

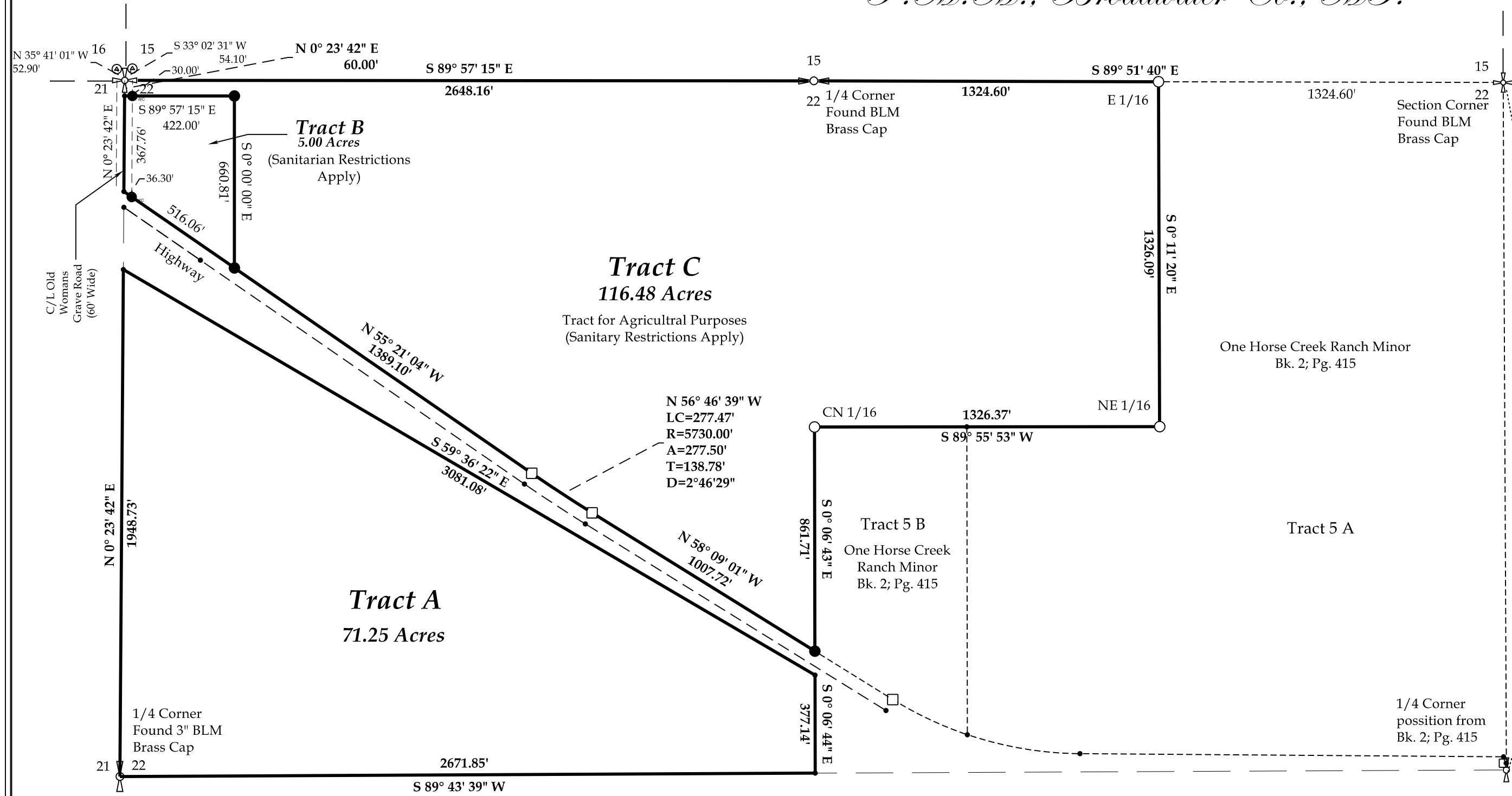
Certificate of Survey No. _____ :

To Describe a Tract Divorced from Original Tracts by US Highway No. 285 and to Create an Agricultural Tract

Situated in part of the NW 1/2 of Section 22, Township 5 North, Range 1 East,

P.M.M., Broadwater Co., MT.

Landowner: Crow Creek Valley Hay and Cattle Ranch, LLC,
Date: November 30, 2020



Legal Descriptions:

Tract A

A tract of land situated in part of the NW 1/4 of Section 22, Township 5 North, Range 1 East, P.M.M., Broadwater County, Montana being more particularly described as follows: Commencing at the W 1/4 corner of said Section 22 for the Point of Beginning; Thence along the west line of said section N00°23'42"E, a distance of 1948.73 feet to a point on the southerly right-of-way of State Highway No. 285; Thence along said southerly right-of-way S59°36'22"E, for a distance of 3081.08 feet; Thence leaving said southerly right-of-way S00°06'44"E, for a distance of 377.14 feet to a point on the east-west mid-section line of said section; Thence S89°43'39"W, for a distance of 2671.85 feet to the Point of Beginning, said parcel being 71.25 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 the NW 1/4 of Section 22, Township 5 North, Range 1 East, P.M.M., Broadwater County, Montana being more particularly described as follows: Commencing at the NW corner of said section; Thence along the west line of said section S0°23'42"W for a distance of 60 feet to the True Point of Beginning; Thence leaving said west line of said section S89°57'15"E, a distance of 422.00 feet; Thence S00°00'00"E, for a distance of 660.81 feet to a point on the northerly right-of-way of State Highway No. 285; Thence along said northerly right-of-way N55°21'04"W, for a distance of 516.06 feet to a point on the aforementioned west line of said Section 22; Thence N00°23'42"E, for a distance of 367.76 feet to the True Point of Beginning, said parcel being 5.00 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

