

**197585 Fee: \$ 16.00 Bk 256 Pg 250**

BROADWATER COUNTY Recorded 10/23/2023 at 11:02 AM  
Angie Paulsen, Clk & Rcdr By Mandi Paulsen Deputy  
Return to: JACKSON, MURDO & GRANT, P.C. 203 N EWING ST  
HELENA, MT 59601-4202

Return to:  
Hanna Warhank  
Jackson, Murdo & Grant, P.C.  
203 N. Ewing St.  
Helena, MT 59601

## QUITCLAIM DEED

FOR VALUE RECEIVED, **JUDITH ANN REYNOLDS**, Trustee of the **JUDITH ANN REYNOLDS TRUST**, of 310 Filson Road, Winston, Montana 59647 ("Transferor"), transfers, conveys, and quitclaims unto **JUDITH ANN REYNOLDS**, of 310 Filson Road, Winston, Montana 59647, ("Transferee"), the following property located in Broadwater County, Montana, to-wit:

Township 9 North, Range 1 East, M.P.M.

Section 30: SW $\frac{1}{4}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 31: A tract of land situation in the N $\frac{1}{2}$ , more particularly described as follows:

The E $\frac{1}{2}$ NW $\frac{1}{4}$  of said Section 31 along with that portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 31 described as follows:


Commencing on the NE section corner of said Section 31 as established by HANSON 2523 ES, thence S. 89°49'12" W., a distance of 1302.88 ft. to a  $\frac{3}{4}$  iron pin; thence, N. 89°58'46" W., a distance of 148.92 ft. to the true point of beginning. Then, from this point of beginning, S. 32°19'14" W., a distance of 2125.29 ft. to a point of the east boundary of said E $\frac{1}{2}$ NW $\frac{1}{4}$  Section 31; thence N. 01°20'42" W., a distance of 1796.96 ft. to a  $\frac{3}{4}$  iron pin; thence S. 8°58'43" E., a distance of 1178.47 ft to the point of beginning.

References: Plat recorded in Book 1 of Plats, page 907; Document No. 165131, Bk. 136, Pg. 60.

TO HAVE AND TO HOLD, all the said premises and appurtenances now held or hereafter acquired by Transferor unto Transferee and the heirs, successors and assigns of Transferee, FOREVER, without warranty of any kind.

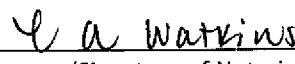
DATED the 12 day of September, 2023.

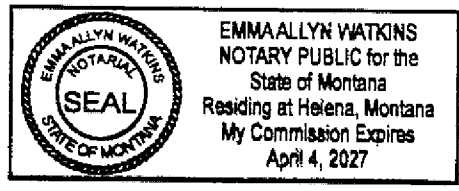
**JUDITH ANN REYNOLDS TRUST**

By:   
Judith Ann Reynolds, Trustee

State of Montana            )  
County of Lewis & Clark    )

This instrument was acknowledged before me on the 12 day of September, 2023, by **JUDITH ANN REYNOLDS**, Trustee of the **JUDITH ANN REYNOLDS TRUST**.

  
(Signature of Notarial Officer)  
(Affix Official Stamp To Left)



# CERTIFICATE OF SURVEY

**LOCATED IN SECS 30 AND 31, TOWNSHIP 9 NORTH, RANGE 1 EAST, P.M. MT., BROADWATER COUNTY.**

**PURPOSE:** (1) BOUNDARY AGREEMENT; (2) BOUNDARY RELOCATION; (3) FAMILY TRANSFER; (4) DEFINE A PORTION OF THE 60 FOOT WIDE COUNTRY ROAD RIGHT-OF-WAY LIMIT FOR FILSON ROAD BASED ON THE EXISTING PHYSICAL CENTERLINE OF ROAD; (5) CREATE A 30 FOOT WIDE PRIVATE ACCESS EASEMENT; ALL AS SHOWN/DESCRIBED ON THIS CERTIFICATE OF SURVEY.  
**COMMISSIONED BY:** JUDITH ANN REYNOLDS

