

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 before 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).

THERE WILL BE NO COMMISSION MEETING ON SEPTEMBER 27, 2023 DUE TO THE COMMISSIONERS ALL ATTENDING THE MACo (Montana Association of Counties) CONFERENCE IN BUTTE, MONTANA from September 24th-27th

Wednesday, September 13, 2023

- | | |
|-----------------|---|
| 10:00 AM | Public Comment on any subject not on the agenda, and that the Commission has jurisdiction over |
| 10:00 AM | Discussion/Decision, Nichole Brown, Community Development and Planning, Rauser COS Exemption Gift to Immediate Family Member (Township 6 North, Range 2 East, Sections 9) Request |
| 10:10 AM | Discussion/Decision, Nichole Brown, Community Development and Planning, Reynold COS Exemption Gift to Immediate Family Member (Township 9 North, Range 1 East, Sections 30 and 31) Request |
| 10:15 AM | Discussion/Decision, Misty Masolo, Assistant Public Works Supervisor, Loan Extension/Update |

Thursday, September 14, 2023

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

Future Public Meeting Notices

- | | |
|----------------|---|
| 6:00 PM | <u>Oct. 11th</u> Southern Broadwater County: (CTAP*) Meeting at Bridger Brewing |
| 6:00 PM | <u>Oct. 12th</u> Northern Broadwater County: (CTAP*) Meeting at the Flynn Building |

Discussion Regarding Future Growth in Broadwater County

Community Technical Assistance Program

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 will be held at the Flynn Building (416 Broadway)

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

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

- Trust Board on Sept. 12, 2023 at 11:30AM
- BC Planning Board on Sept. 12, 2023 at 1:00PM
- LAC Board on Sept. 13, 2023 at 2PM
- Board of Health on Sept. 18, 2023 at 2PM
- Parks & Rec on Sept. 18, 2023 at 6PM
- Three Forks Mosquito on Sept. 19, 2023 at 3:30PM
- Townsend Mosquito on Sept. 19, 2023@ 4PM
- BC Noxious Weed on Sept. 19, 2023, at 7PM
- BC Airport on Sept. 20, 2023, at 6PM
- BC LEPC on Sept. 21, 2023, at 1PM
- Broadband on Sept. 28, 2023 at 4PM

**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:

Dana Rauser Phone: _____

Tammy Rauser Phone: _____

_____ Phone: _____

B. Number of Parcels Proposed: 1.

C. Size of Each Parcel Proposed: 2.81 Ac., Remainder, 5.62 Acres, _____, _____.

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

Name Blake Rauser Relationship Son

Age: 32 Current Mailing Address: 219 S Pine Street,
Townsend, MT 59644

Name _____ Relationship _____

Age: _____ Current Mailing Address: _____

Name _____ Relationship _____

Age: _____ Current Mailing Address: _____

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, fill out the attached supplemental information form.*

F. Subdivision Information

If the property being submitted for a family transfer is a parcel in an existing subdivision, provide a copy of the recorded covenants.

In addition, if the property is within a platted subdivision, please note any restriction or requirement on the platted subdivision continues to apply to the divisions, as required in Montana Code Annotated § 76-3-207(2)(c)(iii).

G. Proposed Exemption Information

To your knowledge:

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

Yes No *If NO, fill out the attached supplemental information form.*

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

Yes No *If YES, fill out the attached supplemental information form.*

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, *fill out the attached supplemental information form.*

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

Yes No If YES, *fill out the attached supplemental information form.*

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

Yes No If YES, *fill out the attached supplemental information form.*

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

Yes No If YES, *fill out the attached supplemental information form.*

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, *fill out the attached supplemental information form.*

9. As required in Montana Code Annotated § 76-3-105(5), an immediate family member or the spouse of an immediate family member who receives a division of land pursuant to a family transfer may not transfer or otherwise convey the division of land for a period of 2 years after the date of the division. The County Commission may grant a variance to this requirement to address a hardship situation.

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?

Yes No

******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.******

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.

I (we) also declare that I (we) will comply with Montana Code Annotated § 76-3-105(5) and will not transfer or otherwise convey the property for a period of 2 years after the date of the division.

I (we) also acknowledge that if the land that is being divided is within a platted subdivision that any restrictions or requirements on the platted subdivision will continue to apply to the divided land as required in Montana Code Annotated § 76-3-207(2)(c)(iii).

Date _____, 20__.

Signature of Each Applicant:

Signature of Each Recipient:

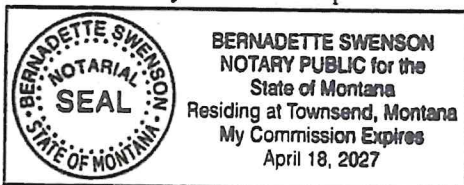
[Handwritten Signature]

STATE OF MONTANA)
County of Broadwater) : ss.

On this 23 day of August, 2023
Blake Rauser

personally, appeared before me and having been duly sworn did herein execute the above instrument for the purposes stated.

Notary's Seal/Stamp



[Handwritten Signature]
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: 4/18, 2027

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.

I (we) also declare that I (we) will comply with Montana Code Annotated § 76-3-105(5) and will not transfer or otherwise convey the property for a period of 2 years after the date of the division.

I (we) also acknowledge that if the land that is being divided is within a platted subdivision that any restrictions or requirements on the platted subdivision will continue to apply to the divided land as required in Montana Code Annotated § 76-3-207(2)(c)(iii).

Date Aug 25, 2023.

Signature of Each Applicant:

Tammy Rauser

Dana Rauser

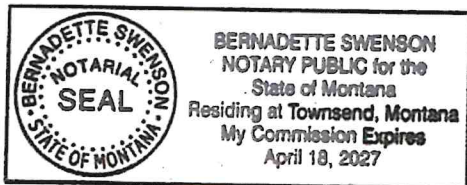
Signature of Each Recipient:

STATE OF MONTANA)
County of Broadwater : ss.)

On this 25 day of August, 2023
Dana Rauser and Tammy Rauser
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: _____, 20__

**Certificate of Survey Exemption Affidavit
Broadwater County**

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

Supplemental Information

Please include any additional information requested on pages 2 and 3 of the Certificate of Survey Exemption Affidavit on this form.

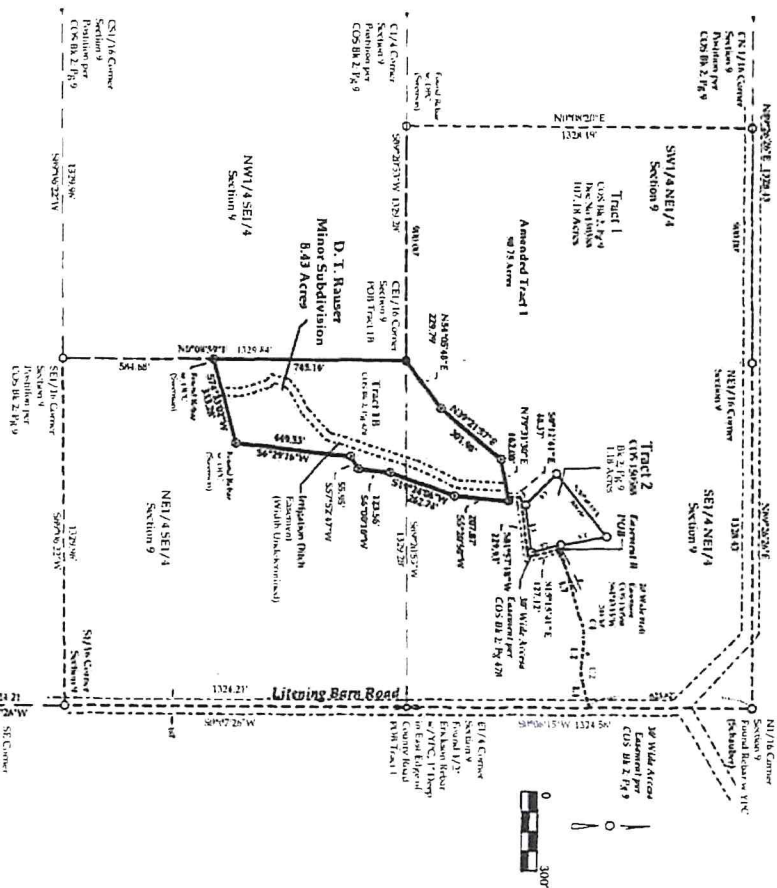
- E.2 DT Rauser Minor Subdivision was submitted and approved.
Filed 10/18/17 in Book 2 of Plats; Page 545 A copy of the subdivision plat is attached.

