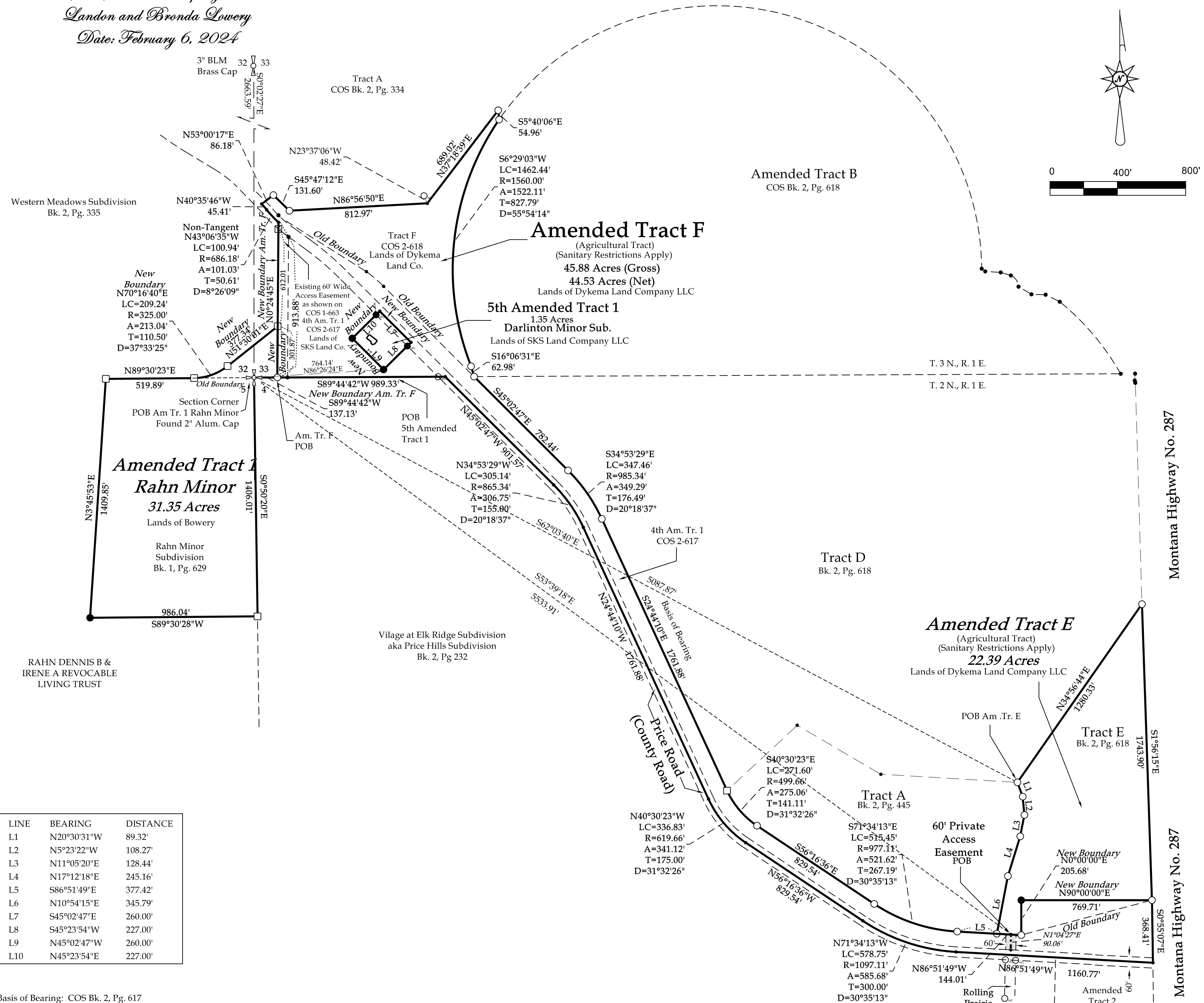


Amended Plat of the Darlington Minor Subdivision and Amended Plat of the Rahn Minor Subdivision

Certificate of Survey No. _____: To Relocate Boundaries Between Adjacent Properties and to Create a 60 feet Wide Access Easement.