## LEGAL DESCRIPTION: TRACT A1

A TRACT OF LAND LOCATED IN THE SW 1/4 AND THE SE 1/4 OF SECTION 30, AND THE NW 1/4 OF SECTION 31, TOWNSHIP 9 NORTH, RANGE 1 EAST, P.M. MONTANA, BROADWATER COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE N 89°56'06"W, 599.39 FEET ALONG THE NORTH LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING; THENCE S 53°57'15"W, 185.00 FEET; THENCE S 34°11'52"W, 275.61 FEET; THENCE S 32°05'54"W, 368.14 FEET; THENCE S 63°25'53"W, 223.47 FEET; THENCE N 01°04'01"W, 749.57 FEET TO THE NORTH LINE OF SAID SECTION 31; THENCE N 89°56'06"W, 8.91 FEET ALONG THE NORTH LINE OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF GOV'T LOT 4; THENCE N 00°34'52"E, 1329.91 FEET TO THE NORTHEAST CORNER OF GOV'T LOT 4; THENCE S 89°49'32"E, 1321.65 FEET TO THE CENTER-SOUTH 1/16 CORNER OF SECTION 30; THENCE S 89°49'47"E, 156.76 FEET ALONG THE SOUTH 1/16 LINE OF SAID SECTION 30; THENCE S 41°31'05"W, 1212.05 FEET; THENCE S 08°10'01"E, 405.83 FEET; THENCE S 53°57'15"W, 28.79 FEET TO THE POINT OF BEGINNING. THE TRACT OF LAND CONTAINS 36.00 ACRES MORE OR LESS AND SUBJECT TO ALL EXISTING/RECORDED EASEMENTS, DOCUMENTS OF RECORD AND EASEMENTS SHOWN ON THIS CERTIFICATE OF SURVEY.

## LEGAL DESCRIPTION: TRACT A2

A TRACT OF LAND LOCATED IN THE SW 1/4 AND THE SE 1/4 OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 1 EAST, P.M. MONTANA, BROADWATER COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 30; THENCE N 89°56'06"W, 599.39 FEET ALONG THE SOUTH LINE OF SAID SECTION 30; THENCE N 53°57'15"E, 28.79 FEET; THENCE N 08°10'01"W, 405.83 FEET; THENCE N 41°31'05"E, 1212.05 FEET TO THE SOUTH 1/16 LINE OF SAID SECTION 30; THENCE S 89°49'47"E, 1165.10 FEET TO THE SOUTHEAST 1/16 CORNER OF SAID SECTION 30; THENCE S 00°32'42"W, 1322.15 FEET ALONG THE SOUTH LINE OF SAID SECTION 30 TO THE POINT OF BEGINNING. THE TRACT OF LAND CONTAINS 51.09 ACRES MORE OR LESS AND SUBJECT TO ALL EXISTING/RECORDED EASEMENTS, DOCUMENTS OF RECORD AND EASEMENTS SHOWN ON THIS CERTIFICATE OF SURVEY.

## LEGAL DESCRIPTION: TRACT B

A TRACT OF LAND LOCATED IN SECTION 31, TOWNSHIP 9 NORTH, RANGE 1 EAST, P.M. MONTANA, BROADWATER COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE S 89°56'33"E, 1194.73 FEET TO THE NORTHEAST CORNER OF CERTIFICATE OF SURVEY NO. 1-907; THENCE S 32°23'31"W, 2130.07 FEET ALONG THE EASTERLY LINE OF CERTIFICATE OF SURVEY NO. 1-907; THENCE S 01°17'32"E, 858.19 FEET; THENCE S 89°58'07"W, 1356.78 FEET; THENCE N 01°04'01"W, 1910.93 FEET; THENCE N 63°25'53"E, 223.47 FEET; THENCE N 32°05'54"E, 368.14 FEET; THENCE N 34°11'52"E, 275.61 FEET; THENCE N 53°57'15"E, 185.00 FEET TO THE NORTH LINE OF SAID SECTION 31; THENCE S 89°56'06"E, 599.39 FEET ALONG THE NORTH LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING. THE TRACT OF LAND CONTAINS 99.17 ACRES MORE OR LESS AND SUBJECT TO ALL EXISTING/RECORDED EASEMENTS, DOCUMENTS OF RECORD AND EASEMENTS SHOWN ON THIS CERTIFICATE OF SURVEY.

## CERTIFICATE OF SUBDIVISION EXEMPTIONS:

I/WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE DIVISION OF LAND SHOWN ON THIS CERTIFICATE OF SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF SECTION 76-3-207(1)(a) OF MCA, BECAUSE THIS IS A DIVISION MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES.

## NOTE:

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 REFERENCE 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.