- F Covenants are attached.
Statement of MCA 76-3-207(2)(c)(iii) is included on the COS within the Landowner's Certification.

- G.3 Parcel 1: Family Transfer filed 6/2/05 in Book 2 of Plats; Page 9
Parcel 2: Ag Tract filed 8/12/15 in Book 2 of Plats; Page 478
DT Rauser Minor filed 10/18/17 in Book 2 of Plats; Page 545
Parcel 3: Proposed Family Transfer to Blake Rauser

Plat of the D. T. Rauzer Minor Subdivision, Document No. 178802L
Situated in part of the SW 1/4 of the NW 1/4 and part of the NW 1/4 of the SW 1/4 of Section 9,
Township 6 North, Range 2 East, T16N, R2E, Brown Lake Township, Winona County, Minnesota.
 Dated: Aug 19, 2017

Prepared by: *Diana Rauzer*
 Date: Aug 19, 2017



Witness my hand and the seal of my office this 19th day of August, 2017, at Winona, Minnesota.

Notary Public
 My commission expires on 08/19/2021

Plattee:
 D. T. Rauzer
 178802L

Platting Agent:
 Diana Rauzer
 178802L

Platting Agent:
 Diana Rauzer
 178802L

Platting Agent:
 Diana Rauzer
 178802L

Platting Agent:
 Diana Rauzer
 178802L

ACRES	SECTION	TOWNSHIP	RANGE	COUNTY
1.20	SW 1/4 NE 1/4	6 N	2 E	Winona
1.20	SW 1/4 NE 1/4	6 N	2 E	Winona
1.20	SW 1/4 NE 1/4	6 N	2 E	Winona
1.20	SW 1/4 NE 1/4	6 N	2 E	Winona
1.20	SW 1/4 NE 1/4	6 N	2 E	Winona
1.20	SW 1/4 NE 1/4	6 N	2 E	Winona
1.20	SW 1/4 NE 1/4	6 N	2 E	Winona
1.20	SW 1/4 NE 1/4	6 N	2 E	Winona
1.20	SW 1/4 NE 1/4	6 N	2 E	Winona
1.20	SW 1/4 NE 1/4	6 N	2 E	Winona

Platting Agent:
 Diana Rauzer
 178802L

Platting Agent:
 Diana Rauzer
 178802L

Platting Agent:
 Diana Rauzer
 178802L

DT Rauser Minor Subdivision

The Book and Page reference to the restrictive covenant (filed with the County Clerk and Recorder) shall be indicated on the face of the final plat. In addition, restrictive covenants, revocable or alterable only with the consent of the Board of County Commissioners, shall be placed upon the property and shall provide for the following (*Section 76-3-608(3)(a), MCA; County Subdivision Regulations*)

- a. Notification of the potential health risk from radon concentrations and that such risk can be evaluated through soil tests and mitigated through radon abatement techniques incorporated into structures; (*Section 76-3-608(3)(a), MCA*)
- b. A notification that all dwelling units within the subdivision should be constructed to specifications which meet or exceed equivalent provisions in the applicable state building code for this seismic zone; (Zone 3); (*Section 76-3-608(3)(a), MCA*)
- c. The developer and any future owners of this lot shall be made aware that the drainage is a possible flood hazard.
- d. Any additional, replacement, or relocated utility lines shall be installed underground, in accordance with the County Subdivision Regulations, unless otherwise determined by the utility provided; (*Section 76-3-608(3)(a), MCA; Section IV-A-13(b), County Subdivision Regulations*)
- e. Any exterior lighting shall be directed downward to minimize visibility beyond the property lines; (*Section 76-3-608(3)(a), MCA*)
- f. A waiver of the right to protest to join a special district for the purpose of providing community water and/or wastewater treatment system improvements and/or maintenance; (*Section 76-3-608(3)(a), MCA*)
- g. A restrictive covenant, binding the landowner, any heirs, successors and assigns, and all future owners of property within the subdivision, agreeing therein to hold Broadwater County harmless and indemnify Broadwater County from all claims, demands, obligations, suits, causes of action, damages, and liability, including the County's costs and attorney's fees, arising in any manner whatsoever out of, or relating to, the existence, use, operation, repair, and/or maintenance of the following (*76-3-608(1) and (4), MCA*)
 - i. Earthquake fault zone and any seismic activity;
 - ii. Water availability;
- h. A prohibition of the storage of pet foods, garbage, or continuous feeding of domestic pets outdoors or other activities that creates an attractive nuisance for

wildlife species (hay or alfalfa storage and feeding are not prohibited where livestock are permitted) (Section 76-3-608(3)(a), MCA)

- i. All cats and dogs must be restrained, penned, or otherwise under the control of their owner at all times (Section 76-3-608(3)(a), MCA)
- j. Notification of the presence of agricultural operations in the vicinity; (Section 76-3-608(3)(a), MCA)
- k. Each lot shall be maintained in a clean, attractive, and weed-free manner; Noxious weeds must be pulled, sprayed or cut prior to seed maturity; (Sections 76-3-102(5 and 6), 501(1), and 608(3)(a), MCA; Section IV-A-18, County Subdivision Regulations)
- l. A waiver of right to protest joining a rural improvement or maintenance district for the purpose of road maintenance, mosquito control, or equitably funding parks and maintenance of parks. (Section 76-3-102(4), 501, 504(7), and 621, MCA)
- m. Address numbers shall be clearly marked at the driveway entrance to each lot and be easily identified from the road.
- n. A notification that lots in this subdivision may be subject to impact fees if in place prior to lot sales.

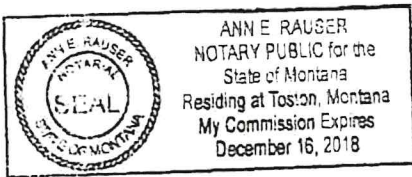
DATED THIS 3 DAY OF Oct, 2017.

BY: Jammy Rauser

On this 3 day of Oct, 2017, before me, the undersigned a Notary Public for the State of MT, personally appeared Jammy + Dana Rauser known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial seal the day and year first above written.

