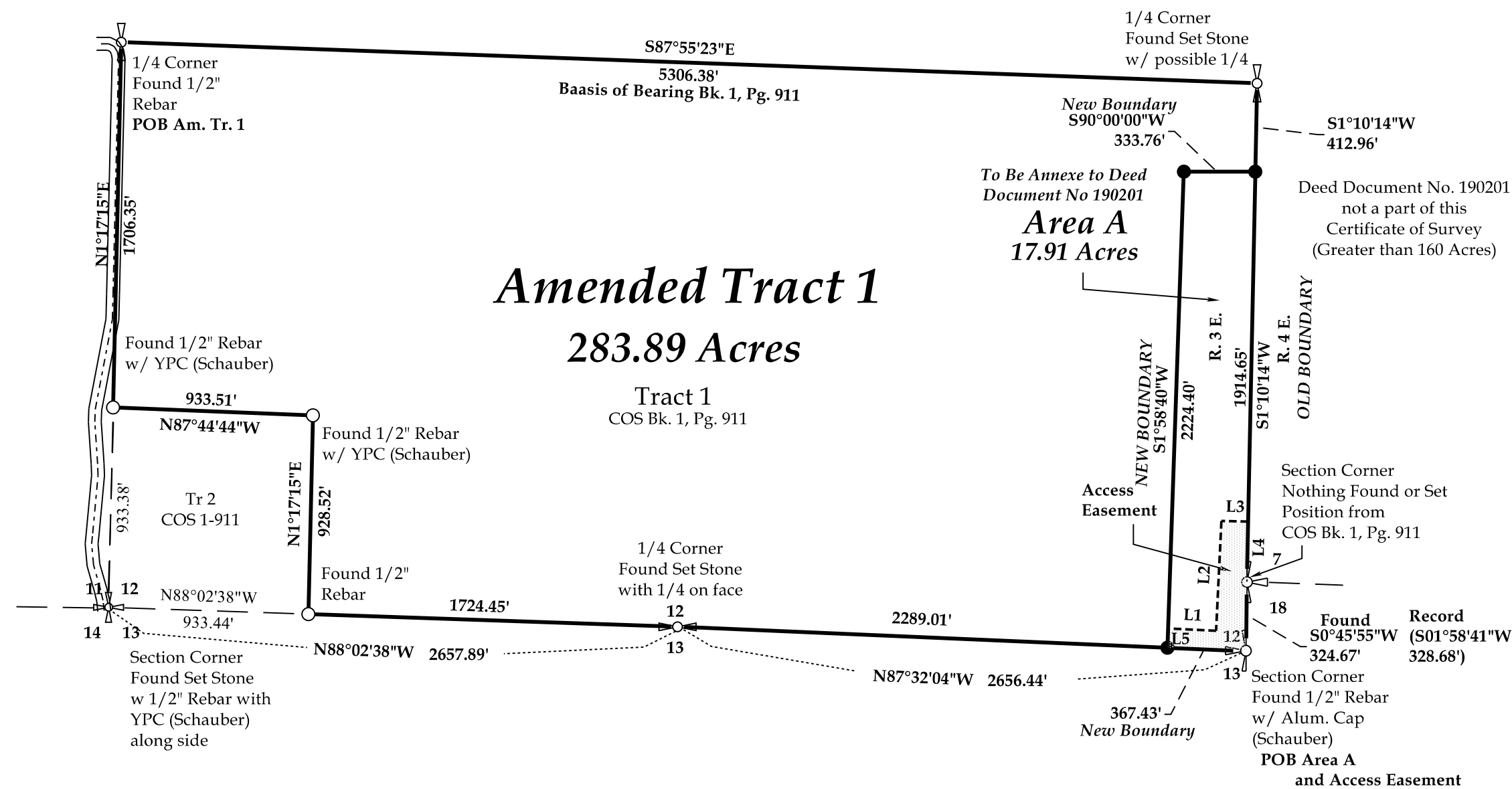


# Certificate of Survey: To Relocate Boundaries Between Adjacent Landowners Situating in the S 1/2 of Section 12, Township 7 North, Range 3 East, P.M.M., Broadwater County, Montana

Landowners:

The Deborah F. Benyo Revocable Trust

Date: November 16, 2021



**Legal Description:**

**Area A**  
An Area of land to be annexed to Deed Document No. 190201 situated in part of the E 1/2 of the E 1/2 of the SE 1/4 of Section 12, Township 7 North, Range 3 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commence at the Southeast Corner of said Section 12 for the Point of Beginning; Thence along the south boundary of said section N87°32'04\"/>

**Amended Tract 1**

A tract of land situated in part of the S1/2, Section 12, Township 7 North, Range 3 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commence at the W 1/4 Corner of said Section 12 for the Point of Beginning; Thence along the east-west mid-section line of said section S87°55'23\"/>

**Access Easement**

An Access Easement situated in part of the E 1/2 of the E 1/2 of the SE 1/4 of Section 12, Township 7 North, Range 3 East, P.M.M., County, Montana and being more particularly described as follows: Commence at the Section Corner common to said Sections 1 and 13 for the Point of Beginning; Thence N87°32'04\"/>

**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 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: (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.

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 ARM 24.183.1104 1 (a) (f) (iii) (C)

**Amended Tract 1 and Deed Document No. 190201 Area A Sanitation Exemption:**

Amended Tract 1 and Deed Document No. 190201 Area A are greater than 20 Acres, exclusive of public roadways, and is therefore not subject to sanitation review by the Department of Environmental Quality pursuant to M.C.A. 76-4-102 (22).

Landowners:

Brian P. Benyo

Deborah F. Benyo

Notary:

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Deborah F. Benyo and Brian P. Benyo, known to me to be the Trustee of The Deborah F. Benyo Revocable Trust, and the persons whose name is subscribed to the within instrument, and acknowledged to me that they executed the same for and on behalf of said Trust.

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 \_\_\_\_\_

Residing at \_\_\_\_\_

My Commission Expires \_\_\_\_\_

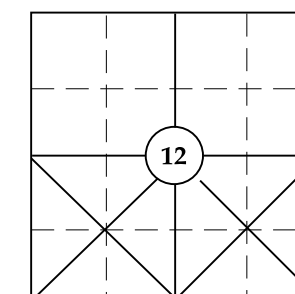
Certificate of Surveyor:

I hereby certify the attached plat is a true representation of a survey performed under my supervision and completed on November 16, 2021 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

T. 7 N., R. 3 E.



Sections 12, T. 7 N., R. 3 E., P.M.M., Broadwater Co., MT.			
Benyo Revocable Trust			
Boundary Relocation			
Schauber Surveying 266-4602			
SCALE	PRINT DATE	FILE NAME	
600 Ft/In	11-29-2021	4475 B.trv	
DRAWN BY	REVISION	SHEET	JOB
DLS		1/1	4475

Deed Reference: Doc # 190201

LINE	BEARING	HORIZ DIST
L1	S87°05'04"E	224.37'
L2	N2°48'16"E	513.94'
L3	S88°38'14"E	124.84'
L4	S1°10'14"W	280.73'
L5	N1°58'40"E	90.62'

**LEGEND**

- Section Corner
- Quarter Corner
- Closing Corner
- Found Witness Corner as noted
- Found Rebar as noted
- Set 1/2 Rebar with OPC (No. 15279)
- Point of Beginning

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 of Broadwater County