I/WE, THE UNDERSIGNED, HEREBY CERTIFY THAT **TRACT A1** AS SHOWN ON THIS CERTIFICATE OF SURVEY IS A DIVISION OF LAND AND IS EXEMPT FROM REVIEW AS A SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF SECTION 76-3-207(1)(a), MCA, BECAUSE 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 MEMBER (TRACT A1 - KIM FERRY - DAUGHTER).

## CERTIFICATE OF DEQ EXCLUSION:

I/WE, THE UNDERSIGNED, HEREBY CERTIFY THAT **TRACTS A1, A2, AND B** AS SHOWN ON THIS CERTIFICATE OF SURVEY ARE EXEMPT FROM DEQ REVIEW IN ACCORDANCE WITH SECTION MCA 76-4-102(23) BECAUSE A "SUBDIVISION" MEANS A DIVISION OF LAND OR LAND SO DIVIDED THAT CREATES ONE OR MORE PARCELS CONTAINING LESS THAN 20 ACRES, EXCLUSIVE OF PUBLIC ROADWAYS, IN ORDER THAT THE TITLE TO OR POSSESSION OF THE PARCELS MAY BE SOLD, RENTED, LEASED, OR OTHERWISE CONVEYED AND INCLUDES ANY RESUBDIVISION, ANY CONDOMINIUM, TOWNHOME, OR TOWNHOUSE, OR ANY AREA, REGARDLESS OF SIZE, THAT PROVIDES PERMANENT MULTIPLE SPACE FOR RECREATIONAL CAMPING VEHICLES OR MOBILE HOMES

OWNER: JUDITH ANN REYNOLDS

STATE OF MONTANA COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS SIGNED OR ACKNOWLEDGED BEFORE ME ON THIS  
DAY OF \_\_\_\_\_, 20\_\_\_\_.

By JUDITH ANN REYNOLDS

NOTARY SIGNATURE \_\_\_\_\_

## CERTIFICATE OF ACKNOWLEDGEMENT / ACCEPTANCE (BOUNDARY AGREEMENT)

I/WE, THE UNDERSIGNED PROPERTY OWNER(S), HEREBY ACKNOWLEDGE/ACCEPT THE THREE 3/4" REBAR (CORNER MONUMENTS) SET BY ART RADER (LAND SURVEYOR) IN 1970, AS DEFINING THE COMMON BOUNDARY LINES BETWEEN ADJACENT PROPERTY OWNERS/LANDS. HERETOFORE, I/WE ACKNOWLEDGE/ACCEPTED (WHERE NOTED) THE "BOUNDARY AGREEMENT" NOTATION AS THE COMMON PROPERTY/FEE OWNERSHIP LINE. ALL AS SHOWN/DESCRIBED ON THIS CERTIFICATE OF SURVEY (SHEETS 2 OF 3 AND 3 OF 3).  
FEE OWNERSHIP TRANSFER EXECUTED PER ATTACHED QUIT CLAIM DEEDS. THUS HEREBY REINQUISH ANY RIGHT/CLAIM OF OWNERSHIP IN EACH OTHERS LANDS.

OWNER: JUDITH ANN REYNOLDS

STATE OF MONTANA COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS SIGNED OR ACKNOWLEDGED BEFORE ME ON THIS  
DAY OF \_\_\_\_\_, 20\_\_\_\_.

By JUDITH ANN REYNOLDS

NOTARY SIGNATURE \_\_\_\_\_

OWNER: MATTHEW F. DIEHL

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS SIGNED OR ACKNOWLEDGED BEFORE ME ON THIS  
DAY OF \_\_\_\_\_, 20\_\_\_\_.

By MATTHEW F. DIEHL

NOTARY SIGNATURE \_\_\_\_\_

OWNER: WINSTON LIVESTOCK CO.

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS SIGNED OR ACKNOWLEDGED BEFORE ME ON THIS  
DAY OF \_\_\_\_\_, 20\_\_\_\_.

By MATTHEW F. DIEHL ACTING IN THE CAPACITY OF \_\_\_\_\_ PRESIDENT

ON BEHALF OF WINSTON LIVESTOCK CO.

