

Certificate of Survey No. _____ : To Relocate Boundaries Between Adjacent Properties

Situating in part of the N 1/2 and part of the SW 1/4 of Section 15, Township 5 North, Range 2 East, P.M.M., Broadwater County, Montana

Landowners: Joseph P. Nelson
 Elliott E. Family Partnership LLLP
 November 9, 2020

Legal Description:
 2nd Amended Lot 1
 A tract of land situated in part of the E 1/2 of Section 15, Township 5 North, Range 2 East, P.M.M., Broadwater County, Montana being more particularly described as follows:
 Commencing at the NW corner of said Section 15 for the Point of Beginning; Thence along the north line of said section S89°44'29"E, a distance of 1360.60 feet; Thence leaving said north line S00°00'39"W, for a distance of 2676.80 feet to the CW 1/16 corner of said section; Thence S00°11'39"E, for a distance of 77.62 feet to a point on the high water line of the Missouri River; Thence along said high water line the following five (5) courses: N85°39'15"W, for a distance of 137.11 feet; Thence S89°03'46"W, for a distance of 481.59 feet; Thence S86°30'29"W, for a distance of 176.01 feet; Thence S87°42'53"W, for a distance of 274.54 feet; Thence N78°56'17"W, for a distance of 259.74 feet to a point on the west line of said Section 15; Thence leaving said high water line N00°46'50"W, for a distance of 53.66 feet to the W 1/4 Corner of said Section 15; Thence N00°46'50"W, for a distance of 2676.47 feet to the Point of Beginning, said parcel being 84.90 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

2nd Amended Tract A
 A tract of land situated in part of the N 1/2 of Section 15, Township 5 North, Range 2 East, P.M.M., Broadwater County, Montana being more particularly described as follows:
 Commencing at the N 1/4 corner of said Section 15 for the Point of Beginning; Thence along the north line of said section S89°17'01"E, a distance of 1365.72 feet to a point in the centerline of Big Springs Ditch; Thence along said centerline of Big Springs Ditch the following thirteen (13) courses: S8°25'58"W, for a distance of 67.76 feet; Thence S1°36'02"E, for a distance of 311.56 feet; Thence S5°06'19"E, for a distance of 467.76 feet; Thence S12°12'03"E, for a distance of 321.17 feet; Thence S10°04'08"E, for a distance of 325.22 feet; Thence S13°23'58"E, for a distance of 161.27 feet; Thence S17°38'39"E, for a distance of 156.58 feet; Thence S6°19'24"E, for a distance of 160.46 feet; Thence S19°22'08"E, for a distance of 155.57 feet; Thence S25°51'51"E, for a distance of 157.06 feet; Thence S6°37'47"E, for a distance of 159.56 feet; Thence S23°58'10"E, for a distance of 156.47 feet; Thence S45°46'52"E, for a distance of 196.24 feet to a point on the E-W mid-section line of said Section 15; Thence along said E-W mid-section line N89°42'33"W, for a distance of 596.39 feet; Thence leaving said E-W mid-section line N00°16'03"E, for a distance of 453.83 feet; Thence N89°37'22"W, for a distance of 270.23 feet; Thence S42°39'50"W, for a distance of 247.84 feet; Thence S00°59'04"W, for a distance of 271.16 feet to a point on the aforementioned E-W mid-section line; Thence N89°36'56"W, for a distance of 809.57 feet; Thence N89°45'42"W, for a distance of 1446.42 feet to the C-W 1/16 corner of said section; Thence N00°00'39"E, for a distance of 2676.80 feet to the north line of said section; Thence S89°44'29"E, for a distance of 1316.61 feet to the Point of Beginning, said parcel being 171.24 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

Landowners' Certification:
 We hereby certify that the purpose of this survey is to relocate a common boundary line between adjoining properties outside a platted subdivision and that no additional parcels are hereby created. According to 76-3-207(1)(a), MCA: 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 land 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: (a) divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties. Therefore, this division of land is exempt from review as a subdivision pursuant to section 76-3-207(1)(a), MCA.

According to ARM 24.183.1104(1)(a)(f)(iii)(c): "The area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a referenced legal description in any subsequent real property transfer after the initial transfer associated with the certificate of survey on which said area is described unless said area is included with or excluded from adjoining tracts of record."

DEQ Exclusion 2nd Amended Lot 1 and 2nd Amended Tract A:
 According to MCA 76-4-102 (22), 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.

Landowners:
 Joseph P. Nelson
 Elliott E. Family Partnership LLLP

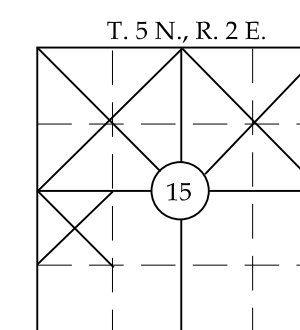
STATE OF MONTANA)
 ss.
 County of _____)

Notary:
 On this _____ day of _____, 20____, before me, the undersigned, a Notary Public for the State of Montana, personally appeared _____, known to me to be the _____ (title) of Elliott Family Partnership LLLP, the partnership that executed the within instrument, and acknowledged to me that he executed the same for and on behalf of said partnership.

