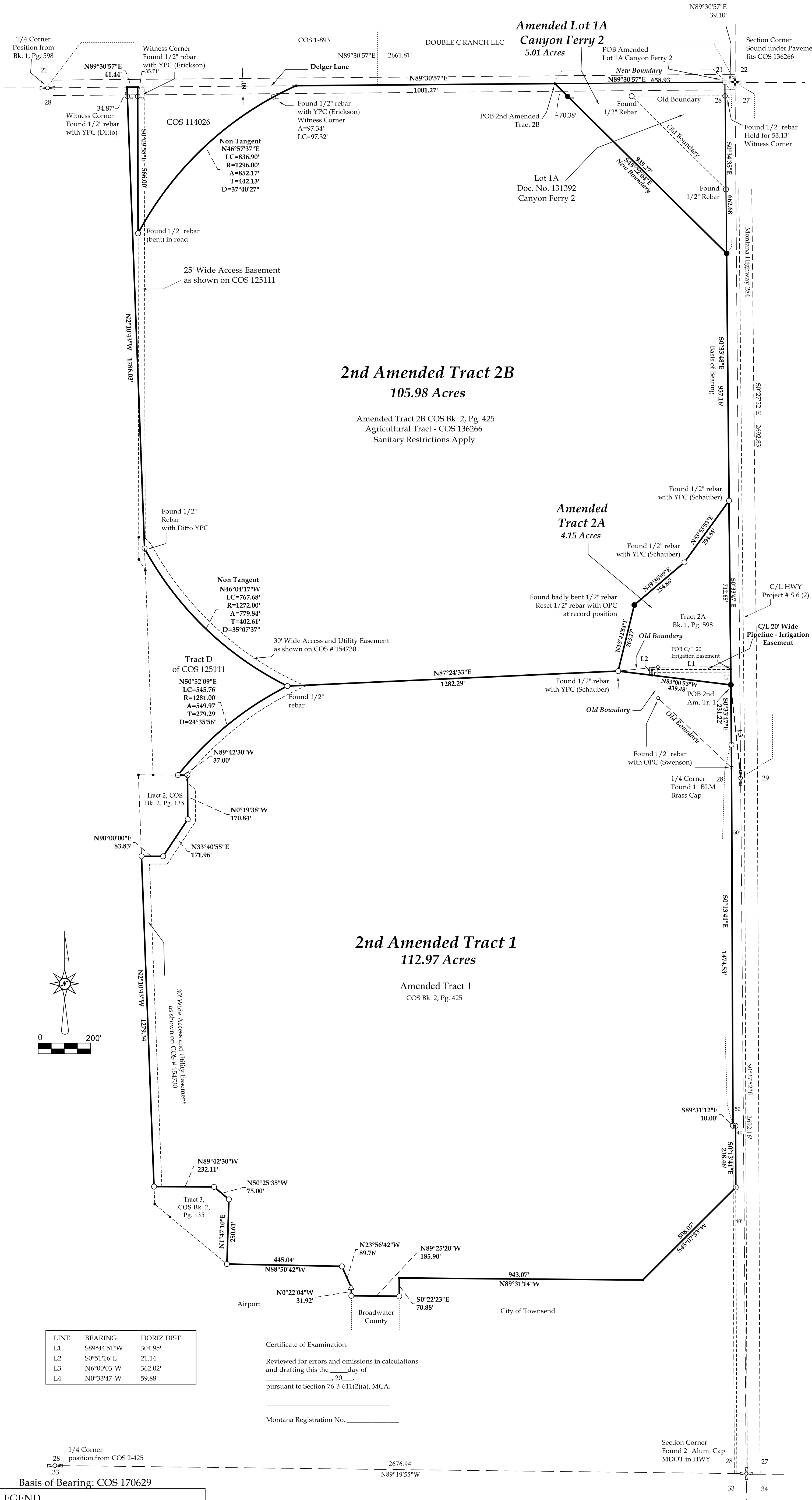


*Certificate of Survey No. \_\_\_\_\_ : To Relocate Boundaries Between Adjacent Properties  
Situating in the NE 1/4 of Section 28, Township 7 North, Range 2 East, P.M.M.,  
Broadwater County, Montana.*

