

Certificate of Survey No. Preliminary :

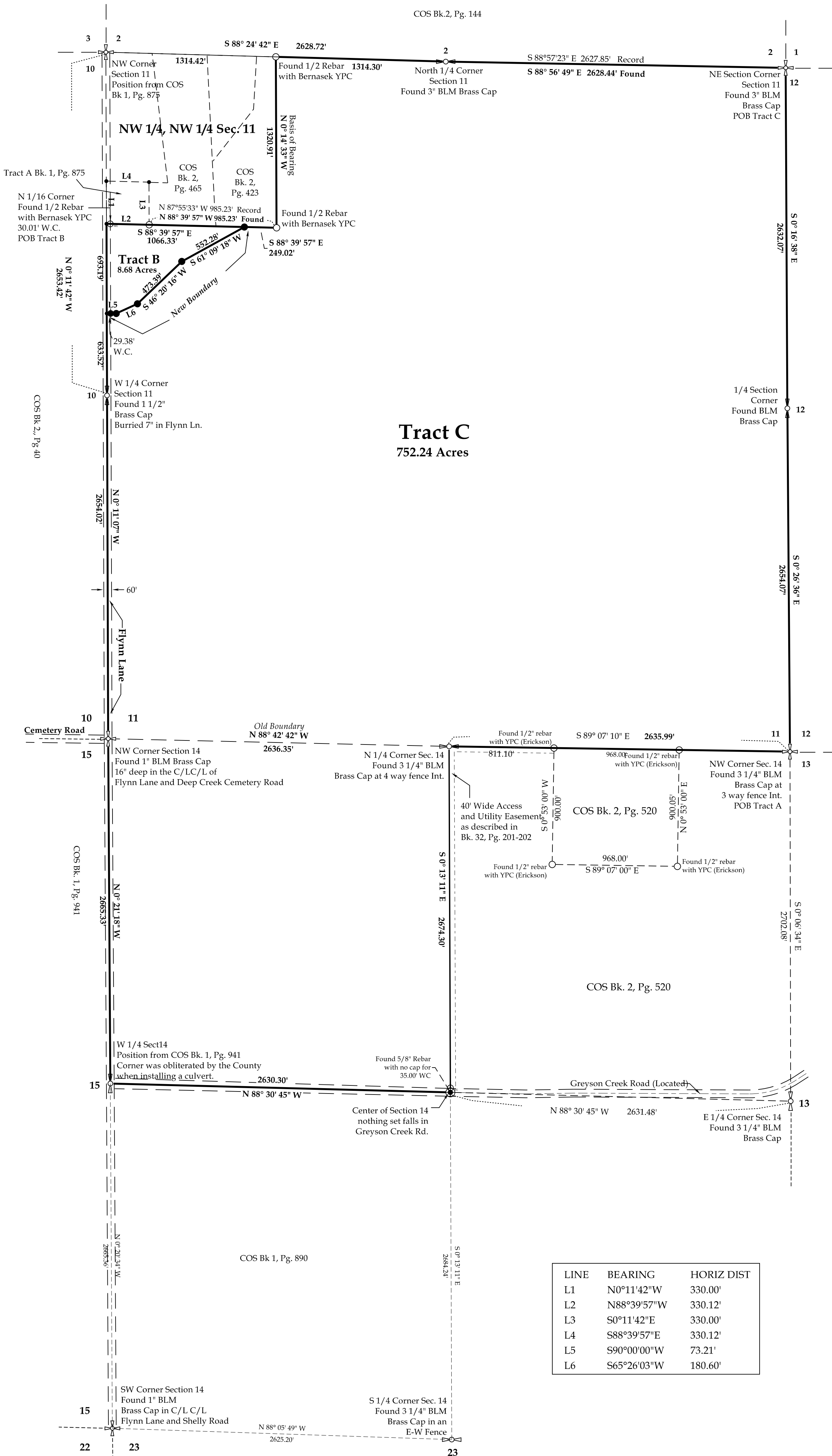
To Relocate Boundaries Between Adjacent Properties

Situating in part of Section 11 and the NW 1/4 of Section 14, Township 6 North, Range 2 East, P.M.M.,
Broadwater County, Montana

Landowner: *Flynn Hay and Grain, Inc.*

Requested by: *Roger Flynn*

September 28, 2021



Legal Descriptions:

Tract B

A Tract of land situated in part of the NW 1/4 of Section 11, Township 6 North, Range 2 East, being more particularly described as follows: Commencing at the North 1/16 corner common to Sections 10 and 11, Township 6 North, Range 2 East, said corner also being a point in the centerline of Flynn Lane; Thence leaving said centerline and along the North 1/16 line of said Section 11 S88°39'57"E, a distance of 1066.33 feet; Thence leaving said 1/16 line S61°09'18"W, for a distance of 552.28 feet; Thence S46°20'16"W, for a distance of 473.39 feet; Thence S65°26'03"W, for a distance of 180.60 feet; Thence S90°00'00"W, for a distance of 73.21 feet to a point on the West boundary of said Section 11 also being a point in the centerline of Flynn Lane; Thence N00°11'42"W, for a distance of 693.19 feet to the Point of Beginning, said parcel being 8.68 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 being situated in part of Section 11 and all of the NW 1/4 of Section 14, all being in Township 6 North, Range 2 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commencing at the NE corner of said Section 11, said corner also being the Northeast corner of herein described Tract of land and Point of Beginning; Thence S00°17'23"E, a distance of 2632.52 feet to the East 1/4 corner of said Section 11; Thence S00°26'36"E, for a distance of 2654.07 feet to the SE corner of said section; Thence N89°07'10"W, for a distance of 2635.99 feet to the S 1/4 corner of said section; Thence S00°13'11"E, for a distance of 2674.30 feet to the Center 1/4 corner of aforementioned Section 14 also being a point in the centerline of Greyson Creek Road; Thence along said centerline N88°30'45"W, for a distance of 2630.30 feet to the West 1/4 corner of said section 14 said corner also being in the Centerline of Flynn Lane; Thence leaving said Greyson Creek Centerline and along said Flynn centerline the following three (3) courses: N00°21'18"W, for a distance of 2665.33 feet the SW corner of aforementioned Section 11; Thence N00°11'07"W, for a distance of 2654.02 feet to the West 1/4 corner of said Section 11; Thence along the West boundary of said Section 11 N00°11'42"W, for a distance of 633.52 feet; Thence leaving said section boundary and said centerline N90°00'00"E, for a distance of 73.21 feet; Thence N65°26'03"E, for a distance of 180.60 feet; Thence N46°20'16"E, for a distance of 473.39 feet; Thence N61°09'18"E, for a distance of 552.28 feet to the North 1/16 line of said Section 11; Thence along said 1/16 line S88°39'57"E, for a distance of 249.02 feet to the NW 1/16 corner of said Section 11; Thence N00°14'33"W, for a distance of 1320.91 feet to the W 1/16 corner of said Section 11; Thence S88°24'42"E, for a distance of 1314.30 feet to the N 1/4 corner of said Section 11; Thence S88°56'49"E, for a distance of 2628.44 feet to the Point of Beginning, said parcel being 752.24 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 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)

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.

Tract C Sanitation Exemption:

Tract C is 20 acres or greater, 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).

Landowner: _____

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 Flynn Hay and Grain Inc., 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 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. _____

Certificate of Surveyor:

I hereby certify the attached plat is a true representation of a survey performed under my supervision and completed on September 28, 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

Certificate of Treasurer:

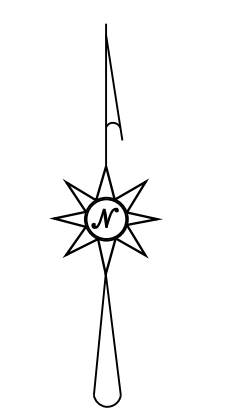
I, _____, Treasurer of Broadwater County, Montana, do hereby certify that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid through _____
Tax ID # _____
Dated this _____ day of _____, 20____.

Treasurer of Broadwater County

Certificate of Clerk and Recorder:

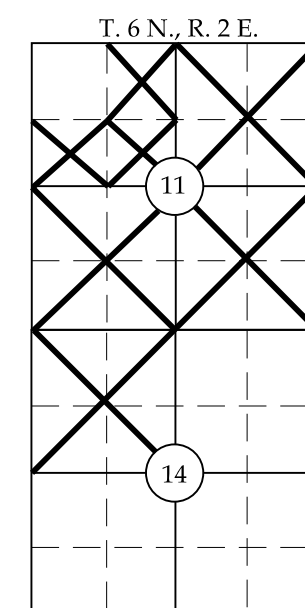
I, _____, Clerk and Recorder of Broadwater County, Montana, do hereby certify that the foregoing instrument was filed in my office at _____ o'clock, (am or pm), the _____ day of _____, AD, 20____, and recorded in Book _____ of Plats on Page _____, Records of the Clerk and Recorder, Broadwater County, Montana. Document No. _____

Clerk and Recorder



Deed Reference Document No. 175543
Basis of Bearing: Certificate of Survey from Book 14 of plats, Page 329

| LEGEND | |
|--------|---|
| | Section Corner as Noted |
| | Quarter Corner as Noted |
| | Center 1/4 Corner as Noted |
| | Found Rebar as Noted |
| | Set 1/2 rebar with Orange Plastic Cap for Witness Corner (#15279) |
| | Witness Corner |



| | | | |
|--|-----------|----------|------|
| Sec 11 and NW 1/4 Sec 14, T. 6 N., R. 2 E. | | | |
| Flynn Hay and Grain, Inc. | | | |
| Boundary Relocation | | | |
| Schauber Surveying 266-4602 | | | |
| DATE | PREPARED | FILED | |
| 500 Flynn | 9-28-2021 | 4437 TRV | |
| DRAWN BY | REVISION | SHEET | SUB |
| JAS | | 1/1 | 4437 |