Tract C

A tract of land situated in part of the N 1/2 of Section 22, Township 5 North, Range 1 East, P.M.M., Broadwater County, Montana being more particularly described as follows: Commencing at the N 1/4 corner of said Section 22 for the Point of Beginning; Thence S89°51'40"E, a distance of 1324.60 feet to the E 1/16 corner of said section; Thence S00°11'20"E, for a distance of 1326.09 feet to the NE 1/16 corner of said section; Thence S89°55'53"W, for a distance of 1326.37 feet CN 1/16 corner of said section; Thence S00°06'43"E, for a distance of 861.71 feet to a point on the northerly right-of-way of State Highway No. 285; Thence along said northerly right-of-way the following three (3) courses: N58°09'01"W, for a distance of 1007.72 feet; then along a 5730.00 feet radius curve to the right, an arc length of 277.50 feet (chord bears N56°46'39"W 277.47 feet); Thence N55°21'04"W, for a distance of 1389.10 feet; Thence leaving said northerly right-of-way N00°00'00"E, for a distance of 660.81 feet; Thence N89°57'15"W, for a distance of 422.00 feet to a point on the west line of said section; Thence N00°23'42"E, for a distance of 60.00 feet to the NW Corner of said Section 22; Thence S89°57'15"E, for a distance of 2648.16 feet to the Point of Beginning, said parcel being 116.48 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

Certificate of Exemption: Divorced Tract (Tract A)

I hereby certify the purpose of this survey is to retrace the boundary of an existing parcel that has been divorced from the original tract and does not constitute a division of land according to section 76-3-103(16)(a), which states: "Tract of record" means an individual parcel of land, irrespective of ownership, that can be identified by legal description, independent of any other parcel of land, using documents on file in the records of the county clerk and recorder's office." No new or additional parcels are hereby created. Therefore, this survey is exempt from review as a subdivision under the Montana Subdivision and Platting Act.

Sanitation Exemptions:

Tract A: Divorced from the Original Tract by Deeded Highway:

We hereby certify that the purpose of this survey is to identify the exterior boundaries of a parcel of land divorced from the original tract by highway construction, and (this parcel meets the minimum size requirements of the Department of Health and Environmental Sciences). Therefore, this survey is exempt from review by the Department of Health and Environmental Sciences pursuant to ARM 17.36.605 (2) (a).

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

Notary:

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public for the State of _____, personally appeared _____, known to me to be the _____ (title) of Crow Creek Valley Hay and Cattle Ranch, LLC, the corporation that executed the within instrument, and acknowledged to me that he executed the same for and on behalf of said corporation.

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 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 Surveyor:

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

Certificate of Exemption: For Agricultural Purposes (Tract C)

I certify that the purpose of this survey is to create Tract C for gift or sale, which is to be used for agricultural purposes only, and that this exemption complies with all conditions imposed on its use.

Agricultural Tract Exemption: 76-3-207(1)(c)

According to 76-3-207 (1), MCA. Divisions or aggregations of land exempted from review but subject to survey requirements and zoning regulations -- exceptions -- fees for examination of division. (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:

(c) divisions made outside of platted subdivisions by gift, sale, or agreement to buy and sell in which the landowner enters into a covenant for the purposes of this chapter with the governing body that runs with the land and provides that the divided land will be used exclusively for agricultural purposes, subject to the provisions of 76-3-211.

I hereby enter a covenant, to run with the land, that Tract C as shown hereon, will be used exclusively for agricultural purposes only. No building or structure requiring water or sewer facilities shall be utilized on Tract C. A change in land use subjects this property to 76-3-211, MCA.

Dated this _____ day of _____, 20____

Landowner: _____

Certificate of Treasurer:

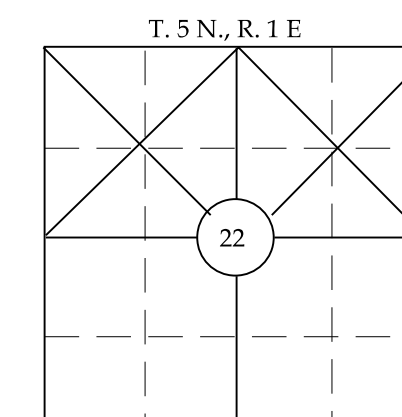
I, _____, Treasurer of Broadwater County, Montana, do hereby certify that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid through _____ Tax ID # _____ Dated this _____ day of _____, 20____.

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 _____, 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	
	Section Corner
	Quarter Corner
	Found 3" BLM Brass Cap Ref. Mon.
	Found 4" x 4" Conc. ROW Mon.
	Set Rebar w/YPC
	Set Witness Corner
	Point of Beginning



T. 5 N., R. 1 E.			
22			
Sec 22 T.5N., R.1E., Broadwater Co.			
Crow Creek Valley Hay and Cattle Ranch, LLC			
Divorce Tract and Agricultural Tract			
Schauber Surveying		266-4602	
SCALE	PRINT DATE	FILE NAME	
400 Ft/In	12-1-2020	4120A CR trv	
DRAWN BY	REVISION	SHEET	JOB
DLS		1/1	4120