

Certificate of Survey No. _____: To Create a Tract for a Member of the Immediate Family

Situated in part of the S 1/2 of Section 10, Township 5 North, Range 2 East, P.M.M., Broadwater County, Montana

Landowner: *Joe Nelson*
Date: *August 25, 2020*

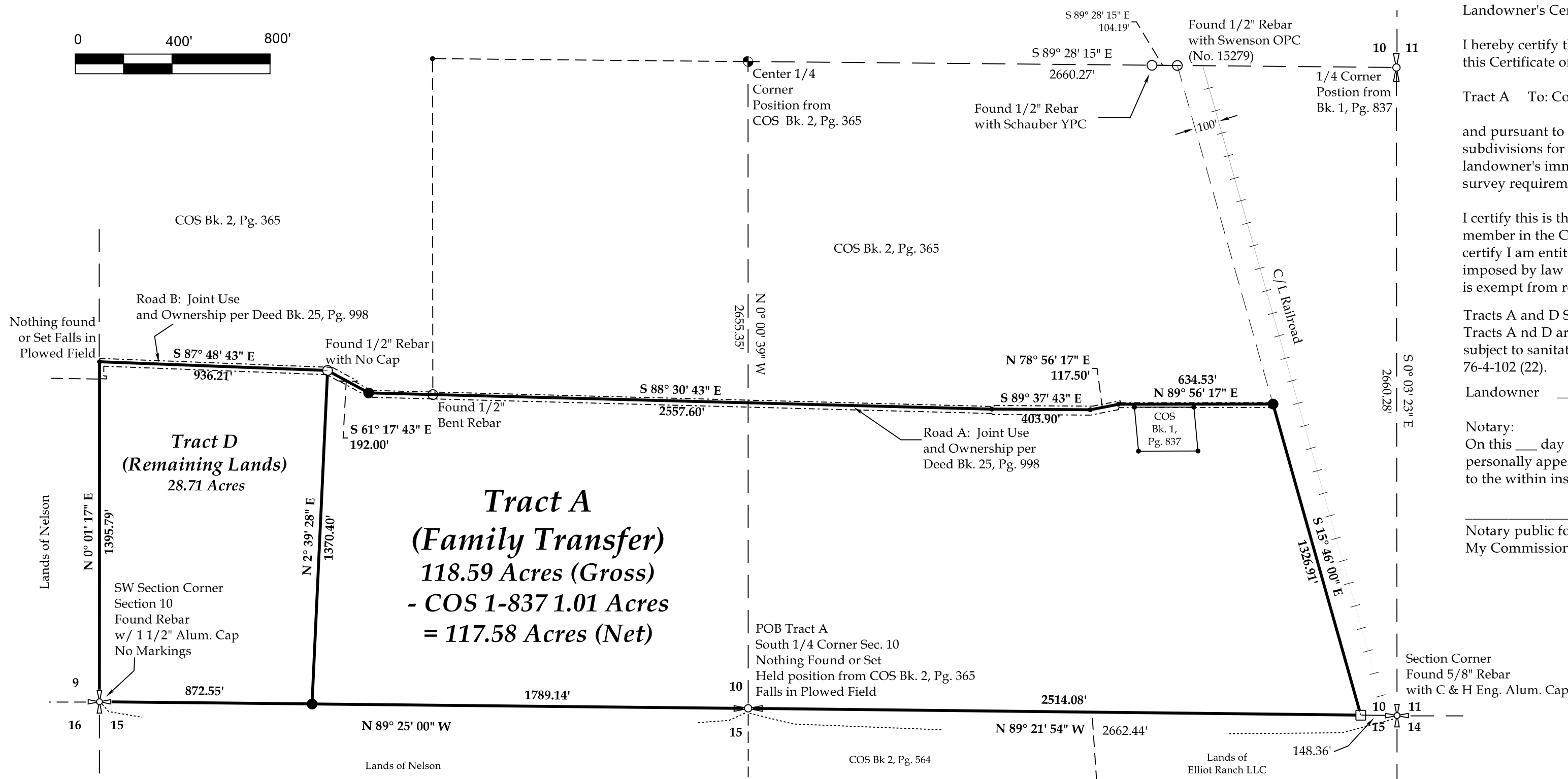
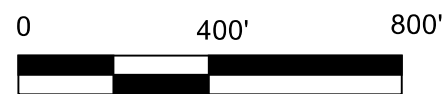
Legal Description:

Tract A (Family Transfer)

A Tract of Land being part of the S 1/2 of Section 10, Township 5 North, Range 2 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commencing at the South 1/4 corner of said Section 10 for the Point of Beginning; Thence along the South line of said Section 10 N 89°25'00" W, a distance of 1789.14 feet; Thence leaving said section line N 2°39'28" E, for a distance of 1370.40 feet; Thence S 61°17'43" E, for a distance of 192.00 feet; Thence S 88°30'43" E, for a distance of 2557.60 feet; Thence S 89°37'43" E, for a distance of 403.90 feet; Thence N 78°56'17" E, for a distance of 117.50 feet; Thence N 89°56'17" E, for a distance of 634.53 feet to the Westerly right-of-way of the Montana Rail Line Railroad; Thence along said right-of-way S 15°46'00" E, for a distance of 1326.91 feet to the South line of said Section 10; Thence leaving said right-of-way N 89°21'54" W, for a distance of 2514.08 feet to Point of Beginning, said parcel having a gross acreage of 118.59 Acres more or less, minus 1.01 Acres more or less of Certificate of Survey filed in Book 1, Page 837, have a Net Acreage of 117.58 Acres more or less, and being served by and subject to rights-of-way and easements as shown, existing, or of record.

Tract D

A Tract of Land being part of the SW 1/4 of Section 10, Township 5 North, Range 2 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commencing at the SW corner of said Section 10, said corner being the Southwest corner of herein described Tract of Land and Point of Beginning; Thence along the West line of said section N 00°01'17" E, a distance of 1395.79 feet; Thence leaving said section line S 87°48'43" E, for a distance of 936.21 feet; Thence S 2°39'28" W, for a distance of 1370.40 feet to the South line of said Section 10; Thence N 89°25'00" W, for a distance of 872.55 feet to the Point of Beginning, said parcel being 28.71 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:

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

Tract A To: Colin Nelson 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 A and D Sanitation Exemption:

Tracts A and D 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).

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 _____.

Certificate of Surveyor:

I hereby certify the attached plat is a true representation of a survey performed under my supervision and completed on August 27, 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

LEGEND

- Section Corner as Noted
- Quarter Corner as Noted
- Found Rebar as Noted
- Railroad Tie Fence Post
- Set Rebar with Swenson OPC (No. 15279)
- Center 1/4 Corner as Noted

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 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___.

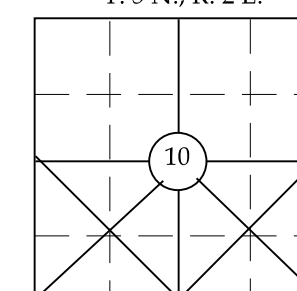
Treasurer

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

T. 5 N., R. 2 E.



Section 10, T. 5 N., R. 2 E., Broadwater Co., Mt.			
Joe Nelson			
Family Transfer			
Schauber Surveying		266-4602	
SCALE 400 Ft/In	PRINT DATE 8-28-2020	FILE NAME 4256.TRV	
DRAWN BY JAS	REVISION	SHEET 1/1	JOB 4256