 of Section 23, Township 2 North, Range 1 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commence at the NW Corner of said Section 23; Thence along the west boundary of said Section 23 S 00°24'07"E for a distance of 38.38 feet to the NW corner of herein described Easement also being a point on the southerly right-of-way of Interstate 90 and True Point of Beginning; Thence along said southerly right-of-way N89°35'17"E, a distance of 2759.85 feet; Thence leaving said southerly right-of-way S1°43'59"W, for a distance of 40.03 feet; Thence S89°35'17"W, for a distance of 2718.36 feet; Thence S00°24'07"E, for a distance of 1430.47 feet; Thence N79°41'11"W, for a distance of 40.71 feet to a point on the westerly boundary of said Section 23; Thence N00°24'07"W, for a distance of 1462.90 feet to the True Point of Beginning.

Landowner's Certification:

I hereby certify the purpose of this division of land is to Transfer Parcels shown as Tracts A and B on this Certificate of Survey

Tract A To: Shane Leep Relationship: Son
Tract B To: Jeremy Leep Relationship: Son

and pursuant to 76-3-207 (1) (b) M.C.A. which states: "Divisions made outside of platted subdivisions for the purpose of a single gift or sale in each county to each member of the landowner's immediate family" are exempt from review as a subdivision but subject to survey requirements of 76-3-401.

I certify this is the only gift or sale I have made to the aforementioned immediate family member in the County of Broadwater for the purposes of this exemption. Furthermore, I certify I am entitled to use this exemption and am in compliance with all conditions imposed by law and regulation on the use of this exemption. Therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207 (1) (b), M.C.A.

Landowner _____

Notary:

On this ___ day of _____, 20___, before me a Notary Public for the State of Montana, personally appeared _____ known to me to be the persons whose names subscribed to the within instrument, and acknowledged to me that they executed the same.

_____ Residing at _____

Notary public for the State of Montana.
My Commission Expires _____.

Certificate of Surveyor:

I hereby certify the attached plat is a true representation of a survey performed under my supervision and completed on April 5, 2023 and described the same as shown on the accompanying plat in accordance with the provisions of the Montana Subdivision and Platting Act. Dated this ___ day of _____, 20___.

Surveyor:

Dan Swenson L.S. 15279
P.O. Box 177
Townsend, Mt. 59644

Certificate of Examination:

Reviewed for errors and omissions in calculations and drafting this the ___ day of _____, 20___, pursuant to Section 76-3-611(2)(a), MCA.

Montana Registration No. _____

Certificate of Clerk and Recorder:

I, _____, Clerk and Recorder of Broadwater County, Montana, do hereby certify that the foregoing instrument was filed in my office at _____ o'clock, (am or pm), the ___ day of _____, AD, 20___, and recorded in Book ___ of Plats on Page _____, Records of the Clerk and Recorder, Broadwater County, Montana. Document No. _____

Clerk and Recorder

Certificate of Treasurer:

I, _____, Treasurer of Broadwater County, Montana, do hereby certify that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid through _____ Tax ID # _____ Dated this ___ day of _____, 20___.

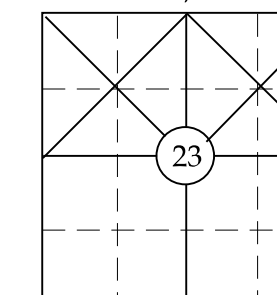
Treasurer

Basis of Bearing based on GPS observation

LEGEND

- Section Corner
- Quarter Corner
- Found 3" BLM Brass Cap Ref. Monuments
- Found broken concrete Right-of-Way Monuments
- Set 1/2" Rebar with OPC (No. 15279)

T. 2 N., R. 1 E.



Section 23, T. 2 N., R. 1 E.			
Leep			
Family Transfer			
Schauber Surveying		266-4602	
SCALE	PRINT DATE	FILE NAME	
600 Ft/In	4-13-2023	4451.trv	
DRAWN BY	REVISION	SHEET	JOB
DLS		1/1	4451

**Certificate of Survey Exemption Affidavit
Broadwater County**

**Gift or Sale to Immediate Family Member
Section 76-3-207(1)(b), MCA.**

When a landowner requests to be exempt from the Subdivision and Platting Act, state law requires Broadwater County determine whether the request is an attempt by the property owner to evade subdivision regulation. Broadwater County will use the information provided by the applicant in this affidavit as well as other evidence when making its determination.

Please complete both sides of this application. Every owner of the property (owners of record) must sign this affidavit. Use additional sheets of paper if necessary.

A. Name of Landowners:

Linda Leep Phone: 406-570-3799
Shane Leep Phone: 406-570-3248
Jeremy Leep Phone: 406-599-8722

B. Number of Parcels Proposed: 2

C. Size of Each Parcel Proposed: 9.39, 7.79, _____, _____, _____.

D. Name and Relationship to Landowner of Family Member(s) Receiving Gift Parcel(s)

Name Linda Leep Relationship Mother
Age: 73 Current Mailing Address: 731 Hwy 437
Toston, MT 59649

Name Shane Leep Relationship Son
Age: 53 Current Mailing Address: 160 Jack Russell Rd
Three Forks, MT 59752

Name Jeremy Leep Relationship Son
Age: 51 Current Mailing Address: 104 Jack Russell Rd.
Three Forks, MT 59752

Name _____ Relationship _____
Age: _____ Current Mailing Address: _____

A "member of the "immediate family" may include only the grantor's spouse, children by blood or adoption, and parents.