Landowner: Joseph P. Nelson  
December 8, 2020



**Legal Descriptions:**  
2nd Amended Tract 2B  
A tract of land being all of Tract 1A Canyon Ferry 2 of Subdivision Plat filed in Document No. 131392 and part of Amended Tract 2B of Certificate of Survey No. 170629, all being situated in part of the NE 1/4 of Section 28, Township 7 North, Range 2 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commence at the northeast corner of said section; Thence S89°30'57"E along the northerly boundary of said section, for a distance of 698.03 feet to a point on the northerly boundary of herein described tract of land and True Point of Beginning; Thence leaving said section boundary S45°22'04"E, a distance of 935.27 feet to the westerly right-of-way of Montana State Highway No. 284; Thence along said right-of-way S00°33'48"E, for a distance of 957.16 feet; Thence leaving said right-of-way S35°55'53"W, for a distance of 294.34 feet; Thence S49°36'09"W, for a distance of 254.86 feet; Thence S13°42'54"W, for a distance of 263.17 feet; Thence S87°24'33"W, for a distance of 1282.29 feet to the beginning of a non-tangent curve to the right having a radius of 779.84 feet; Thence N2°10'43"W, for a distance of 1786.03 feet to the northerly boundary of said Section 28; Thence along said section boundary N89°30'57"E, for a distance of 41.44 feet; Thence leaving said section boundary S00°09'58"E, for a distance of 566.00 feet to a point on a non-tangent curve to the right having a radius of 1296.00 feet (chord which bears N46°04'17"W 836.90 feet); Thence northwesterly along said curve, a distance of 852.17 feet to the northerly boundary of said Section 28; Thence N89°30'57"E, for a distance of 1001.27 feet to the True Point of Beginning, said parcel being 105.98 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

**Amended Tract 1A Canyon Ferry 2**  
A tract of land being all of Tract 1A Canyon Ferry 2 of Subdivision Plats filed in Document No. 131392 and part of Amended Tract 2B of Certificate of Survey Document No. 170629, all being situated in part of the NE 1/4 of Section 28, Township 7 North, Range 2 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commence at the northeast corner of said section; Thence S89°30'57"W along the northerly boundary of said section, for a distance of 39.10 feet to a point on the westerly right-of-way of Montana State Highway No. 284, said corner also being the northeast corner of herein described tract of land and True Point of Beginning; Thence leaving said section boundary and along said right-of-way S00°34'35"E, a distance of 662.68 feet; Thence leaving said right-of-way N45°22'04"W, for a distance of 935.27 feet to the North boundary of said Section 28; Thence N89°30'57"E, for a distance of 658.93 feet to the True Point of Beginning, said parcel being 5.01 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

**2nd Amended Tract 1**  
A tract of land situated in part of the E 1/2 of Section 28, Township 7 North, Range 2 East, P.M.M., Broadwater County, Montana being more particularly described as follows: Commencing at the E 1/4 corner of said Section 28; Thence N06°00'03"W for a distance of 362.02 feet to a point on the westerly right-of-way of Montana Highway No. 284 and the True Point of Beginning; Thence along said westerly right-of-way the following four (4) courses: S00°33'47"E, a distance of 231.22 feet; Thence S00°13'41"E, for a distance of 1474.53 feet; Thence S89°31'12"E, for a distance of 10.00 feet; Thence S00°13'41"E, for a distance of 238.46 feet; Thence leaving said right-of-way S45°07'33"W, for a distance of 508.07 feet; Thence N89°31'14"W, for a distance of 943.07 feet; Thence S00°22'23"E, for a distance of 70.88 feet; Thence N89°25'20"W, for a distance of 185.90 feet; Thence N00°22'04"W, for a distance of 31.92 feet; Thence N23°56'42"W, for a distance of 89.76 feet; Thence N88°50'42"W, for a distance of 445.04 feet; Thence N1°47'10"E, for a distance of 250.61 feet; Thence N50°25'35"W, for a distance of 75.00 feet; Thence N89°42'30"W, for a distance of 232.11 feet; Thence N2°10'43"W, for a distance of 1279.34 feet; Thence N89°00'00"E, for a distance of 83.83 feet; Thence N33°40'55"E, for a distance of 171.96 feet; Thence N09°19'38"W, for a distance of 170.84 feet; Thence N89°42'30"W, for a distance of 37.00 feet; Thence along a 1281.00 feet radius curve to the right, an arc length of 549.97 feet (chord bears N50°52'09"E 545.76 feet); Thence N87°24'33"E, for a distance of 1282.29 feet; Thence S83°00'53"E, for a distance of 439.48 feet to the True Point of Beginning, said parcel being 112.97 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