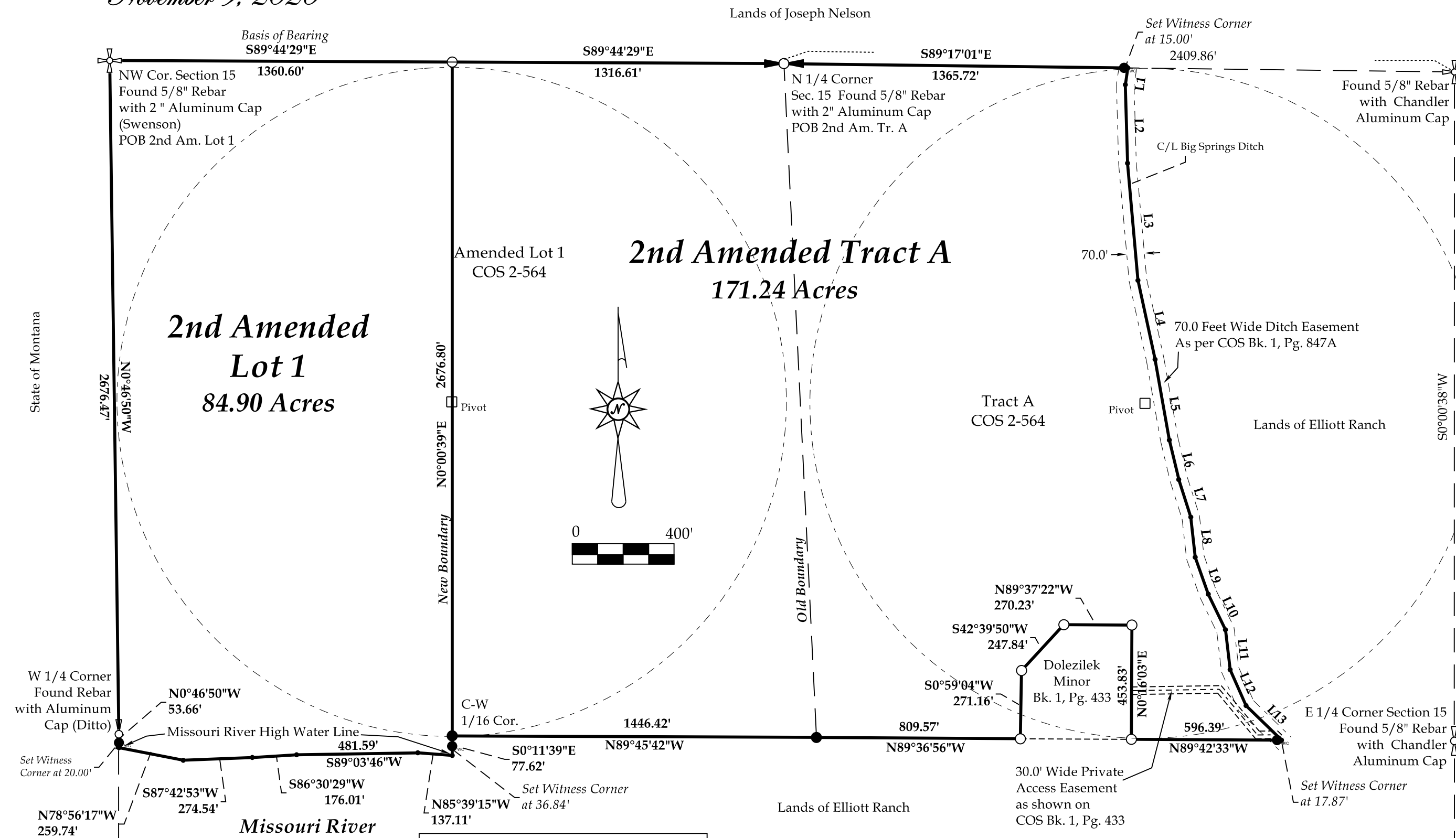
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

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

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. _____



T. 5 N., R. 2 E.			
Sec. 15, T. 5 N., R. 2 E.			
Joe Nelson			
Boundary Relocation			
Schauber Surveying 266-4602			
SCALE 400 Ft/In	PRINT DATE 11-20-2020	FILE NAME 4289 CR.trv	
DRAWN BY JAS	REVISION	SHEET 1/1	JOB 4289



LINE	BEARING	HORIZ DIST
L1	S8°25'58"W	67.76'
L2	S1°36'02"E	311.56'
L3	S5°06'19"E	467.76'
L4	S12°12'03"E	321.17'
L5	S10°04'08"E	325.22'
L6	S13°23'58"E	161.27'
L7	S17°38'39"E	156.58'
L8	S6°19'24"E	160.46'
L9	S19°22'08"E	155.57'
L10	S25°51'51"E	157.06'
L11	S6°37'47"E	159.56'
L12	S23°58'10"E	156.47'
L13	S45°46'52"E	196.24'

Certificate of Surveyor:

I hereby certify the attached plat is a true representation of a survey performed under my supervision and completed on November 9, 2020 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

Notary:
 On this _____ day of _____, 20____, before me a Notary Public for the State of Montana, personally appeared Joseph P. Nelson 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 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 of Broadwater County

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

LEGEND

- Found Section Corner as Noted
- Found 1/4 Corner as Noted
- Set 5/8" Rebar with 2" Swenson A/C (15279) for Section Corner
- Set 5/8" Rebar with 2" Swenson A/C (15279) for Quarter Corner
- Found 5/8" Rebar with Chandler YPC (#9518LS)
- Set 1/2" Rebar with Swenson OPC (15279LS)
- Set 1/2" Rebar with Swenson OPC (#15279LS) for Witness Corner
- POB Point of Beginning
- Point of Record