NOTARY SIGNATURE \_\_\_\_\_

## CERTIFICATE OF ACKNOWLEDGEMENT / ACCEPTANCE:

**60' WIDE COUNTRY ROAD RIGHT-OF-WAY LIMIT**  
I/WE, THE UNDERSIGNED PROPERTY OWNER(S), HEREBY ACKNOWLEDGE/ACCEPT THE NEWLY DEFINED LOCATION FOR THE 60 FOOT WIDE COUNTRY ROAD RIGHT-OF-WAY LIMIT - PORTION OF FILSON ROAD (BASED ON THE EXISTING PHYSICAL CENTERLINE OF ROAD, C.O.S #'S 1-505, 2-238A, & 2-475) AS SHOWN/DESCRIBED ON THIS CERTIFICATE OF SURVEY (SHEETS 2 OF 3 AND 3 OF 3).

## CERTIFICATE OF ACKNOWLEDGEMENT/APPROVAL: 30' WIDE PRIVATE ACCESS EASEMENT

I/WE, THE UNDERSIGNED PROPERTY OWNER(S) HEREBY CREATE/DEFINE/GRAANT THE 30 FOOT WIDE "PRIVATE ACCESS EASEMENT" AS SHOWN AND DESCRIBED ON THIS CERTIFICATE OF SURVEY (SHEETS 2 OF 3 AND 3 OF 3) WITH THE FOLLOWING CONDITIONS:

- (1) EASEMENT SHALL PERMIT INGRESS/EGRESS/UTILITIES TO THE LAND OWNER(S) OF THE "THIRD AMENDED LOT" OF CERTIFICATE OF SURVEY NO. 2-288, EXCLUSIVELY, AND ANY PORTION THEREOF;
  - (2) ANY TYPE OF ROADWAY SURFACE IS PERMITTED;
  - (3) BORROW DITCHES/CULVERTS/ETC., ARE PERMITTED FOR DRAINAGE;
  - (4) EASEMENT MUST WORK IN HARMONY WITH ALL EXISTING/RECORDED EASEMENTS AND DOCUMENTS OF RECORD;
  - (5) MAINTENANCE/LIABILITY OF EASEMENT IS THE RESPONSIBILITY OF THOSE SAID LAND OWNER(S) USING THE PRIVATE ACCESS & UTILITY EASEMENT FOR ACCESS/UTILITIES;
  - (6) EASEMENT RIGHTS/CONDITIONS/TERMS WERE DETERMINED BY NEGOTIATIONS BETWEEN THE UNDERSIGNED PROPERTY OWNER(S) AND SHOULD BE CONSTRUED IN ACCORDANCE WITH THE FAIR INTENT AND MEANING OF THE EASEMENT'S LANGUAGE, CONSIDERED IN ITS ENTIRETY AND NOT FOR OR AGAINST ANY OF THE OWNER(S). REGARDLESS OF WHICH OWNER(S) PREPARED THIS EASEMENT CERTIFICATE. EACH OWNER(S) ACKNOWLEDGES THAT THEY HAVE CONSULTED WITH, OR HAS HAD AN OPPORTUNITY TO CONSULT WITH, ITS OWN ATTORNEY IN CONNECTION WITH THE NEGOTIATION AND EXECUTION OF THIS EASEMENT AS SHOWN/DESCRIBED ON THIS CERTIFICATE OF SURVEY.
- EASEMENT TO RUN WITH THE LAND (HIS/HER/THEIR) HEIRS, SUCCESSORS, AND/OR ASSIGNS.

OWNER: JUDITH ANN REYNOLDS

STATE OF MONTANA COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS SIGNED OR ACKNOWLEDGED BEFORE ME ON THIS  
DAY OF \_\_\_\_\_, 20\_\_\_\_.

By JUDITH ANN REYNOLDS

NOTARY SIGNATURE \_\_\_\_\_

## CERTIFICATE OF COUNTY TREASURER:

I, HEREBY CERTIFY, PURSUANT TO SECTION 76-3-207(3) OF MCA, THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND DESCRIBED ON THIS PLAT AND ENCUMBERED BY THE PROPOSED "CERTIFICATE OF SURVEY", HAVE BEEN PAID.

GEO CODE: 43-1791-30-3-01-01-0000 ASSESSMENT CODE: 0007000628,  
GEO CODE: 43-1791-31-2-01-02-0000 ASSESSMENT CODE: 0007000628.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TREASURER, BROADWATER COUNTY, MONTANA. \_\_\_\_\_

## CERTIFICATE OF EXAMINING LAND SURVEYOR:

REVIEWED FOR ERRORS AND OMISSIONS IN CALCULATIONS  
AND DRAFTING \_\_\_\_\_ DAY OF \_\_\_\_\_,  
20\_\_\_\_, PURSUANT TO SECTION 76-3-611(2)(a), MCA.