E. History of the Parcel:

1. To your knowledge, have any exemptions been used to divide this property after July 1, 1973, including exemptions for mortgage tracts, gift or sale to an immediate family member, boundary line relocation, occasional sale? *See Sections 76-3-201 and 76-3-207, MCA.*

Yes No *If "yes", provide the chronological history of divisions and attach a copy of a Certificate of Survey or Deed evidencing the divisions:*

Date	Exemption	Tract Label	Tract Size	COS No. or Deed No.
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

2. To your knowledge, in regard to this property, did you or any previous owner ever attend a pre-application conference or submit for subdivision review of any part of this property, since July 1, 1973? Was any subdivision denied?

Yes No *If YES, explain:* _____

F. Proposed Exemption Information

To your knowledge:

1. Will each new parcel be used as a homesite for a family member?

Yes No *If NO, explain:* _____

2. Could the transfer be accomplished by a "relocation of common boundary lines"?

Yes No *If YES, explain:* _____

3. Will the newly created parcels become one of three or more parcels created from the original parcel after July 1, 1973?

Yes No **If YES, explain:** _____

4. Would the use of the family gift exemption violate any statute, case law, administrative rule, or Attorney General Opinion?

Yes No **If YES, explain:** _____

5. Does the parcel to be transferred fit a pattern of land divisions and land transfers?

Yes No **If YES, explain:** _____

6. Have any divisions of land ever been denied on this property?

Yes No **If YES, explain:** _____

7. Is the parcel being transferred to a family member who is a minor?

Yes No **If YES, please provide a draft Trust document.**

8. Are you transferring a parcel to your spouse?

Yes No **If YES, explain:** _____

9. Do you agree that you and/or your family member receiving this property will not sell any of the tracts created under the family transfer exemption for a period of two (2) years unless you or the recipient files for subdivision review?

Yes No

If your life circumstances change per a birth, death, divorce, illness, etc. you may request an exemption to the two (2) year time period from the County Commissioners.

Under penalties of perjury, I (we) declare that I (we) have examined this affidavit and the accompanying sketch or draft Certificate of Survey of the proposed division of land, and to the best of my (our) knowledge and belief, they are true, correct, complete and are in compliance with all State laws and local regulations.

Date July 11, 2023.

Signature of Each Applicant:

Linda Keep _____

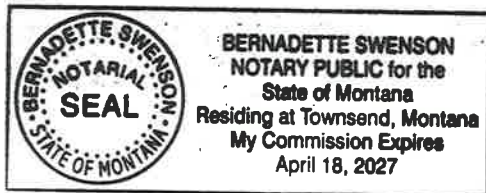
Signature of Each Recipient:

Shane _____
Jeremy Keep _____

STATE OF Montana)
County of Broadwater) : ss.

On this 11 day of July, 2023, Linda Keep, Shane Keep, and Jeremy Keep personally, appeared before me and having been duly sworn did herein execute the above instrument for the purposes stated.

Notary's Seal/Stamp



Bernadette Swenson
Notary Public for the State of Montana

Bernadette Swenson
Printed Name

Notary Public for the state of Montana

Residing at Townsend, MT

My Commission expires: April 18, 2027

****If the Survey Review Committee grants concept or survey approval to a proposed exemption, that approval is valid only for ninety days, subject to any legislative changes.****

Certificate of Survey: To Create Tracts of Land for Members of the Immediate Family

Situated in the N 1/2 of Section 23, Township 2 North, Range 1 East, P.M.M.,
Broadwater County, Montana

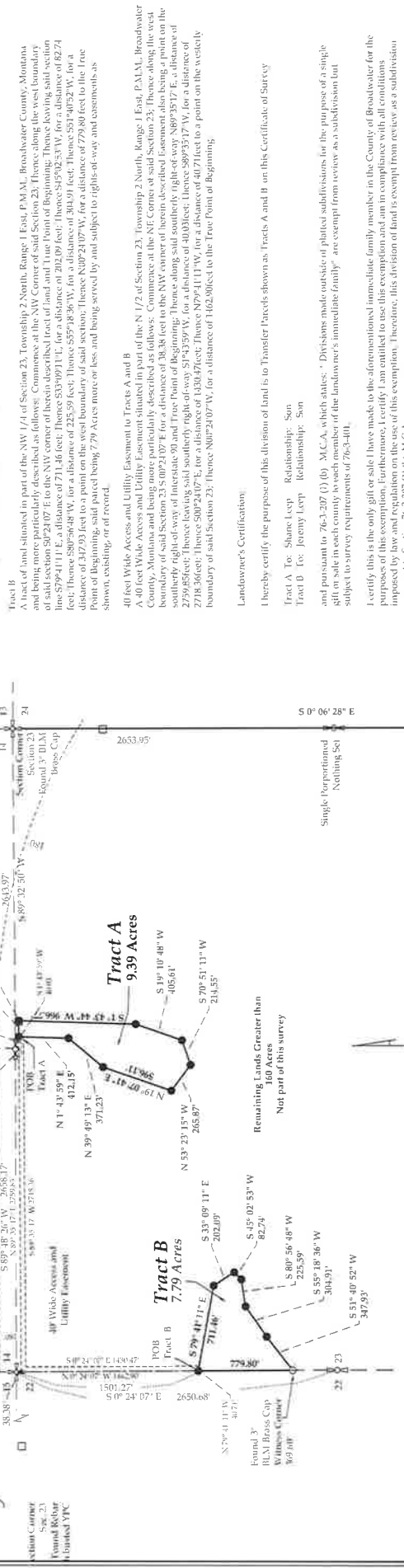
Landowner:

Date: April 5, 2023

Legal Description:

Tract A
A tract of land situated in part of the N 1/2 of Section 23, Township 2 North, Range 1 East, P.M.M., Broadwater County, Montana and in part of Section 23, Township 2 North, Range 1 East, P.M.M., Broadwater County, Montana, containing 9.39 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 situated in part of the NW 1/4 of Section 23, Township 2 North, Range 1 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commence at the NW Corner of said Section 23; Thence along the west boundary of said Section 23 5092.107' E to the NW corner of herein described tract of land and True Point of Beginning; Thence along the west boundary of said Section 23 5092.107' E for a distance of 38.36 feet to the NW corner of herein described Easement also being a point on the southern right-of-way of Interstate 90 and True Point of Beginning; Thence along said southern right-of-way 8997.3517' E, a distance of 125.12 feet; Thence along said southern right-of-way of Interstate 90 the following two (2) courses: N8923517' E, a distance of 125.12 feet; Thence along a 4001.00 foot curve to the right of radius of 798 feet, chord bears N8953117' E, a distance of 7.36 feet; Thence leaving said right-of-way S743244' W, for a distance of 966.77 feet; Thence S191048' W, for a distance of 405.61 feet; Thence S2705111' W, for a distance of 214.55 feet; Thence S5221153' W, for a distance of 265.87 feet; Thence N1912741' E, for a distance of 596.11 feet; Thence N29549131' E, for a distance of 371.23 feet; Thence N14339' E, for a distance of 412.15 feet to a point on the aforementioned southern right-of-way of Interstate 90 and True Point of Beginning, said parcel being 7.79 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.



Certificate of Examination:
Reviewed for errors and omissions in calculations and drafting this the _____ day of _____, 20____ pursuant to Section 76-3-611(2)(b), M.C.A.

Montana Registration No. _____

Basis of Bearing based on GPS observation

LEGEND	
	Section Corner
	Quarter Corner
	Found 3\"/>
	Found Broken concrete Right-of-Way Monument
	Set 1/2\"/>

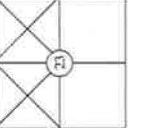
Certificate of Treasurer:

I, _____, Treasurer of Broadwater County, Montana, do hereby certify that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid in full.
Dated this _____ day of _____, 20____.

Certificate of Clerk and Recorder:

I, _____, Clerk and Recorder of Broadwater County, Montana, do hereby certify that the foregoing instrument was filed in my office at _____, AD, 20____, and recorded in book _____ of Plats on Page _____ Records of the Clerk and Recorder, Broadwater County, Montana, Document No. _____.

T. 2 N., R. 1 E.



Section 23, T. 2 N., R. 1 E.	
Lease	
Family Transfer	
Schauer Surveying	266-4602
DATE	PROJECT
4/05/23	4422603
ISSUED	REVISION
DLS	THICKLINE
	4451/10'
	1/1
	443

Certificate of Surveyor:

I hereby certify the attached plat is a true representation of a survey performed under my supervision and completed on April 5, 2023, and described the same as shown on the accompanying plat in accordance with the provisions of the Montana Subdivision and Platting Act. Dated this _____ day of _____, 20____.

Surveyor:
Dan Swenson L.S. 15279
P.O. Box 177
Townsend, MT 59644

Landowner: _____ Residing at _____
Notary Public for the State of Montana,
My Commission Expires _____

Landowner's Certification:

I hereby certify the purpose of this division of land is to Transfer Parcels shown as Tracts A and B on this Certificate of Survey.

Tract A To: Shane Leep Relationship: Son
Tract B To: Jeremy Leep Relationship: Son

and pursuant to 76-3-207 (1)(b), M.C.A., which states: "Divisions made outside of platbed subdivisions for the purpose of a single lot or lots of land of the landowner's immediate family" are exempt from review as a subdivision but subject to survey requirements of 76-3-401.

I certify this is the only gift or sale I have made to the aforementioned immediate family member in the County of Broadwater for the purposes of this exemption. Furthermore, I verify I am entitled to use this exemption and am in compliance with all conditions imposed by law and regulation on the use of this exemption. Therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207 (1)(b), M.C.A.