Situating in Part of the the SE 1/4 of Section 32 and part of the SW 1/4 of Section 33, Township 3 North, Range 1 East, and Part of Section 4 and Part of the NE 1/4 of Section 5, Township 2 North, Range 1 East, P.M.M., Broadwater County, Montana

Landowners: Dykema Land Company LLC
and SKS Land Company LLC
Landon and Bronda Lowrey
Date: February 6, 2024



LINE	BEARING	DISTANCE
L1	N20°30'31"W	89.32
L2	N5°23'22"W	108.27
L3	N11°05'20"E	128.44
L4	N17°12'18"E	245.16
L5	S86°51'49"E	377.42
L6	N10°54'15"E	345.79
L7	S45°02'47"E	260.00
L8	S45°23'54"W	227.00
L9	N45°02'47"W	260.00
L10	N45°23'54"E	227.00

Basis of Bearing: COS Bk. 2, Pg. 617

- LEGEND**
- Section Corner - Found 2" Vranish Alum. Cap
 - Quarter Corner
 - Found 1/2" Rebar w/OPC (#15279) unless noted
 - Witness Corner
 - Set 1/2" Rebar with Swenson OPC (No. 15279)
 - Set 1/2" Rebar with Swenson OPC (No. 15279) for 30" Witness Corner
 - Found 1/2" Rebar w/ YPC (Schauber)
 - Point of Beginning
 - Point of Record
 - WELL

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

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

Notary Signature

Legal Description:
Amended Tract F
An Agricultural Tract of Land being all of the existing agricultural Tract F of Certificate of Survey filed in Book 2 of Plats, Page 618 and part of 4th Amended Tract 1 of Certificate of Survey filed in Book 2 of Plats, Page 617, being situated in part of the SW 1/4 of Section 33 of Township 3 North, Range 1 East, P.M.M., also being situated in part of Section 4 of Township 2 North, Range 1 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commence at the Section Corner common to Sections 32 and 33 of Township 3 North, Range 1 East, and Sections 4 and 5 of Township 2 North, Range 1 East; Thence N89°44'42"E for a distance of 137.13 feet to the Southwest Corner of herein described tract of land and True Point of Beginning; Thence N02°59'45"E, for a distance of 913.88 feet to the centerline of Price Road; Thence along said road centerline the following two courses: along a 686.18 feet radius non-tangent curve to the right (chord bears N43°06'35"W 100.94 feet), for an arc distance of 101.03 feet; Thence N40°35'46"W, for a distance of 45.41 feet; Thence leaving said road centerline N53°00'17"E, for a distance of 86.18 feet; Thence S45°47'12"E, for a distance of 131.60 feet; Thence N86°56'50"E, for a distance of 812.97 feet; Thence N37°18'39"E, for a distance of 349.29 feet; Thence S24°44'10"E, a distance of 1761.88 feet; Thence along a 499.66 feet radius curve to the left (chord bears S40°30'23"E 271.60 feet) for an arc distance of 275.06 feet; Thence S56°16'36"E, a distance of 829.54 feet; Thence along a 977.11 feet curve to the left (chord bears S71°34'13"E 515.45 feet), for an arc distance of 521.62 feet; Thence S86°51'49"E, a distance of 377.42 feet; Thence N00°00'00"E, for a distance of 205.68 feet; Thence N90°00'00"E for a distance of 769.71 feet to the Westerly right-of-way of Highway No. 287; Thence along said highway right-of-way S00°55'07"E, for a distance of 368.41 feet to the centerline of Price Road; Thence leaving said highway right-of-way and along said centerline of Price Road the following 7 (seven) courses: N86°51'49"W, for a distance of 1160.77 feet; Thence N40°30'23"E, for a distance of 1097.11 feet; Thence N71°34'13"W 578.75 feet, for an arc distance of 585.68 feet; Thence N56°16'36"W, a distance of 829.54 feet; Thence along a 619.66 feet radius curve to the right (chord bears N40°30'23"E 336.83 feet) for an arc distance of 341.12 feet; Thence N24°44'10"W, a distance of 1761.88 feet; Thence along a 865.34 feet radius curve to the left (chord bears N34°53'29"W 305.14 feet) for an arc distance of 306.75 feet; Thence N45°02'47"W, a distance of 901.57 feet to a point on the aforementioned southerly section line of said Section 33; Thence leaving said road centerline S89°44'42"W, for a distance of 989.33 feet to the True Point of Beginning, said parcel being 45.88 Gross Acres EXCEPTING a tract of land being 5th Amended Tract 1 of the Darlington Minor Subdivision, being 1.35 Acres for a Net Acreage of 44.53 Acres more or less and being served by and subject to rights-of-way and easement as shown, existing, or of record. ALSO BEING SUBJECT to a 60.0 feet wide Private Access and Utility Easement serving Amended Tract E of this Certificate of Survey.