**Amended Tract 2A**  
A tract of land situated in part of the E 1/2 of Section 28, Township 7 North, Range 2 East, P.M.M., Broadwater County, Montana being more particularly described as follows: Commencing at the E 1/4 corner of said Section 28; Thence N06°00'03"W for a distance of 362.02 feet to a point on the westerly right-of-way of Montana Highway No. 284 and the True Point of Beginning; Thence N83°00'53"W, a distance of 439.48 feet; Thence N13°42'54"E, for a distance of 263.17 feet; Thence N49°36'09"E, for a distance of 254.86 feet; Thence N35°55'53"E, for a distance of 294.34 feet to a point on the aforementioned westerly right-of-way; Thence S00°33'47"E, for a distance of 712.65 feet to the True Point of Beginning, said parcel being 4.15 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

**C/L 20 feet wide Pipeline - Irrigation Easement**  
A tract of land situated in part of the East 1/2 of Section 28, Township 7 North, Range 2 East, P.M.M., Broadwater County, Montana being more particularly described as follows: Commencing at the E 1/4 corner of said Section 28; Thence N06°00'03"W for a distance of 362.02 feet to a point on the westerly right-of-way of Montana Highway No. 284; Thence along said westerly right-of-way N0°33'47"W for a distance of 59.88 feet to the centerline of a 20 feet wide Pipeline-Irrigation Easement and True Point of Beginning; Thence along said centerline the following three (3) courses: S89°44'51"W, a distance of 304.95 feet to an existing irrigation pump; Thence S00°51'16"E, for a distance of 21.14 feet to a point on the property boundary between Amended Tract 2A and 2nd Amended Tract 1 of 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) (a) and (e) M.C.A., which states: Divisions or aggregations of land exempted from review but subject to survey requirements and zoning regulations -- exceptions -- fees for examination 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:

2nd Amended Tract 2A and 2nd Amended Tract 1: (a) divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties.  
Amended Lot 1A and 2nd Amended Tract B: (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)(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."

**Sanitation Exemptions:**  
Amended Lot 1A Canyon Ferry 2 is excluded from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.602(9) as a parcel that has a previous approval issued under Title 76, chapter 4, part 1, M.C.A. 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, M.C.A.

**2nd Amended Tract 1 and 2nd Amended Tract 2B Sanitation Exemption:**  
Tracts 2nd Amended Tract 1 and 2nd Amended Tract 2B are 20 acres or greater, exclusive of public roadways, and are therefore not subject to sanitation review by the Department of Environmental Quality pursuant to M.C.A. 76-4-102 (22).

**Sanitation Exemption Amended Tract 2A:**  
Amended Tract 2A is excluded from sanitation review by the Department of Environmental Quality pursuant to MCA 76-4-125 (1)(e)(ii) as a remainder of an original tract created by segregating a parcel from the tract for purposes of transfer because the remainder is 1 acre or larger and has an individual sewage system serving a discharge source that was in existence prior to April 29, 1993, and if required when installed, the system was approved pursuant to local regulations or MCA Title 76, Chapter 4.

Landowner: \_\_\_\_\_  
Joseph P. Nelson  
Notary:  
On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me a Notary Public for the State of Montana, personally appeared Joseph P. Nelson, 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 \_\_\_\_\_.

LINE	BEARING	HORIZ DIST
L1	S89°44'51"W	304.95'
L2	S0°51'16"E	21.14'
L3	N6°00'03"W	362.02'
L4	N0°33'47"W	59.88'

**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), M.C.A.

Montana Registration No. \_\_\_\_\_

**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 \_\_\_\_\_ and recorded in Book \_\_\_\_\_ of Records of the Clerk and Recorder, Broadwater County, Montana, Document No. \_\_\_\_\_.

Clerk and Recorder \_\_\_\_\_

**Certificate of Surveyor:**  
I hereby certify the attached plat is a true representation of a survey performed under my supervision and completed on December 8, 2020 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

1/4 Corner position from COS 2-425  
Basis of Bearing: COS 170629

**LEGEND**

- ⊕ Section Corner as Noted
- ⊙ Quarter Corner as Noted
- Found Rebar as noted
- Found Witness Corner as noted
- Found 4"x4" Con. R/W Mon.
- △ Found P/K Nail in Top of Post
- Set 1/2" Rebar with Swenson OPC (No. 15279)
- Set Witness Corner with Swenson OPC (No. 15279)
- Point of Record
- POB Point of Beginning

T. 7 N., R. 2 E.	
28	
NE 1/4 Sec. 28, T. 7N., R. 2E.	
Joe Nelson	
Boundary Relocation	
Schauber Surveying 266-4602	
DATE	FILE NAME
12-11-2020	4309 A.rvt
1/1	4309
JAS	JOB