Ann E. Rauser



By: _____

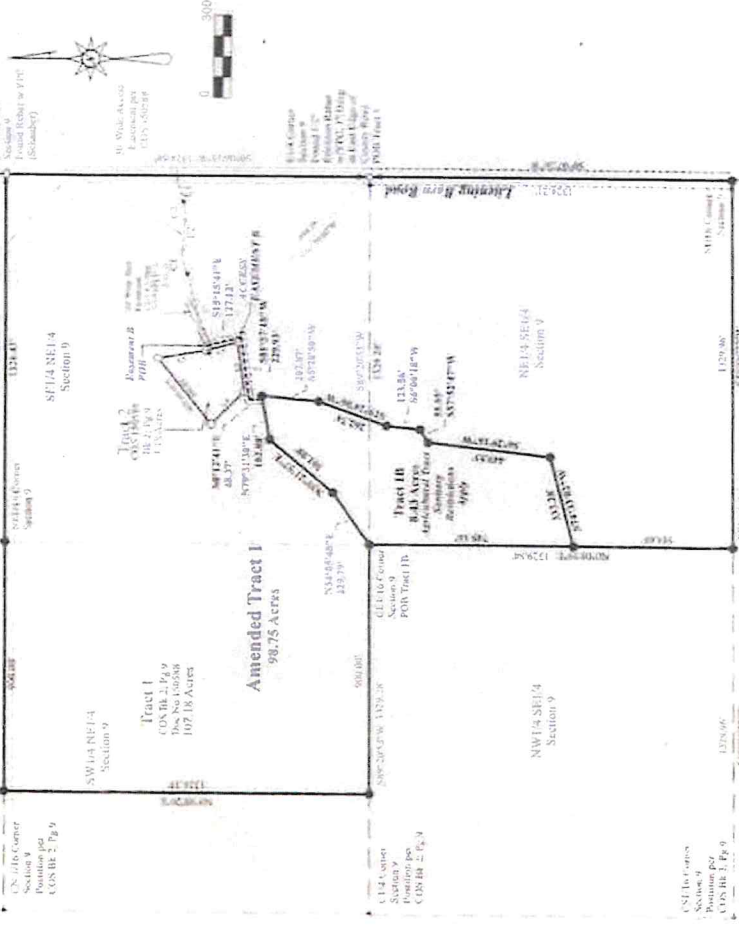
On this 3 day of Oct, 2017, before me, the undersigned a Notary Public for the State of MT, personally appeared Jammy + Dana Rauser known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial seal the day and year first above written.

178806 Fee: \$ 14.00 Bk 183 Pg 208
 BROADWATER COUNTY Recorded 10/18/2017 at 3:26 PM
 Douglas D. Ellis, Clk & Rcdr: By _____ Deputy
 Return to: DANA RAUSER 10 LITENING BARN LANE
 TOWNSEND, MT 59644

Certificate of Survey No. 173604 ; *To Create a Tract for Agricultural Purposes*
Situated in part of the SE 1/4 and part of the NE 1/4 of the SE 1/4 of Section 9,
Township 6 North, Range 2 East, P.M.M., Broadwater County, Montana.

Endorsement, Witham B. and Charlotte Lewis
 June 15th, 2015
 Deed Reference: Book 85, Page 735
 Book of Hearing: Book 2 of Plans, Page 9
 (Visual line of Section 9)



LEGEND

Section Corner	Quantity Contained	Found Within or Vice Versa (Subtract)	Found Within or Vice Versa (Add)	Area of Section 9	Point of Record
SW 1/4 NE 1/4 Section 9	107.16 ACRES	0	0	107.16	
NE 1/4 SE 1/4 Section 9	129.08 ACRES	0	0	129.08	
SW 1/4 SE 1/4 Section 9	107.16 ACRES	0	0	107.16	
NE 1/4 NE 1/4 Section 9	129.08 ACRES	0	0	129.08	
Total				572.48	

CURVE	BEARING	HORIZ. DIST.	CHORD	ARC	DIST. FROM POINT	TANGENT
L.1	S 40° 12' 30\"/>					

Certified to create and endorse by
 the Montana State Auditor and
 the Montana State Land and
 Survey Department
 on June 15th, 2015
 Montana State Auditor
 Montana State Land and Survey Department
 Helena, Montana

Amended Tract I

A tract of land situated in part of the E 1/2 of Section 9, Township 6 North, Range 2 East, P.M.M., Broadwater County, Montana and being more particularly commencing at the SW corner of said Section 9 for the Point of Beginning, thence S 50° 07' 20\"/>

Compliance of Exception For Agricultural Purposes

I certify that the purpose of this survey is or was, Tract I, II, III or IV for agricultural purposes only, and that this is a compliance with all conditions imposed on it.
 Agricultural Tract (Section 50, 51, 52)
 According to the Agricultural Tract Act (Section 50, 51, 52), a tract of land is eligible for agricultural purposes if it is used for agricultural purposes, and if it is situated in a section containing agricultural land. The purpose of this survey is to create a tract for agricultural purposes only.

AME E. BAUER
 Notary Public for the
 State of Montana
 Broadwater County
 Helena, Montana
 Commission Expires
 December 31, 2018

Don't let the day of August 2015
 be the day of August 2015
 the day of August 2015
 the day of August 2015
 the day of August 2015

Certificate of Survey
 I hereby certify the enclosed plan is a true and correct representation of the survey performed and as a result of the same, a correct map of the same is shown on the face hereof, and that the same is in accordance with the provisions of the Act in that behalf relating to the same.
 Dated this 7th day of August, 2015.

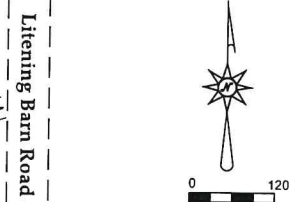
Don Loggins
 Agricultural Tract Surveying
 266-4602
 2001 H. 20
 Helena, MT 59601

3172 N. G. U. S. E. P. E. P. U. M. I. N. I. S. T. A. N. C. E. S.
 Dan Loggins
 Agricultural Tract Surveying
 266-4602
 2001 H. 20
 Helena, MT 59601

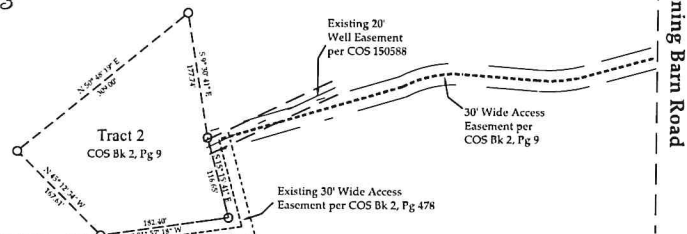
Amended Plat of the DT Rausser Minor Subdivision
 Certificate of Survey No. _____:

To Create a Tract for a Member of the Immediate Family
 Situated in part of the East 1/2 of Section 9, Township 6 North, Range 2 East, P.M.M.,
 Broadwater County, Montana

Landowner: Dana and Tammy Rausser
 Date: August 10, 2023



LINE	BEARING	HORIZ DIST
L1	N74°07'38"W	42.13'
L2	S19°24'06"W	237.44'
L3	S5°20'50"W	201.77'
L4	S38°50'16"W	180.65'
L5	N68°20'50"W	97.80'
L6	S68°20'50"E	60.86'
L7	S57°00'13"E	21.78'
L8	S31°11'15"W	52.83'
L9	N57°59'32"W	26.94'
L10	N36°44'34"E	53.38'



Legal Description:

Amended Tract 1B

A tract of Land being part of Tract 1B of the DT Rausser Minor Subdivision filed in Book 2 of Plats, Page 545, situated in part of the East 1/2 of Section 9, Township 6 North, Range 2 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commencing at the C-E 1/16 corner of said Section 9, said corner being a point on the most northwesterly point of the westerly boundary of herein described tract of land and True Point of Beginning; Thence N39°21'37"E, a distance of 301.98 feet; Thence N79°31'30"E, for a distance of 162.08 feet; Thence S5°20'50"W, for a distance of 207.97 feet; Thence S19°24'06"W, for a distance of 262.74 feet; Thence S6°00'18"W, for a distance of 123.56 feet; Thence S57°52'47"W, for a distance of 55.95 feet; Thence S6°29'16"W, for a distance of 449.53 feet; Thence S74°33'02"W, for a distance of 333.28 feet to the E 1/16 line of said Section 9; Thence along said E 1/16 line N00°08'59"E, for a distance of 294.33 feet; Thence leaving said distance of 449.53 feet; Thence S74°33'02"W, for a distance of 333.28 feet to the E 1/16 line of said Section 9; Thence along said E 1/16 line N00°08'59"E, for a distance of 294.33 feet; Thence leaving said distance of 294.33 feet; Thence S57°59'32"W, for a distance of 26.94 feet; Thence N36°44'34"E, for a distance of 53.38 feet to the true Point of Beginning, said parcel being 5.62 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

