

Certificate of Survey: To Relocate a Boundaries Between Adjacent Boundaries

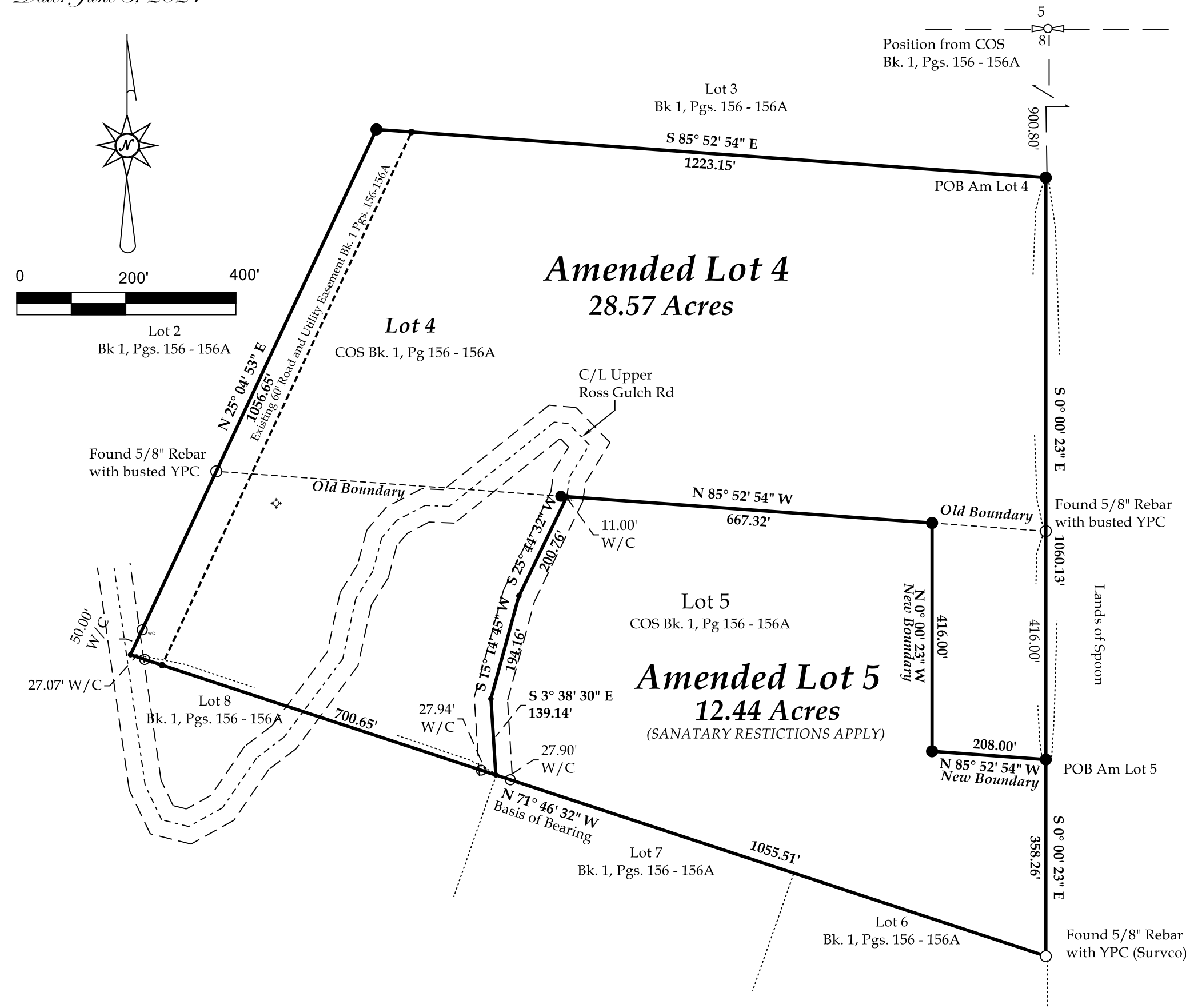
Situated in Lots 4 and 5 of Certificate of Survey Bk. 1, Pg 156-156A

and in part of the NW 1/4 of Section 8, Township 6 North, Range 4 East, P.M.M.,

Broadwater County, Montana

Landowner: Charles H. Ketchum, Jr. and Gwen Ketchum

Date: June 3, 2021



Legal Description:

Amended Lot 4

A tract of land being all of Lot 4 and part of Lot 5 of Certificate of Survey Book 1 of Plats, Pages 156-156A, situated in part of the NW 1/4 of Section 8, Township 6 North, Range 4 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commence at the N 1/4 Corner of said Section 8; Thence S0°00'23"E for a distance of 900.80 feet to the Northeast Corner of herein described tract and True Point of Beginning; Thence S00°00'23"E, a distance of 1060.13 feet; Thence N85°52'54"W, for a distance of 208.00 feet; Thence N00°00'23"W, for a distance of 416.00 feet; Thence N85°52'54"W, for a distance of 667.32 feet to a point in the centerline of Upper Ross Gulch Road; Thence along said centerline line the following three (3) courses: 25°44'32"W for a distance of 200.76 feet; Thence S151°45'W for a distance of 194.16 feet; Thence S03°38'30"E for a distance of 139.14 feet; Thence leaving said centerline N71°46'32"W for distance of 700.65 feet to a point in the aforementioned Upper Ross Gulch Road; Thence N25°04'53"E, for a distance of 1056.65 feet; Thence S85°52'54"E, for a distance of 1223.15 feet to the True Point of Beginning, said parcel being 28.57 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

Amended Lot 5

A tract of land being part of the Lot 5 of Certificate of Survey Book 1 of Plats, Pages 156-156A situated in part of the NW 1/4 of Section 8, Township 6 North, Range 4 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commence at the N 1/4 Corner of said Section 8; Thence S0°00'23"E for a distance of 1960.93' to the Northeast Corner of herein described Tract of land and True Point of Beginning; Thence S00°00'23"E, a distance of 358.26 feet; Thence N71°46'32"W, for a distance of 1055.51 feet to a point in the centerline of Upper Ross Gulch Road; Thence along said centerline the following three (3) courses: N3°38'30"W, for a distance of 139.14 feet; Thence N15°14'45"E, for a distance of 194.16 feet; Thence N25°44'32"E, for a distance of 200.76 feet; Thence leaving said centerline S85°52'54"E, for a distance of 667.32 feet; Thence S0°00'23"E for a distance of 416.00 feet; Thence S85°52'54"E for a distance of 208.00 feet to the Point of Beginning, said parcel being 12.44 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

Landowner's 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."

Amended Lot 4 Sanitation Exemption:

Amended Lot 4 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).

Amended Lot 5: According to Section 17.36.605(2)(a), ARM which states:

(2) The reviewing authority may exclude the following parcels created by division of land from review under Title 76, Chapter 4, Part 1, MCA, unless the exclusion is used to evade the provisions of that part: (a) a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no new facilities will be constructed on the parcel. Therefore, this division of land is not subject to Sanitation review.

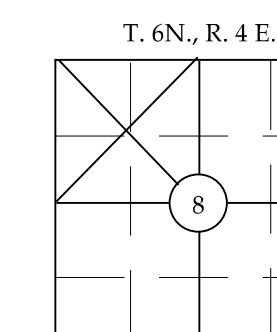
Landowner _____
Charles H. Ketchum Jr. _____ Gwen Ketchum _____

Notary:
On this ___ day of _____, 20___, before me a Notary Public for the State of Montana, personally appeared Charles H. Ketchum Jr. and Gwen Ketchum known to me to be the persons whose names subscribed to the within instrument, and acknowledged to me that they executed the same.

Certificate of Surveyor:

I hereby certify the attached plat is a true representation of a survey performed under my supervision and completed on August 20, 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



Lots 4 and 5, Book 1 of Plats, Pages 156 - 156A, Sec. 8, T. 6N., R. 4E.			
Charles H. Ketchum Jr. Boundary Relocation			
Schauber Surveying 266-4602			
SCALE 200 Ft/In	PRINT DATE 8-24-2021	FILE NAME 4376CR.trv	
DRAWN BY DLS	REVISION	SHEET 1/1	JOB 4376

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. _____

Basis of Bearing COS Bk. 1, Pg. 156-156A

LEGEND	
	Quarter Corner
	Found Rebar as noted
	Found 5/8" Rebar with Alum.Cap Witness Corner (Survco)
	Set 1/2" Rebar with OPC (#15279)
	Set 1/2" Rebar with OPC
	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 _____

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 _____