EXAMINING LAND SURVEYOR \_\_\_\_\_

LICENSE NO. \_\_\_\_\_

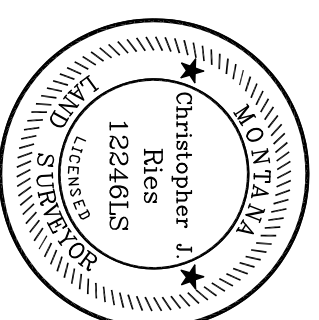
DOCUMENT NO.: \_\_\_\_\_

SHEET 1 OF 3

1/4 SEC.	T.	R.
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

P.M. MONTANA,  
BROADWATER COUNTY.

CHRISTOPHER J. RISS (1224615)  
PROFESSIONAL LAND SURVEYOR  
DATE: \_\_\_\_\_



CERTIFICATE OF SURVEYOR

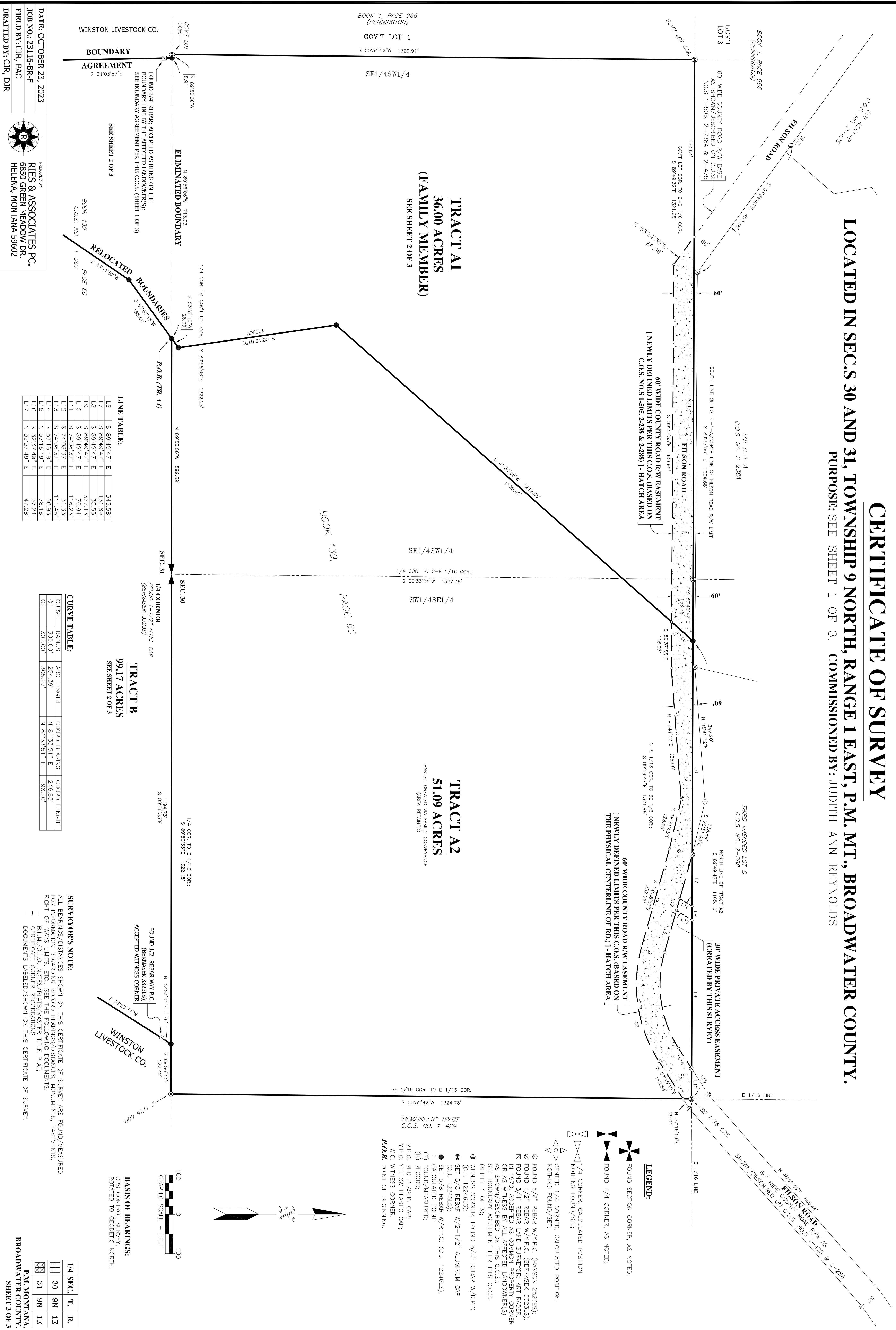
DATE: OCTOBER 23, 2023  
JOB NO.: 23116-BR-F  
FIELD BY: CIR, PAC  
DRAFTED BY: CIR, DIR