Tract 1F

A tract of Land being part of Tract 1B of the DT Rausser Minor Subdivision filed in Book 2 of Plats, Page 545, situated in part of the East 1/2 of Section 9, Township 6 North, Range 2 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commencing at the C-E 1/16 corner of said Section 9, said corner being a point on the most northwesterly point of the herein described tract and Point of Beginning; Thence N54°05'48"E, a distance of 229.79 feet; Thence S68°20'50"E, for a distance of 97.80 feet; Thence S57°00'13"E, for a distance of 53.33 feet; Thence S57°59'32"W, for a distance of 26.94 feet; Thence N36°44'34"E, for a distance of 53.38 feet to the true Point of Beginning, said parcel being 2.81 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

Access Easement

A 300 feet wide Access and Utility Easement serving Tract 1F being a part of Amended Tract 1B of the DT Rausser Minor Subdivision filed in Book 2 of Plats, Page 545 whose centerline is described as follows: Commencing at the Northern most point of Amended Tract 1B; Thence S79°31'30"W for a distance of 15.59 feet to the centerline of herein described easement and True Point of Beginning also being an extension of an existing 30 feet wide easement as shown on Certificate of Survey filed in Book 2 of Plats, Page 9 and Certificate of Survey 478; Thence S68°20'50"E, for a distance of 60.86 feet; Thence S57°00'13"E, for a distance of 21.78 feet; Thence S31°11'15"W, for a distance of 52.83 feet; Thence N57°59'32"W, for a distance of 26.94 feet; Thence N36°44'34"E, for a distance of 53.38 feet to the true Point of Beginning, said easement being 1291.34 Sqft more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

Well Easement

A 15.0 feet wide Well Easement being 7.5 feet each side of the herein described centerline: Situated in Tract 1F of the Amended DT Minor Subdivision more particularly described as follows: Commencing at the Northern most corner of Tract 1F; Thence S68°20'50"E for a distance of 60.86 feet to the centerline of herein described easement and True Point of Beginning; Thence S38°50'16"W, a distance of 180.65 feet to the well and Point of Terminus.

Drainfield Easement

A Drainfield Easement situated in part of the S 1/2 of Section 9, Township 6 North, Range 2 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commence at the C-E 1/16 Corner of said Section 9; Thence N54°05'48"E for a distance of 229.79 feet; Thence S68°20'50"E for a distance of 97.80 feet; Thence S57°00'13"E for a distance of 53.33 feet to the most northerly corner of herein described Drainfield Easement and True Point of Beginning; Thence S57°00'13"E, for a distance of 21.78 feet; Thence S31°11'15"W, a distance of 52.83 feet; Thence N57°59'32"W, for a distance of 26.94 feet; Thence N36°44'34"E, for a distance of 53.38 feet to the true Point of Beginning, said easement being 1291.34 Sqft more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

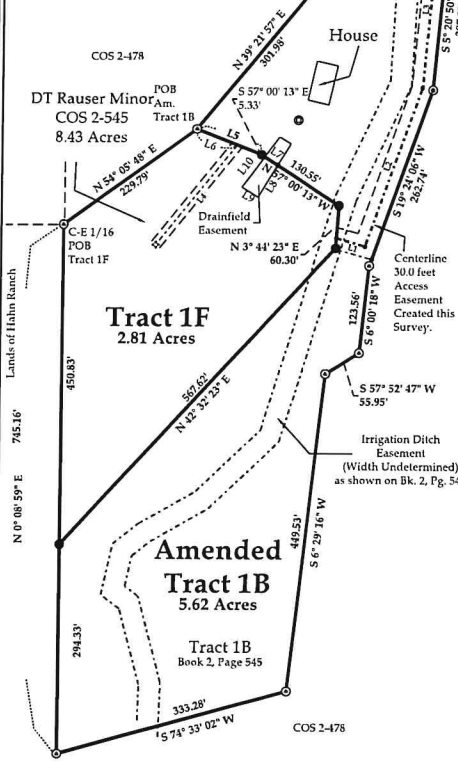
Landowner's Certification:

I hereby certify the purpose of this division of land is to Transfer Parcel shown as Tract 1F on this Certificate of Survey
 Tract 1F To: Blake Rausser Relationship: Son
 Pursuant to 76-3-207(1)(b) and 76-3-207(2)(b), M.C.A. which states: (1) Except as provided in subsection (2), unless the method of disposition is adopted for the purpose of evading this chapter, the following divisions or aggregations of tracts of record of any size, regardless of the resulting size of any lot created by the division or aggregation, are not subdivisions under this chapter but are subject to the surveying requirements of 76-3-401 for divisions or aggregations of land other than subdivisions and are subject to applicable zoning regulations adopted under Title 76, chapter 2; (b) 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, and (2) Notwithstanding the provisions of subsection (1); (b) (i) a division within a platted subdivision is exempt from additional subdivision reviews and is subject to applicable zoning regulations (A) is within a subdivision that has been approved by a local governing body; (B) creates parcels of a size allowed within the subdivision; and (C) is gifted or sold to a member of the landowner's immediate family; (ii) an amended plat must be filed with the county clerk and recorder after a division provided in subsection (2)(b)(i) occurs; and (iii) except as otherwise provided in this subsection (2)(b), a restriction or requirement on the platted subdivision continues to apply to a division allowed in subsection (2)(b)(i); (c) a division of land exempted under subsection (1)(b) that is also located in a zoning district is allowed if each family transfer parcel created by the division is at least 5 acres, unless the zoning district allows for smaller lot sizes; and (d) a division of land transferred to an immediate family member pursuant to subsection (1)(b) or (1)(c) may be transferred regardless of age and may be owned jointly with that immediate family member's spouse.

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) and 76-3-207(2)(b), M.C.A.

Exclusion 17.36.605(2)(a) ARM
 I hereby certify, the attached tract is not subject to review according in Montana Department of Environmental Quality Regulation; Chapter 6 (2)(a) which states: Parcels are exempt from review: "Where sanitation facilities will not be used, on which no structure requiring water or sewage disposal will be erected. Any change in land use subjects the division to the provisions of Title 76, Chapter 4, Part 1, MCA, and this chapter." Therefore, this division of land is not subject to review.

Tract 1F is exempt from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(a) as a parcel that has no existing facilities for water supply, wastewater disposal, or solid waste disposal, if no new facilities will be constructed on the parcel.



Certificate of Examination:
 Reviewed for errors and omissions in calculations and drafting this _____ day of _____, 20____ pursuant to Section 76-3-811(2)(a), M.C.A.
 Montana Registration No. _____

Landowner: _____ Tammy Marie Rausser _____ Dana Rausser
 State of Montana
 County of Broadwater
 This instrument was signed or acknowledged before me on _____ by
 Tammy Rausser and Dana Rausser.

