

Certificate of Survey: To Create Tracts for Members of the Immediate Family
Situating in part of the S 1/2 of Section 19, Township 3 North, 1 East, P.M.M., Broadwater County, Montana

Landowner: Bruce and Faye Diane May

Date: January 18, 2023

Legal Description:

Tract B 1 (Family Transfer):

A tract of land being in part of 3rd Amended Tract B of Certificate of Survey Book 2, Page 631 situated in part of the SE 1/4 of Section 19, Township 3 North, Range 1 East, P.M.M., Broadwater County, MT and being more particularly described as follows: Commence at the Southeast Corner of said Section 19; Thence along the East line of said section N00°03'47"W for 1327.46 feet; Thence S 89°14'44" W for 1472.92 feet to the northeast corner of herein described tract and True Point of Beginning; Thence leaving said east line of Section 19 N 71°30'33" W, for a distance of 729.34 feet; Thence S 59°58'52" W, for a distance of 248.54 feet to a point in the centerline of a 30' Wide Private Access Easement; Thence along said easement centerline S 67°22'03" W, for a distance of 746.87 feet; Thence leaving said easement centerline S 67°22'03" W, for a distance of 746.87 feet; Thence N 89°14'44" E, for a distance of 1472.92 feet to a point on the east line of said Section 19; Thence S 00°03'47" E, for a distance of 720.00 feet to the True Point of Beginning containing 20.03 Acres more or less and being served by and subject to right-of-ways and easement

Tract B2 (Family Transfer):

A tract of land being in part of 3rd Amended Tract B of Certificate of Survey Book 2, Page 631 situated in part of the S 1/2 of Section 19, Township 3 North, Range 1 East, P.M.M., Broadwater County, MT and being more particularly described as follows: Commence at the Southeast Corner of said Section 19; Thence along the East line of said section N 00°03'47" W for 1327.46 feet; Thence S 89°14'44" W for 1472.92 feet to the northeast corner of herein described tract and True Point of Beginning; Thence S 11°21'07" E, for a distance of 781.08 feet to a point in the centerline of a 30' Wide Private Access Easement; Thence along said easement centerline S 67°22'03" W, for a distance of 746.87 feet; Thence leaving said Private Easement and along said centerline of Price Road the following two (2) courses: N 43°38'23" W, for a distance of 746.87 feet; Thence along a 2283.41 feet radius curve to the left, having a cord bearing and distance of N 48°09'05" W 359.26 feet for an arc length of 359.63 feet; Thence leaving said centerline N 00°06'34" E, for a distance of 201.82 feet to the C-S 1/16 Corner of said Section 19; Thence N 89°14'44" E, for a distance of 1185.00 feet; to the True Point of Beginning containing 20.33 Acres more or less and being served by and subject to right-of-ways and easements as shown, existing, or of record.

Tract B 3:

A tract of land being in part of 3rd Amended Tract B of Certificate of Survey Book 2, Page 631, situated in part of the SE 1/4 of Section 19, Township 3 North, Range 1 East, P.M.M., Broadwater County, MT and being more particularly described as follows: Commence at the Southeast Corner of said Section 19; Thence along the East line of said section N00°03'47"W for 313.00 feet to the southeast corner of herein described tract and True Point of Beginning; Thence S 78°13'47" W, for a distance of 1649.34 feet to a point in the centerline of Price Road; Thence along said centerline the following three (3) courses: N 31°53'29" W, for a distance of 76.63 feet; Thence along a 1221.95 feet radius curve to the left, having a cord bearing and distance of N 37°45'56" W 250.11 feet for an arc length of 250.55 feet; Thence N 43°38'23" W for a distance of 98.28 feet to the centerline intersection of said Price Road and a 30.0 foot wide Private Access Easement; Thence leaving said Price Road centerline and along the centerline of said Private Access Easement N 67°22'03" E, for a distance of 1049.77 feet to the point of terminus of said Private Easement; Thence leaving said easement N 59°58'52" E, for a distance of 248.54 feet; Thence S 71°30'33" E, for a distance of 729.34 feet to a point on the east line of said Section 19; Thence S 00°03'47" E, for a distance of 294.46 feet to the True Point of Beginning containing 20.40 Acres more or less and being served by and subject to right-of-ways and easements as shown, existing, or of record.

30' Wide Private Access Easement:

A 30' Wide Private Access Road Easement situated in part of part of the S 1/2 of Section 19, Township 3 North, Range 1 East, P.M.M., Broadwater County, MT and being more particularly described as follows: Commence at the Southeast Corner of said Section 19; Thence along the East line of said section N 00°03'47" W for 313.00 feet; Thence leaving said east line S 78°13'47" W for 1649.34 feet to a point in the centerline of Price Road; Thence along said road centerline the following three (3) courses: N 31°53'29" W for 76.63 feet; Thence along a 1221.95 feet radius curve to the left, having a cord bearing and distance of N 37°45'56" W 250.11 feet for an arc length of 250.55 feet; Thence N 43°38'23" W for a distance of 98.28 feet to the centerline of said Private Access Easement and True Point of Beginning; Thence along the centerline of said Access Easement N 67°22'03" E, for a distance of 1049.77 feet to the point of terminus.

Landowner's Certification:

I hereby certify the purpose of this division of land is to Transfer Parcel shown as TRACT 1 on this Certificate of Survey

Tract B 1 To: Relationship: Son
Tract B 2 To: Relationship: Son

and pursuant to 76-3-207 (1) (b) M.C.A. which states: "Divisions made outside of platted subdivisions for the purpose of a single gift or sale in each county to each member of the landowner's immediate family" are exempt from review as a subdivision but subject to survey requirements of 76-3-401.

I certify this is the only gift or sale I have made to the aforementioned immediate family member in the County of Broadwater for the purposes of this exemption. Furthermore, I certify I am entitled to use this exemption and am in compliance with all conditions imposed by law and regulation on the use of this exemption. Therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207 (1) (b), M.C.A.

Tracts B 1 and B 3

According to the 76-4-103, MCA, A subdivision shall comprise only those parcels of less than 20 acres which have been created by a division of land, and the plat thereof shall show all such parcels, whether contiguous or not. The rental or lease of one or more parts of a 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. Therefore, this parcel is not subject to DEQ review.

Tract B 2

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.

Dated this ____ day of ____, 20__

Landowner _____
Bruce May Faye Diane May

Notary:

On this ____ day of ____, 20__, before me a Notary Public for the State of Montana, personally appeared Robert Dale Price 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 Surveyor:

I hereby certify the attached plat is a true representation of a survey performed under my supervision and completed on January 2, 2023 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 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 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 Examination:

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

Montana Registration No. _____

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N37°45'56"W	250.11'	1221.95'	250.55'	11°44'53"	125.72'

LINE	BEARING	HORIZ DIST
L1	N31°53'29"W	76.63'
L2	N43°38'23"W	98.28'

Basis of Bearing: COS Bk. 2, Pg. 631
Deed Reference: Doc. No. 191726

LEGEND	
	Section Corner
	Quarter Corner
	Found 1/2" Rebar with OPC (Swenson) unless Noted
	Found Witness Corner as Noted
	Set Rebar w/ YPC 15279
	Set Witness Corner w/ YPC 15279