PREPARED BY:  
**RIS & ASSOCIATES PC,**  
6850 GREEN MEADOW DR,  
HELENA, MONTANA 59602

# CERTIFICATE OF SURVEY

**LOCATED IN SECS. 30 AND 31, TOWNSHIP 9 NORTH, RANGE 1 EAST, P.M. MT., BROADWATER COUNTY.**

**PURPOSE: SEE SHEET 1 OF 3. COMMISSIONED BY: JUDITH ANN REYNOLDS**



**TRACT A1**  
**36.00 ACRES**  
**(FAMILY MEMBER)**  
SEE SHEET 2 OF 3

**TRACT A2**  
**51.09 ACRES**  
PARCEL CREATED VIA FAMILY CONVEYANCE (AND REMAINED)

**TRACT B**  
**99.17 ACRES**  
SEE SHEET 2 OF 3

**LINE TABLE:**

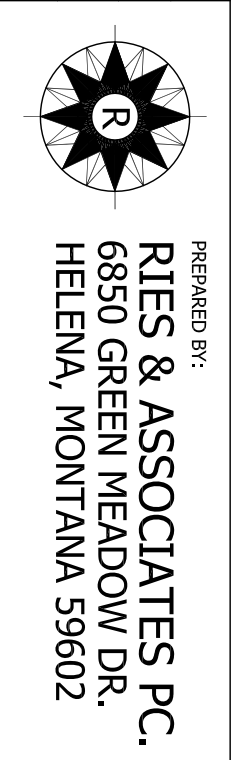
L6	S 89°49'47" E	543.58'
L7	S 89°49'47" E	131.89'
L8	S 89°49'47" E	35.55'
L9	S 89°49'47" E	377.13'
L10	S 89°49'47" E	76.94'
L11	S 74°08'37" E	116.23'
L12	S 74°08'37" E	31.33'
L13	S 74°08'37" E	111.45'
L14	N 57°16'19" E	60.93'
L15	N 57°16'19" E	78.16'
L16	N 32°37'49" E	37.24'
L17	N 32°37'49" E	47.28'

**CURVE TABLE:**

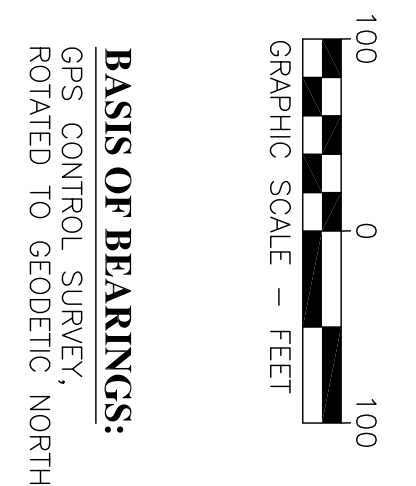
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	300.00'	254.43'	N 81°33'51" E	246.83'
C2	300.00'	305.27'	N 81°33'51" E	296.20'

**SURVEYOR'S NOTE:**  
ALL BEARINGS/DISTANCES SHOWN ON THIS CERTIFICATE OF SURVEY ARE FOUND/MEASURED, FOR INFORMATION REGARDING RECORD BEARINGS/DISTANCES, MONUMENTS, EASEMENTS, RIGHT-OF-WAYS LIMITS, ETC., SEE THE FOLLOWING DOCUMENTS:  
- B.L.M./G.L.O. NOTES/PLATS/MASTER TITLE PLAT;  
- CERTIFICATE CORNER RECORDATIONS  
- DOCUMENTS LABELLED/SHOWN ON THIS CERTIFICATE OF SURVEY.