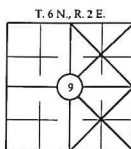
Certificate of Surveyor:
 I hereby certify this Certificate of Survey is a true representation of a survey performed under my supervision and completed on August 10th, 2023 and described the same as shown on this Certificate of Survey in accordance with the provisions of the Montana Subdivision and Platting Act. Dated this _____ day of _____, 20____
 Surveyor:
 Dan Svenson P.L.S. No. 15279
 P.O. Box 177
 Townsend, MT. 59644

LEGEND

- Rebar
- ⊙ Found 1/2" Rebar with Swenson OPC (No. 15279)
- Set Rebar
- Septic Lid
- ◆ Well
- FOB Point of Beginning
- Point of Record

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____

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 _____, A.D. 20____ and recorded in Book _____ of Plats on Page _____, Records of the Clerk and Recorder, Broadwater County, Montana.
 Document No. _____



E 1/2 Sec. 9, T. 6 N., R. 2 E., P.M.M.			
Dana Rausser			
Family Transfer			
Schauber Surveying		266-4602	
FILE	PREPARED	FILE NAME	
120 Fulin	8-25-2023	1723 SV	
DRAWN BY	REVISION	SHEET	
JAS	1/1	4720	2/8

**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:

JUDITH ANN REYNOLDS TRUST Phone: _____

Phone: _____

Phone: _____

B. Number of Parcels Proposed: 2

C. Size of Each Parcel Proposed: 36, 51.09, _____, _____, _____.

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

Name KIM PERRY Relationship DAUGHTER
Age: _____ Current Mailing Address: 300 FILSON ROAD, WINSTON, MT 59647-8402

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

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

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 JUNE 28, 2023

Signature of Each Applicant:

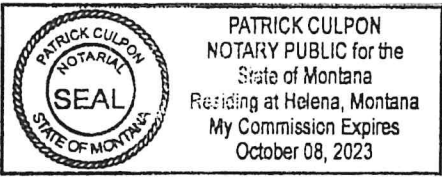
Judith A Reynolds by Kim Perry POA

Signature of Each Recipient:

STATE OF MONTANA)
County of LEWIS & CLARK) : ss.

On this 28th day of JUNE, 2023, KIM PERRY POA FOR
JUDITH A REYNOLDS
personally, appeared before me and having been duly sworn did herein execute the above instrument for the purposes stated.

Notary's Seal/Stamp



[Signature]
Notary Public for the State of Montana

Printed Name [Signature]

Notary Public for the state of _____

Residing at _____

My Commission expires: _____, 20____

****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 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:

JUDITH ANN REYNOLDS TRUST _____ Phone: _____

_____ Phone: _____
_____ Phone: _____

B. Number of Parcels Proposed: 2

C. Size of Each Parcel Proposed: 36, 51.09, _____, _____, _____.

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

Name KIM PERRY Relationship DAUGHTER
Age: _____ Current Mailing Address: 300 FILSON ROAD, WINSTON, MT 59647-8402

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

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

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 7-26-23, 2023.

Signature of Each Applicant:

Signature of Each Recipient:

Kim Perry

STATE OF MONTANA Colorado)
County of Weld)

: ss.

On this 26th day of July, 2023 Kim Perry

personally, appeared before me and having been duly sworn did herein execute the above instrument for the purposes stated.

Notary's Seal/Stamp



Rena
Notary Public for the State of ~~Montana~~ Colorado

Renae K Gettel
Printed Name

Notary Public for the state of Colorado

Residing at Greeley, CO 80634

My Commission expires: April 8, 2025

****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.****

**DURABLE POWER OF ATTORNEY
FOR PROPERTY AND FINANCIAL MATTERS**

KNOW ALL MEN BY THESE PRESENTS:

That I, JUDITH ANN REYNOLDS, of Winston, Montana, have made, constituted, and appointed, and by these presents do make, constitute, and appoint KIMBERLEE K. PERRY, of Grand Junction, Colorado, my true and lawful attorney for me, in my name, place, and stead, and for my use and benefit:

1. To exercise or perform any act, power, duty, right or obligation whatsoever that I now have, or may hereafter acquire, the legal right, power or capacity to exercise or perform in connection with, arising from or relating to any person, item, transaction, thing, business, property, real or personal, tangible or intangible, or matter whatsoever.
2. To ask, demand, sue for, recover, collect, receive, disclaim, hold and possess all such sums of money, debts, dues, commercial papers, checks, drafts, accounts, deposits, legacies, bequests, devises, notes, interest, stock certificates, bonds, dividends, certificates of deposit, annuities, pensions and retirement benefits, insurance benefits and proceeds, and any and all documents of title, chose in action, personal and real property, tangible and intangible property rights, and demands whatsoever, liquidated or unliquidated, as are now or shall hereafter become due, owing, payable, or owned by or belonging to me, and to have, use, and take all lawful ways and means, legal and equitable remedies, procedures and writs, in my name or otherwise for the collection and recovery thereof and to adjust, sell, compromise and agree for the same and to give acquittances or other sufficient discharges for the same.
3. To purchase, acquire, exchange, receive, take, lease, sell, convey, mortgage, and hypothecate, and to otherwise deal in or with respect to, real property or interests therein or improvements thereof.
4. To buy, sell, mortgage, hypothecate, and otherwise deal in and with goods, wares, merchandise, securities, chose in action, and other personal property, both tangible and intangible.
5. To make, draw, accept and endorse in my name, and to otherwise negotiate all checks, drafts, bills of exchange, or other negotiable paper, and in my name to make deposits to and withdrawals from checking, savings, or other deposits or accounts.
6. To enter any safe-deposit box of which I am a lessee or a co-lessee and to inspect and withdraw for any lawful purpose any or all of the contents thereof.

7. To execute, acknowledge, and deliver in my name and for my account any and all instruments in writing of any and every kind or nature.

8. To make gifts to family members, including to the Attorney-in-Fact, subject to the limitations set forth in the Montana Uniform Power of Attorney Act, Title 72, chapter 31, part 3, Montana Code Annotated.

9. To conduct, engage in and transact any and all lawful business of whatever nature or kind for me and on my behalf and in my name.

10. To do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully and to all intents and purposes as I might or could do if personally present, with full power of substitution or revocation.

11. In the event that KIMBERLEE K. PERRY ceases to act as my agent due to death, incapacity, disability or resignation, then in such event, I make, constitute, and appoint KAREN SCRENAR, of Helena, Montana, my true and lawful attorney for me, in my name, place, and stead, and for my use and benefit with all of the same powers granted herein.

12. I, the undersigned, as "principal," do hereby ratify and confirm all that KIMBERLEE K. PERRY, my "Attorney-in-Fact," or her successor or successors, shall lawfully do or cause to be done by virtue of these presents.

13. Desiring to avail myself of the benefits of the provisions of § 72-31-304 of the Montana Uniform Power of Attorney Act, I hereby state that this Power of Attorney shall not be affected by subsequent disability, incapacity, or incompetency of the principal or lapse of time. All acts done by the aforesaid Attorney-in-Fact under the powers hereby granted during any period of disability or of incapacity or uncertainty as to whether I am dead or alive have the same effect and inure to the benefit of and bind me and my successors in interest as if I were alive, competent, and not disabled or incapacitated.

14. Unless revoked by me in writing, this Power of Attorney is effective from the date of its execution and remains effective until my death and actual notice of my death is given to the aforesaid Attorney-in-Fact. This Durable Power of Attorney revokes all previous powers of attorney.

15. This instrument is to be construed and interpreted as a General Durable Power of Attorney in accordance with the Montana Uniform Power of Attorney Act, Title 72, chapter 31, part 3, Montana Code Annotated. The enumeration of specific items,

rights, acts or powers herein is not intended to, nor does it limit or restrict, and is not to be construed or interpreted as limiting or restricting the general powers herein granted to the herein appointed Attorney-in-Fact. I hereby grant my Attorney-in-Fact and any successor Attorney-in-Fact general authority to act for me with respect to the subjects as defined in Sections 72-31-336, 72-31-337, and 72-31-339 through 72-31-352 of the Montana Uniform Power of Attorney Act.

