

Certificate of Survey No. _____: To Relocate Boundaries Between Adjacent Properties

Situated in Part of the S 1/2 of Section 16 and Part of the NE 1/4 of the NW 1/4 of Section 21
All Being in Township, 9 North, Range 2 East, P.M.M., Broadwater County, Montana

Landowner: David Logan
Date: August 16, 2021

Legal Description:

Tract 1

A tract of land being part of Deed Document No. 190024 filed in Book 226 of Deeds, Page 411, situated in part of the NE 1/4 of the NW 1/4 of Section 21, Township 9 North, Range 2 East, P.M.M., Broadwater County, Montana being more particularly described as follows: Commencing at the CN 1/16 corner of said Section 21, said corner also being the Southeast corner of herein described tract of land and Point of Beginning; Thence along the N 1/16 line S89°37'32"W, a distance of 1146.93 feet to the centerline of Confederate Gulch Road; Thence leaving said 1/16 line and along said centerline the following seven (7) courses: N51°20'32"E, for a distance of 98.90 feet; Thence N68°40'32"E, for a distance of 166.40 feet; Thence N67°08'02"E, for a distance of 150.50 feet; Thence N41°15'02"E, for a distance of 124.60 feet; Thence N31°50'32"E, for a distance of 143.70 feet; Thence N7°00'32"E, for a distance of 115.40 feet; Thence N8°37'58"W, for a distance of 68.85 feet; Thence leaving said centerline N89°37'32"E, for a distance of 615.50 feet to the W 1/16 line of said Section 21; Thence S00°07'12"W, for a distance of 575.66 feet to the Point of Beginning, said parcel being 10.00 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

Tract 2

A Tract of land being all of Deed Document No. 190023 as filed in Book 226 of Deeds, Page 409, and part of Deed Document No. 190024 filed in Book 226 of Deeds, Page 411, situated in part of the S 1/2 of Section 16, and part of the NE 1/4 of the NW 1/4 of Section 21, Township 9 North, Range 2 East, P.M.M., Broadwater County, Montana being more particularly described as follows: Commence at the 1/4 corner common to said Sections 16 and 21 for the Point of Beginning; Thence along the W 1/16 line of said Section 21 S00°07'12"W, a distance of 754.20 feet; Thence S89°37'32"W, for a distance of 615.50 feet to the centerline of Confederate Gulch Road; Thence along said centerline the following six (6) courses: N9°43'32"W, for a distance of 286.34 feet; Thence N5°21'30"W, for a distance of 326.30 feet; Thence N20°22'00"W, for a distance of 124.60 feet; Thence N24°02'30"W, for a distance of 432.30 feet; Thence N16°50'30"W, for a distance of 233.00 feet; Thence N22°31'00"W, for a distance of 128.46 feet; Thence leaving said centerline N89°22'29"E, for a distance of 1360.40 feet; Thence S00°27'19"W, for a distance of 718.00 feet to the South boundary of said Section 16; Thence N89°49'48"W, for a distance of 323.14 feet to the Point of Beginning, said parcel being 31.71 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 1 Sanitation Exemption: According to Section 17.36.605(2)(a), ARM which states: 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 existing facilities for water supply, wastewater disposal, and solid waste disposal, if no new facilities will be constructed on the parcel. Any change in land use subjects the division to the provisions of Title 76, Chapter 4, Part 1, MCA, and this chapter. Therefore, this division of land is not subject to Sanitation review.

Tract 2 Sanitation Exemption: Tract 2 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: _____
David Scott Logan

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

Residing at _____
Notary public for the State of 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.

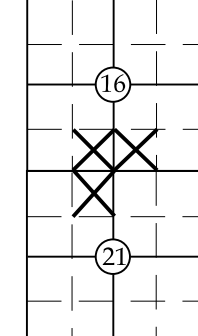
Montana Registration No. _____

Certificate of Surveyor:

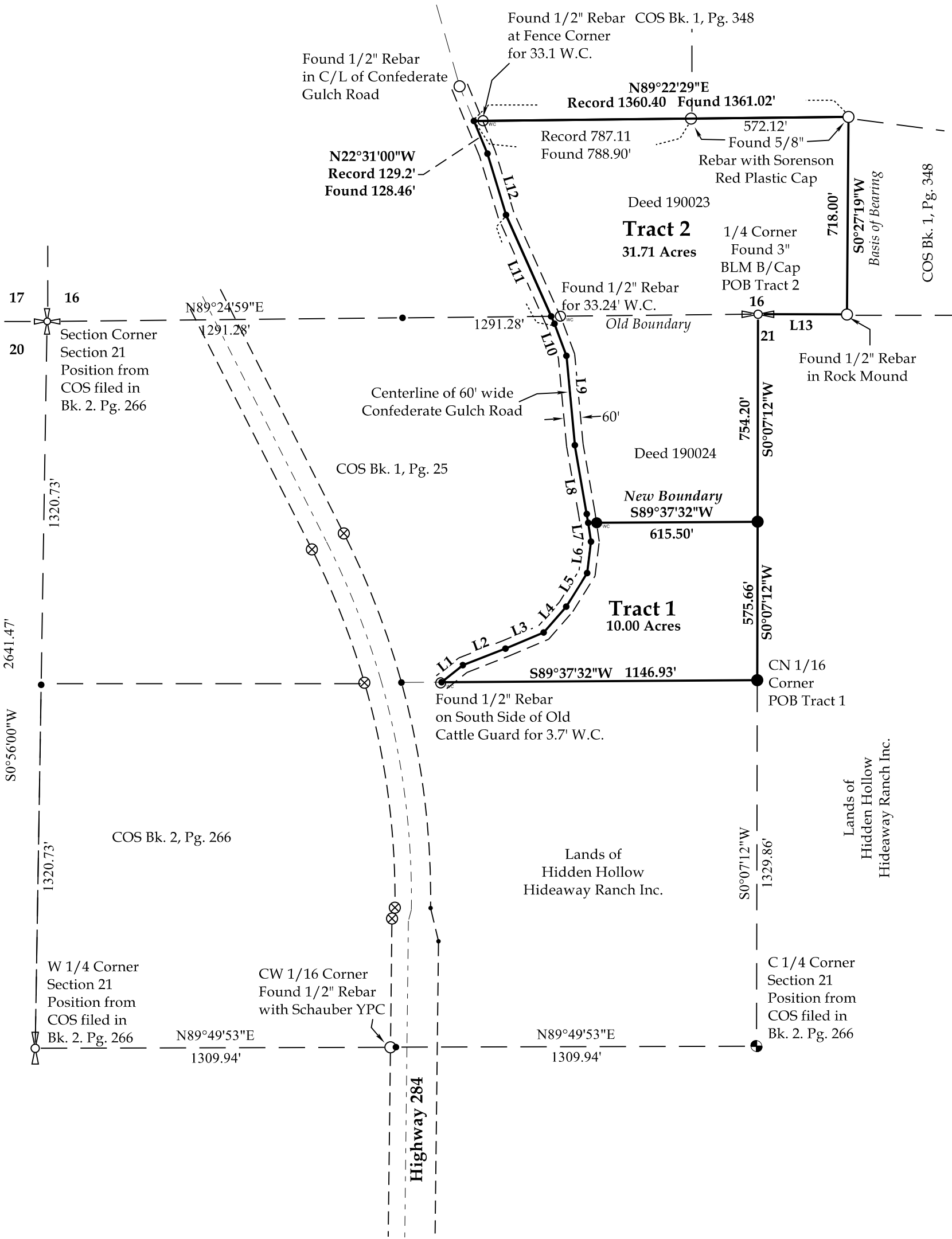
I hereby certify this Certificate of Survey is a true representation of a survey performed under my supervision and completed on August 16, 2021 and described the same as shown on this Certificate of Survey in accordance with the provisions of the Montana Subdivision and Platting Act. Dated this ___ day of _____, 20___.

Surveyor:
Dan Swenson P.L.S. No. 15279
P.O. Box 177
Townsend, Mt. 59644

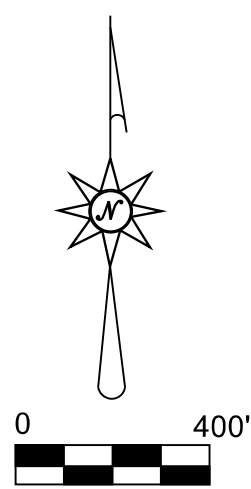
T. 9 N., R. 2 E.



Sec 16 & 21 T. 9 N., R. 2 E.			
David Logan			
Boundary Relocation			
Schauber Surveying		266-4602	
SCALE	PRINT DATE	FILE NAME	
400 Ft/in	8-18-2021	4428.lrv	
DRAWN BY	REVISION	SHEET	JOB
JAS		1/1	4428



LINE	BEARING	HORIZ DIST
L1	N51°20'32"E	98.90'
L2	N68°40'32"E	166.40'
L3	N67°08'02"E	150.50'
L4	N41°15'02"E	124.60'
L5	N31°50'32"E	143.70'
L6	N7°00'32"E	115.40'
L7	N8°37'58"W	68.85'
L8	N9°43'32"W	286.34'
L9	N5°21'30"W	326.30'
L10	N20°22'00"W	124.60'
L11	N24°02'30"W	432.30'
L12	N16°50'30"W	233.00'
L13	N89°49'48"W	323.14'



Basis of Bearing: COS filed in Book 2 of Plats, Page 266

LEGEND	
	Section Corner as Noted
	Quarter Corner
	Center 1/4 Corner as Noted
	Found Rebar as Noted
	Found Witness Corner as Noted
	Concrete R/W Monument
	Set 1/2" Rebar with Swenson OPC (No. 15279)
	Set 1/2" Rebar with Swenson OPC for 31.13' Witness Corner
	Record Point

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