DATE: OCTOBER 23, 2023  
JOB NO.: 23116-BR-F  
FIELD BY: CJR, PAC  
DRAWN BY: CJR, DIR



PREPARED BY:  
**RIES & ASSOCIATES P.C.**  
6850 GREEN MEADOW DR.  
HELENA, MONTANA 59602



**BASIS OF BEARINGS:**

1/4 SEC.	T.	R.
30	9N	1E
31	9N	1E

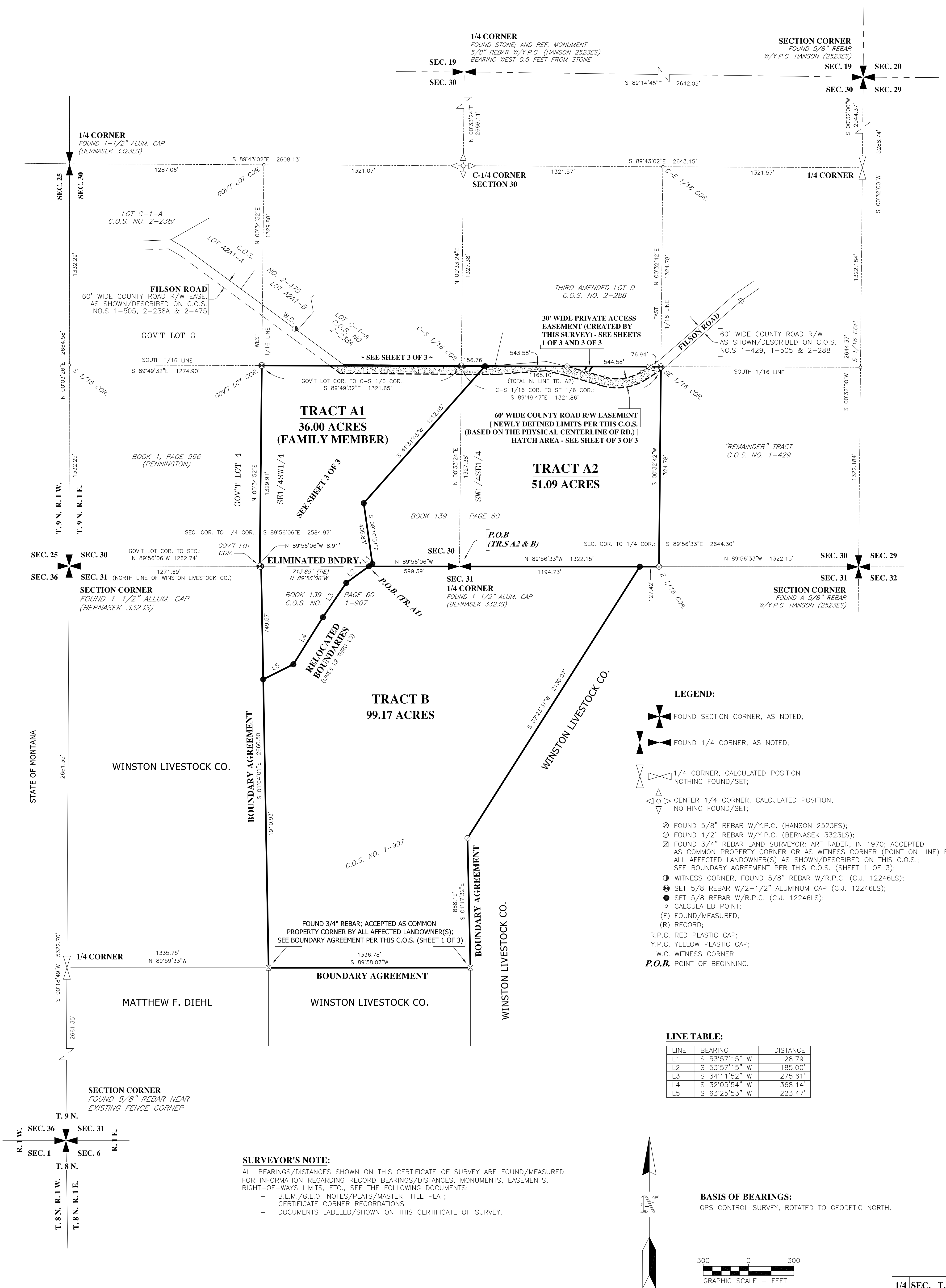
P.M. MONTANA,  
BROADWATER COUNTY,  
SHEET 3 OF 3