16. Any party dealing with my Attorney-in-Fact hereunder may rely absolutely on the authority granted herein. Any party may treat my Attorney-in-Fact or any authorized officer or employee of my Attorney-in-Fact as authorized to act for me on my behalf in the same manner and with the same force and effect as I might or could. In this regard, no person who may in good faith act in reliance upon the representations of my Attorney-in-Fact or the authority granted hereunder shall incur any liability to me or my estate as a result of such act and shall be indemnified and held harmless from acting upon instructions, either oral or in writing, reasonably believed to have originated with my Attorney-in-Fact. I hereby ratify and confirm whatever my Attorney-in-Fact shall lawfully do under this instrument. Any gift of property made by my Attorney-in-Fact in the proper exercise of the gift-making powers specifically granted herein shall be a full and complete delivery upon which third-party purchasers for value may rely. My Attorney-in-Fact is authorized as he or she deems necessary to bring an action in court so that this instrument shall be given the full power and effect that I intend on by executing it.

17. If protective proceedings for my person or my estate are hereafter commenced, I hereby nominate, for consideration by the Court, KIMBERLEE K. PERRY, to serve as the conservator of my estate and as the guardian of my person. In the event she is not able to serve, then I nominate KAREN SCRENAR, in her stead. Nothing in this paragraph shall be construed as a direction that such a petition be filed or such appointment be made, and it is my express wish that such action be taken only when and if absolutely necessary.

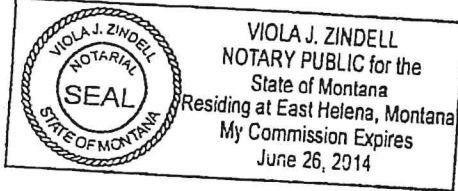
In testimony whereof, I have hereunto set my hand and seal this 29th day of April, 2013.


JUDITH ANN REYNOLDS

STATE OF MONTANA)
) : ss.
County of Lewis and Clark)

On this 29th day of April, 2013, before me, a notary public for the state of Montana, personally appeared JUDITH ANN REYNOLDS, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

In witness whereof, I have hereunto set my hand and affixed my notarial seal on the day and year first-above written.



(Notarial Seal)

Viola J. Zindell
Notary Public for the State of Montana
Printed Name _____
Residing at: _____
My Commission expires: _____

CERTIFICATE OF SURVEY

LOCATED IN SECS 30 AND 31, TOWNSHIP 9 NORTH, RANGE 1 EAST, P.M. MT., BROADWATER COUNTY.

PURPOSE: (1) BOUNDARY AGREEMENT; (2) BOUNDARY RELOCATION; (3) FAMILY TRANSFER; (4) DEFINE A PORTION OF THE 60 FOOT WIDE COUNTY RIGHT-OF-WAY LIMIT FOR FILLSON ROAD BASED ON THE EXISTING PHYSICAL CENTERLINE OF ROAD;
(5) CREATE A 30 FOOT WIDE PRIVATE ACCESS EASEMENT; ALL AS SHOWN/DESCRIBED ON THIS CERTIFICATE OF SURVEY.
COMMISSIONED BY: JUDITH ANN REYNOLDS

LEGAL DESCRIPTION: TRACT A1
 A TRACT OF LAND LOCATED IN SECTION 30 AND THE SE 1/4 OF SECTION 30 AND THE NW 1/4 OF SECTION 31, TOWNSHIP 9 NORTH, RANGE 1 EAST, P.M. MT., BROADWATER COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N 89°50'04" W, 599.29 FEET ALONG THE NORTH LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING; THENCE S 53°17'13" W, 182.00 FEET; THENCE S 89°50'04" W, 2130.07 FEET; THENCE S 17°25'34" W, 288.14 FEET; THENCE S 81°03'31" W, 223.47 FEET; THENCE N 89°50'04" W, 8.91 FEET ALONG THE NORTH LINE OF SAID SECTION 31 TO THE SOUTHWEST CORNER OF LOT 4; THENCE S 89°49'31" E, 129.165 FEET TO THE NORTHEAST CORNER OF LOT 4; THENCE S 81°03'31" W, 152.97 FEET ALONG THE SOUTH 1/16 LINE OF SAID SECTION 30; THENCE S 81°03'31" W, 1324.78 FEET TO THE EAST 1/16 CORNER OF SECTION 30; THENCE S 06°23'42" W, 1242.78 FEET TO THE POINT OF BEGINNING. THE TRACT OF LAND CONTAINS 36.00 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, DOCUMENTS OF RECORD AND EASEMENTS SHOWN ON THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT A2
 A TRACT OF LAND LOCATED IN THE SW 1/4 AND THE SE 1/4 OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 1 SOUTH, 1/4 CORNER OF SAID SECTION 30, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N 89°50'04" W, 599.29 FEET ALONG THE SOUTH LINE OF SAID SECTION 30; THENCE N 89°50'04" W, 405.83 FEET; THENCE S 81°03'31" W, 1272.02 FEET TO THE SOUTH 1/16 LINE OF SAID SECTION 30; THENCE S 81°03'31" W, 1272.02 FEET TO THE SOUTH LINE OF SAID SECTION 30; THENCE S 06°23'42" W, 1242.78 FEET TO THE POINT OF BEGINNING. THE TRACT OF LAND CONTAINS 36.00 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, DOCUMENTS OF RECORD AND EASEMENTS SHOWN ON THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT B
 A TRACT OF LAND LOCATED IN SECTION 31, TOWNSHIP 9 NORTH, RANGE 1 EAST, P.M. MT., BROADWATER COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE S 89°52'12" E, 1194.73 FEET TO THE WINDMILL CORNER OF CERTIFICATE OF SURVEY NO. 1-407; THENCE S 89°52'12" E, 2130.07 FEET ALONG THE EASTERN LINE OF CERTIFICATE OF SURVEY NO. 1-407; THENCE S 01°17'32" E, 88.19 FEET; THENCE S 89°52'12" E, 222.47 FEET; THENCE N 81°04'01" W, 1810.83 FEET; THENCE S 89°52'12" E, 222.47 FEET; THENCE N 81°11'52" E, 275.61 FEET; THENCE S 89°52'12" E, 85.00 FEET TO THE NORTH LINE OF SAID SECTION 31; TO THE POINT OF BEGINNING. THE TRACT OF LAND CONTAINS 99.17 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, DOCUMENTS OF RECORD AND EASEMENTS SHOWN ON THIS CERTIFICATE OF SURVEY.

CERTIFICATE OF SUBDIVISION EXEMPTIONS:
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SECTION OF LAND SHOWN ON THIS CERTIFICATE OF SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-1-101, MONTANA STATUTES, BECAUSE THE SECTION OF LAND SHOWN ON THIS CERTIFICATE OF SURVEY IS A COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES.
NOTICE:
 THIS IS A RELOCATION FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD. THE RELOCATION IS NOT BEING MADE FOR THE PURPOSE OF DIVIDING THE LAND INTO SMALLER PORTIONS. THE RELOCATION IS BEING MADE FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES. THE RELOCATION IS NOT BEING MADE FOR THE PURPOSE OF DIVIDING THE LAND INTO SMALLER PORTIONS. THE RELOCATION IS BEING MADE FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES. THE RELOCATION IS NOT BEING MADE FOR THE PURPOSE OF DIVIDING THE LAND INTO SMALLER PORTIONS. THE RELOCATION IS BEING MADE FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES.