Amended Tract E
An Agricultural Tract of Land being part of the existing Agricultural Tract E, of Certificate of Survey Book 2, Page 618 situated in part of Section 4, Township 2 North, Range 1 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commence at the Section Corner common to Sections 4 and 5, Township 2 North, Range 1 East and Sections 32 and 33, Township 3 North, Range 1 East, Thence S62°03'40"E for a distance of 5087.87 feet to the True Point of Beginning; Thence N34°56'44"E, a distance of 1280.33 feet to a point on the westerly right-of-way of Montana Highway No. 287; Thence along said right-of-way S1°56'15"E, for a distance of 1743.90 feet; Thence leaving said right-of-way S90°00'00"W, for a distance of 769.71 feet; Thence S00°00'00"E, for a distance of 205.68 feet; Thence N86°51'49"W, for a distance of 144.01 feet; Thence N10°54'15"E, for a distance of 345.79 feet; Thence N17°12'18"E, for a distance of 245.16 feet; Thence N11°05'20"E, for a distance of 128.44 feet; Thence N5°23'22"W, for a distance of 108.27 feet; Thence N20°30'31"W, for a distance of 89.32 feet to the True Point of Beginning, said parcel being 22.39 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

5th Amended Tract 1 of the Darlington Minor Subdivision
A tract of land situated in part of the SW 1/4 of the SW 1/4 of Section 33, Township 3 North, Range 1 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commence at the most southerly corner of herein described tract of land for the True Point of Beginning from which the SW Corner of said Section 33 bears S86°26'24"W a distance of 764.14 feet; Thence N45°02'47"W, for a distance of 260.00 feet; Thence N45°23'54"E, a distance of 227.00 feet to a point in the centerline of Price Road; Thence along said Price Road S45°23'54"W, for a distance of 227.00 feet to the Point of Beginning, said parcel being 1.35 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

Amended Tract 1 of the Amended Rahn Minor Subdivision
A tract of land situated in part of the NE 1/4 of Section 5, Township 2 North, Range 1 East, and part of the SE 1/4 of Section 32 and part of the SW 1/4 of Section 33, being in Township 3 North, Range 1 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commence at the NE Corner of said Section 5 for the Point of Beginning; Thence along the section line common to Sections 4 and 5 S00°50'20"E, a distance of 1406.01 feet; Thence leaving said section line S89°30'28"W, for a distance of 986.04 feet; Thence N3°45'53"E, for a distance of 1409.85 feet to a point on the section line common to Sections 5 and 32; Thence along said section line N89°30'23"E, for a distance of 519.89 feet; Thence leaving said section line and along a 325.00 feet radius curve to the left an arc distance of 213.04 feet, (chord bears N70°16'40"E 209.24 feet); Thence N51°30'01"E, a distance of 377.34 feet; Thence S00°24'45"W, for a distance of 301.87 feet; Thence S89°44'42"W, for a distance of 137.13 feet to the Point of Beginning, said parcel being 31.35 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

Private Access and Utility Easement
A 60.0 feet wide Private Access and Utility Easement serving Tract E of Certificate of Survey filed in Book 2 of Plats, Page 618, situated in part of the SE 1/4 of Section 4, Township 3 North, Range 1 East, P.M.M., Broadwater County, Montana, whose centerline is more particularly described as follows: Commencing at the NW corner of said Section 4; Thence S53°39'18"E, for a distance of 5533.91 feet to a point in the centerline of herein described Easement, said point also being the Point of Beginning; Thence S1°04'27"W, a distance of 90.06 feet to a point on the northerly right-of-way of Price Road and Point of Terminus.