# CERTIFICATE OF SURVEY

**LOCATED IN SEC.S 30 AND 31, TOWNSHIP 9 NORTH, RANGE 1 EAST, P.M. MT., BROADWATER COUNTY.**

**PURPOSE:** (1) BOUNDARY AGREEMENT; (2) BOUNDARY RELOCATION; (3) FAMILY TRANSFER; (4) DEFINE A PORTION OF THE 60 FOOT WIDE COUNTY RIGHT-OF-WAY LIMIT FOR FILSON ROAD BASED ON THE EXISTING PHYSICAL CENTERLINE OF ROAD; (5) CREATE A 30 FOOT WIDE PRIVATE ACCESS EASEMENT; ALL AS SHOWN/DESCRIBED ON THIS CERTIFICATE OF SURVEY.

**COMMISSIONED BY:** JUDITH ANN REYNOLDS



**LEGEND:**

- FOUND SECTION CORNER, AS NOTED;
- FOUND 1/4 CORNER, AS NOTED;
- 1/4 CORNER, CALCULATED POSITION NOTHING FOUND/SET;
- CENTER 1/4 CORNER, CALCULATED POSITION, NOTHING FOUND/SET;
- FOUND 5/8" REBAR W/Y.P.C. (HANSON 2523ES);
- FOUND 1/2" REBAR W/Y.P.C. (BERNASEK 3323LS);
- FOUND 3/4" REBAR LAND SURVEYOR: ART RADER, IN 1970; ACCEPTED AS COMMON PROPERTY CORNER OR AS WITNESS CORNER (POINT ON LINE) BY ALL AFFECTED LANDOWNER(S) AS SHOWN/DESCRIBED ON THIS C.O.S.; SEE BOUNDARY AGREEMENT PER THIS C.O.S. (SHEET 1 OF 3);
- WITNESS CORNER, FOUND 5/8" REBAR W/R.P.C. (C.J. 12246LS);
- SET 5/8 REBAR W/2-1/2" ALUMINUM CAP (C.J. 12246LS);
- SET 5/8 REBAR W/R.P.C. (C.J. 12246LS);
- CALCULATED POINT;
- FOUND/MEASURED;
- RECORD;
- R.P.C. RED PLASTIC CAP;
- Y.P.C. YELLOW PLASTIC CAP;
- W.C. WITNESS CORNER.
- P.O.B. POINT OF BEGINNING.

**LINE TABLE:**

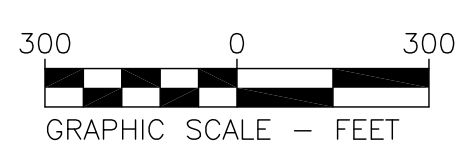
LINE	BEARING	DISTANCE
L1	S 53°57'15" W	28.79'
L2	S 53°57'15" W	185.00'
L3	S 34°11'52" W	275.61'
L4	S 32°05'54" W	368.14'
L5	S 63°25'53" W	223.47'

**SURVEYOR'S NOTE:**

ALL BEARINGS/DISTANCES SHOWN ON THIS CERTIFICATE OF SURVEY ARE FOUND/MEASURED. FOR INFORMATION REGARDING RECORD BEARINGS/DISTANCES, MONUMENTS, EASEMENTS, RIGHT-OF-WAYS LIMITS, ETC., SEE THE FOLLOWING DOCUMENTS:  
 - B.L.M./G.L.O. NOTES/PLATS/MASTER TITLE PLAT;  
 - CERTIFICATE CORNER RECORDATIONS  
 - DOCUMENTS LABELED/SHOWN ON THIS CERTIFICATE OF SURVEY.

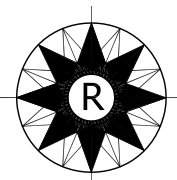
**BASIS OF BEARINGS:**

GPS CONTROL SURVEY, ROTATED TO GEODETIC NORTH.



1/4 SEC.	T.	R.
	30	9N 1E
	31	9N 1E

DATE: OCTOBER 23, 2023  
 JOB NO.: 23116-BR-F  
 FIELD BY: CJR, PAC  
 DRAFTED BY: CJR, DJR



PREPARED BY:  
**RIES & ASSOCIATES PC.**  
 6850 GREEN MEADOW DR.  
 HELENA, MONTANA 59602