CERTIFICATE OF DEED EXCLUSION:
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT TRACTS A1, A2, AND B AS SHOWN ON THIS CERTIFICATE OF SURVEY ARE NOT BEING RELOCATED FROM THE PUBLIC RECORDS. THE RELOCATION IS BEING MADE FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES. THE RELOCATION IS NOT BEING MADE FOR THE PURPOSE OF DIVIDING THE LAND INTO SMALLER PORTIONS. THE RELOCATION IS BEING MADE FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES. THE RELOCATION IS NOT BEING MADE FOR THE PURPOSE OF DIVIDING THE LAND INTO SMALLER PORTIONS. THE RELOCATION IS BEING MADE FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES.

OWNER: JUDITH ANN REYNOLDS TRUST
 STATE OF MONTANA, COUNTY OF LEWIS & CLARK.
 THIS INSTRUMENT WAS SIGNED OR ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____.

BY _____, VICE PRESIDENT, ACTING IN THE CAPACITY OF POA FOR JUDITH ANN REYNOLDS TRUST.
 NOTARY SIGNATURE _____

CERTIFICATE OF ACKNOWLEDGMENT/ACCEPTANCE: BOUNDARY AGREEMENT
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE BOUNDARY AGREEMENT BETWEEN THE COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES OWNERS/LESSEES, REBARS (COMMON BOUNDARIES) SET BY AIR BEARER (LAND SURVEY) IN 1970, AS ORDERED BY THE MONTANA DEPARTMENT OF REVENUE, HAS BEEN RELOCATED TO THE BOUNDARY AGREEMENT NOTION AS SHOWN/DESCRIBED ON THIS CERTIFICATE OF SURVEY. THE RELOCATION IS BEING MADE FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES. THE RELOCATION IS NOT BEING MADE FOR THE PURPOSE OF DIVIDING THE LAND INTO SMALLER PORTIONS. THE RELOCATION IS BEING MADE FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES.

CERTIFICATE OF ACKNOWLEDGMENT/ACCEPTANCE: BOUNDARY RELOCATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE BOUNDARY RELOCATION BETWEEN THE COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES OWNERS/LESSEES, REBARS (COMMON BOUNDARIES) SET BY AIR BEARER (LAND SURVEY) IN 1970, AS ORDERED BY THE MONTANA DEPARTMENT OF REVENUE, HAS BEEN RELOCATED TO THE BOUNDARY AGREEMENT NOTION AS SHOWN/DESCRIBED ON THIS CERTIFICATE OF SURVEY. THE RELOCATION IS BEING MADE FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES. THE RELOCATION IS NOT BEING MADE FOR THE PURPOSE OF DIVIDING THE LAND INTO SMALLER PORTIONS. THE RELOCATION IS BEING MADE FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES.

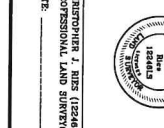
CERTIFICATE OF ACKNOWLEDGMENT/ACCEPTANCE: FAMILY TRANSFER
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE FAMILY TRANSFER BETWEEN THE COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES OWNERS/LESSEES, REBARS (COMMON BOUNDARIES) SET BY AIR BEARER (LAND SURVEY) IN 1970, AS ORDERED BY THE MONTANA DEPARTMENT OF REVENUE, HAS BEEN RELOCATED TO THE BOUNDARY AGREEMENT NOTION AS SHOWN/DESCRIBED ON THIS CERTIFICATE OF SURVEY. THE RELOCATION IS BEING MADE FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES. THE RELOCATION IS NOT BEING MADE FOR THE PURPOSE OF DIVIDING THE LAND INTO SMALLER PORTIONS. THE RELOCATION IS BEING MADE FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES.

CERTIFICATE OF ACKNOWLEDGMENT/ACCEPTANCE: DEFINE A PORTION OF THE 60 FOOT WIDE COUNTY RIGHT-OF-WAY LIMIT FOR FILLSON ROAD
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE DEFINE A PORTION OF THE 60 FOOT WIDE COUNTY RIGHT-OF-WAY LIMIT FOR FILLSON ROAD BETWEEN THE COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES OWNERS/LESSEES, REBARS (COMMON BOUNDARIES) SET BY AIR BEARER (LAND SURVEY) IN 1970, AS ORDERED BY THE MONTANA DEPARTMENT OF REVENUE, HAS BEEN RELOCATED TO THE BOUNDARY AGREEMENT NOTION AS SHOWN/DESCRIBED ON THIS CERTIFICATE OF SURVEY. THE RELOCATION IS BEING MADE FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES. THE RELOCATION IS NOT BEING MADE FOR THE PURPOSE OF DIVIDING THE LAND INTO SMALLER PORTIONS. THE RELOCATION IS BEING MADE FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES.

CERTIFICATE OF ACKNOWLEDGMENT/ACCEPTANCE: PRIVATE ACCESS EASEMENT
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PRIVATE ACCESS EASEMENT BETWEEN THE COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES OWNERS/LESSEES, REBARS (COMMON BOUNDARIES) SET BY AIR BEARER (LAND SURVEY) IN 1970, AS ORDERED BY THE MONTANA DEPARTMENT OF REVENUE, HAS BEEN RELOCATED TO THE BOUNDARY AGREEMENT NOTION AS SHOWN/DESCRIBED ON THIS CERTIFICATE OF SURVEY. THE RELOCATION IS BEING MADE FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES. THE RELOCATION IS NOT BEING MADE FOR THE PURPOSE OF DIVIDING THE LAND INTO SMALLER PORTIONS. THE RELOCATION IS BEING MADE FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTIES.

CERTIFICATE OF COUNTY TREASURER:
 I, HEREBY CERTIFY, PURSUANT TO SECTION 76-3-207(1) OF MCA, THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND DESCRIBED ON THIS CERTIFICATE OF SURVEY BY THE MONTANA DEPARTMENT OF REVENUE, HAVE BEEN PAID.
 GEO CODE: 43-1781-30-2-01-0-0000 ASSESSMENT CODE: 0007000628
 GEO CODE: 43-1781-31-2-01-0-0000 ASSESSMENT CODE: 0007000628

CERTIFICATE OF EXAMINING LAND SURVEYOR:
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-1-101, MONTANA STATUTES, AND THAT THE SURVEY IS CORRECT AND ACCURATE.
 DATE: _____, 20____.

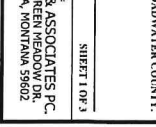


OWNER: JUDITH ANN REYNOLDS TRUST
 STATE OF MONTANA, COUNTY OF LEWIS & CLARK.
 THIS INSTRUMENT WAS SIGNED OR ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____.