Landowners' Certification:
We do hereby certify that the purpose for this survey is to "Relocate a Common Boundary" and pursuant to 76-3-207 (1) (e) M.C.A. which states: Divisions or aggregations of land exempted from review but subject to survey requirements and zoning regulations --excepts-- fees for relocation 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 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: (e) " Divisions made for the purpose of relocating a common boundary line between a single lot within a platted subdivision and adjoining land outside a platted subdivision. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas." Therefore this survey is exempt from review as a subdivision.
According to ARM 24.183.1104(1)(a)(i)(ii)(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."

Sanitation Exclusion for 5th Amended Tract 1
According to Section 17.36.605 (2)(b) ARM:
(2) The reviewing authority may exclude the following parcels created by divisions of land from review under Title 76, chapter 4, part 1, MCA, unless the exclusion is used to evade the provisions of that part:
(b) a parcel that has a previous approval issued under Title 76, chapter 4, part 1, MCA, if:
(i) no facilities other than those previously approved exist or will be constructed on the parcel; and (ii) the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130, MCA

Amended Tract 1 Rahn Minor, Amended Tract F, and Amended Tract E Sanitation Exemptions:
76-4-103. The plat for a subdivision must show all parcels, whether contiguous or not. A parcel that is 20 acres or more in size, exclusive of public roadways, is not subject to review under this part unless the parcel provides two or more permanent spaces for recreational camping vehicles or mobile homes. The rental or lease of one or more parts of a single building, structure, or other improvement, whether existing or proposed, is not a subdivision, as that term is defined in this part, and is not subject to the requirements of this part.

Amended Tract E and Amended Tract F shall be used exclusively for agricultural purposes and no building, house, dwelling, or structure requiring water or sewage facilities may be erected or utilized thereon. A change in land use subjects this property to 76-3-211, MCA.

Landowner: _____
Lands of SKS Land Company

State of _____
County of _____

This instrument was signed or acknowledged before me on _____
by _____

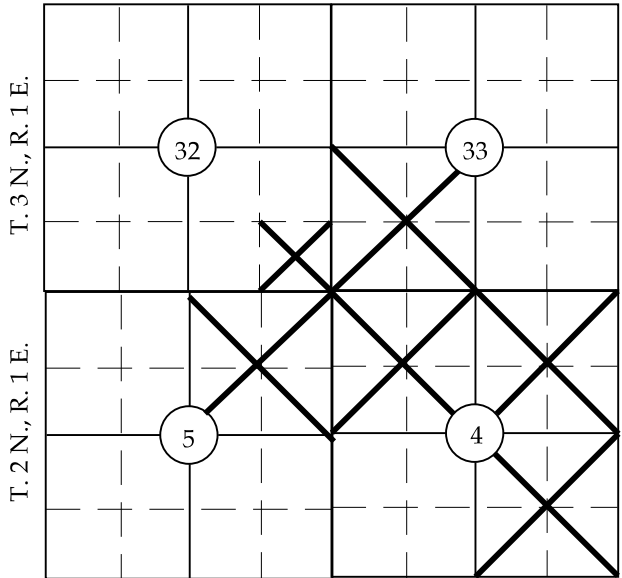
Notary Signature _____

Landowner: _____
Landon Boverly

State of _____
County of _____

This instrument was signed or acknowledged before me on _____
by _____

Notary Signature _____



Certificate of Surveyor:
I hereby certify the attached plat is a true representation of a survey performed under my supervision and completed on February 6, 2024 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
Townsand, Mt. 59644

Sec. 4 and 5, T.2N.,R.1E Sec. 32, 33, T.3N.,R.1E.			
Ken Dykema / Landon and Bronda Boverly			
Boundary Relocation			
Schauber Surveying	266-4602		
SCALE	PRINT DATE	FILE NAME	
400 Ft./In	4-15-2024	4668 BR M final.rvt	
DRAWN BY	REVISION	SHEET	TOTAL
DLS		1/1	4668