BY _____, VICE PRESIDENT, ACTING IN THE CAPACITY OF POA FOR JUDITH ANN REYNOLDS TRUST.
 NOTARY SIGNATURE _____

CERTIFICATE OF COUNTY TREASURER:
 I, HEREBY CERTIFY, PURSUANT TO SECTION 76-3-207(1) OF MCA, THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND DESCRIBED ON THIS CERTIFICATE OF SURVEY BY THE MONTANA DEPARTMENT OF REVENUE, HAVE BEEN PAID.
 GEO CODE: 43-1781-30-2-01-0-0000 ASSESSMENT CODE: 0007000628
 GEO CODE: 43-1781-31-2-01-0-0000 ASSESSMENT CODE: 0007000628

CERTIFICATE OF EXAMINING LAND SURVEYOR:
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-1-101, MONTANA STATUTES, AND THAT THE SURVEY IS CORRECT AND ACCURATE.
 DATE: JUNE 23, 2023
 FIELD BY: CIR, PAC
 DRAWN BY: CIR, DIR



RRS & ASSOCIATES PC
 6850 GREEN MEADOW DR.
 HELENA, MONTANA 59602

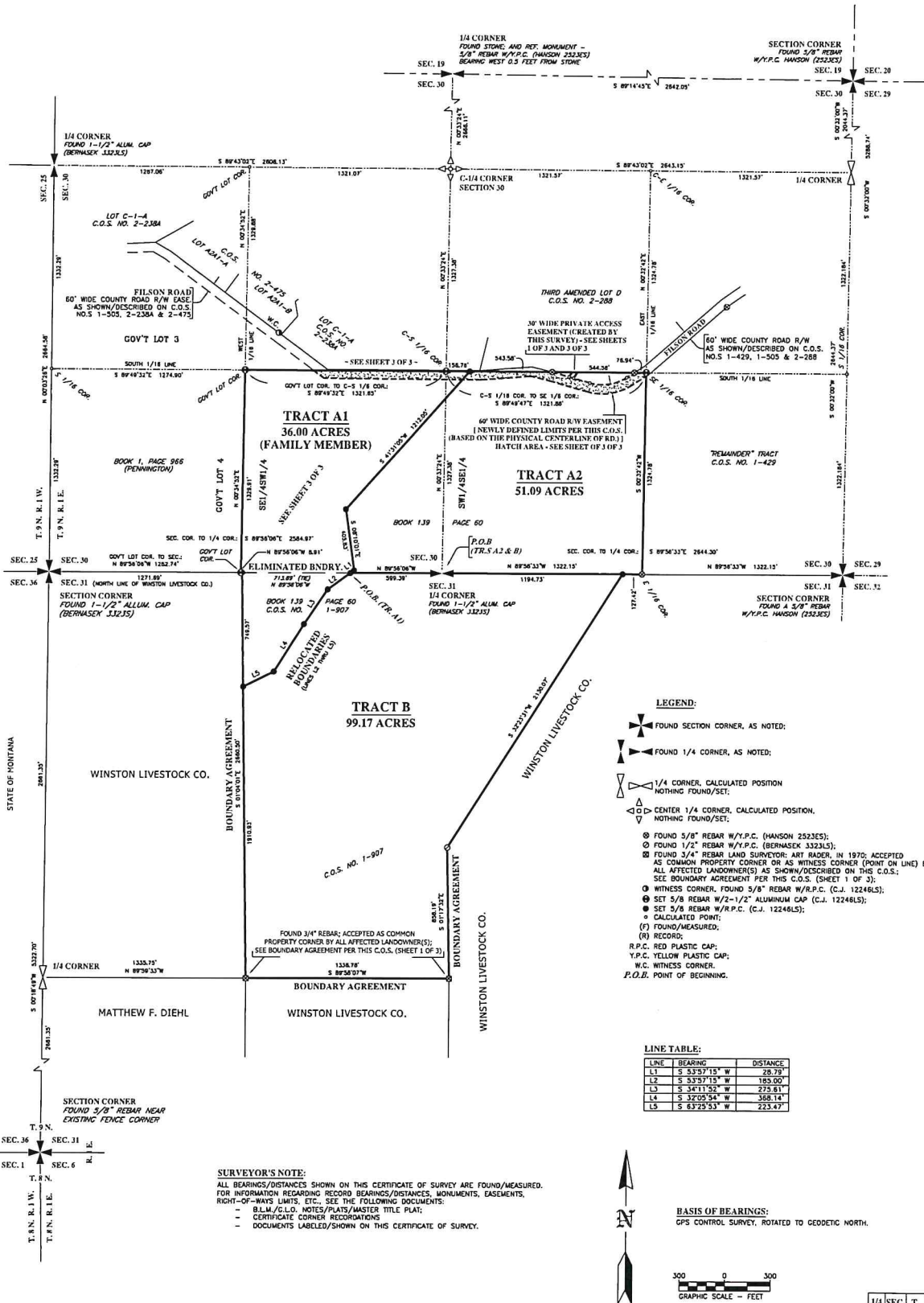
1/4	SECT.	T.	R.
30	31	9N	1E
31	31	9N	1E

CERTIFICATE OF SURVEY

LOCATED IN SEC.S 30 AND 31, TOWNSHIP 9 NORTH, RANGE 1 EAST, P.M. MT., BROADWATER COUNTY.

PURPOSE: (1) BOUNDARY AGREEMENT; (2) BOUNDARY RELOCATION; (3) FAMILY TRANSFER; (4) DEFINE A PORTION OF THE 60 FOOT WIDE COUNTY RIGHT-OF-WAY LIMIT FOR FILLSON ROAD BASED ON THE EXISTING PHYSICAL CENTERLINE OF ROAD; (5) CREATE A 30 FOOT WIDE PRIVATE ACCESS EASEMENT; ALL AS SHOWN/DESCRIBED ON THIS CERTIFICATE OF SURVEY.

COMMISSIONED BY: JUDITH ANN REYNOLDS



- LEGEND:**
- ▲ FOUND SECTION CORNER, AS NOTED;
 - ▲ FOUND 1/4 CORNER, AS NOTED;
 - 1/4 CORNER, CALCULATED POSITION NOTHING FOUND/SET;
 - △ CENTER 1/4 CORNER, CALCULATED POSITION NOTHING FOUND/SET;
 - ⊙ FOUND 5/8" REBAR W/Y.P.C. (HANSON 2523E5);
 - ⊙ FOUND 1/2" REBAR W/Y.P.C. (BERMASEK 3323L5);
 - ⊙ FOUND 3/4" REBAR LAND SURVEYOR: ART RADER, IN 1970; ACCEPTED AS COMMON PROPERTY CORNER OR AS WITNESS CORNER (POINT ON LINE) BY ALL AFFECTED LANDOWNER(S) AS SHOWN/DESCRIBED ON THIS C.O.S.; SEE BOUNDARY AGREEMENT PER THIS C.O.S. (SHEET 1 OF 3);
 - ⊙ WITNESS CORNER, FOUND 5/8" REBAR W/R.P.C. (C.J. 12246L5);
 - ⊙ SET 5/8" REBAR W/2-1/2" ALUMINUM CAP (C.J. 12246L5);
 - ⊙ SET 5/8" REBAR W/R.P.C. (C.J. 12246L5);
 - CALCULATED POINT;
 - ⊙ FOUND/MEASURED;
 - (R) RECORD;
 - R.P.C. RED PLASTIC CAP;
 - Y.P.C. YELLOW PLASTIC CAP;
 - W.C. WITNESS CORNER;
 - P.O.B. POINT OF BEGINNING.

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 53°37'15" W	28.79
L2	S 53°57'15" W	185.00
L3	S 34°11'52" W	275.61
L4	S 32°03'54" W	168.14
L5	S 63°25'53" W	223.47

SURVEYOR'S NOTE:
 ALL BEARINGS/DISTANCES SHOWN ON THIS CERTIFICATE OF SURVEY ARE FOUND/MEASURED.
 FOR INFORMATION REGARDING RECORD BEARINGS/DISTANCES, MONUMENTS, EASEMENTS, RIGHT-OF-WAYS LIMITS, ETC., SEE THE FOLLOWING DOCUMENTS:
 - B.L.M./C.L.O. NOTES/PLATS/MASTER TITLE PLAT;
 - CERTIFICATE CORNER RECORDATIONS;
 - DOCUMENTS LABELED/SHOWN ON THIS CERTIFICATE OF SURVEY.

BASIS OF BEARINGS:
 GPS CONTROL SURVEY, ROTATED TO GEODETIC NORTH.



1/4	SEC.	T.	R.
30	0N	1E	
31	0N	1E	

