

*Certificate of Survey No. \_\_\_\_\_: To Create a Tract for a Member of the Immediate Family  
Situated in the NE 1/4 of Section 4, Township 4 North, Range 1 East, P.M.M.,  
Broadwater County, Montana.*

*Landowner: John Charles Rose  
Date: May 4, 2021*

**Legal Description:**

**Tract A**

A tract of land situated in part of the NE 1/4, Section 4, Township 4 North, Range 1 East, P.M.M., Broadwater County, Montana being more particularly described as follows: Commence at the North 1/4 corner of said Section 4 for the Point of Beginning; Thence N 89°48'00" E, a distance of 2648.50 feet to the NE Corner of said Section 4; Thence S 1°02'28" E, for a distance of 2667.65 feet to the E 1/4 of said section; Thence S 89°43'28" W along the east-west mid-section line of said section, for a distance of 1982.14 feet; Thence leaving said east-west mid-section line N 45°28'12" W, for a distance of 966.43 feet to a point on the north-south mid-section line of said Section 4; Thence N 00°44'44" W, for a distance of 1989.93 feet to the Point of Beginning, said parcel being 157.39 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

**Tract B**

A tract of land situated in part of the NE 1/4, Section 4, Township 4 North, Range 1 East, P.M.M., Broadwater County, Montana being more particularly described as follows: Commence at the Center 1/4 corner of said Section 4, said corner also being the Southwest corner of herein described tract and Point of Beginning; Thence along the north-south mid-section line of said section N 00°44'44" W, a distance of 679.16 feet; Thence leaving said mid-section line S 45°28'12" E, for a distance of 966.43 feet to the east-west mid-section line; Thence S 89°43'27" W, for a distance of 680.10 feet to the Point of Beginning, said parcel being 5.32 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

**Utility Easement**

A 15 feet wide Utility Easement situated in part of the NE 1/4, Section 4, Township 4 North, Range 1 East, P.M.M., Broadwater County, Montana in which the centerline of said easement is more particularly described as follows: Commence at the N 1/4 of said Section 4; Thence S 45°43'21" E, for a distance 1908.14 feet to an existing power box being the True Point of Beginning; Thence S 35°41'17" W, a distance of 1425.65 feet to the boundary of Tract B and Point of Terminus.

**Private Access Easement**

A 30 feet wide Private Access Easement serving Tract A and Tract B of this Certificate of Survey, situated in part of the NE 1/4, Section 4, Township 4 North, Range 1 East, P.M.M., Broadwater County, Montana being more particularly described as follows: Commencing at the E 1/4 Corner of said Section 4 for the Point of Beginning; Thence along the east-west mid-section line S 89°43'27" W, a distance of 1982.14 feet; Thence leaving said mid-section line N 45°28'12" W, for a distance of 42.56 feet; Thence N 89°43'27" E, for a distance of 2011.93 feet to the East line of said section; Thence S 01°02'28" E, for a distance of 30.00 feet to the Point of Beginning, said easement being 1.37 Acres more or less.

**Landowner's Certification:**

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

Tract B To: Jacob Rose 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.

**Tract A Sanitation Exemption:**

Tract A 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** \_\_\_\_\_

**Notary:**

On this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, before me a Notary Public for the State of Montana, personally appeared \_\_\_\_\_ 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 May, 2021 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 \_\_\_\_\_

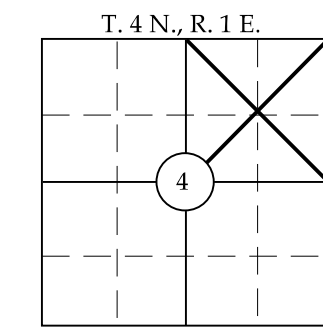
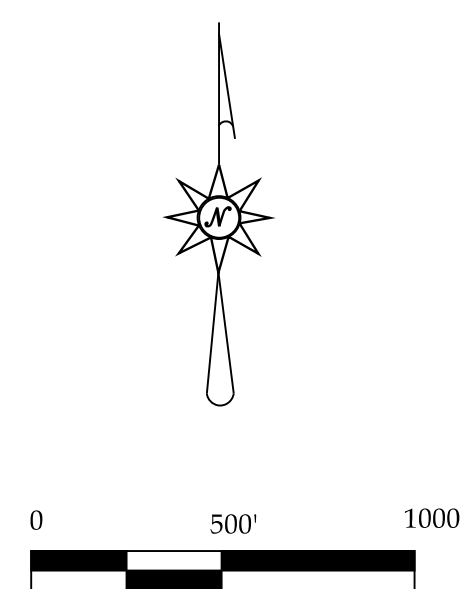
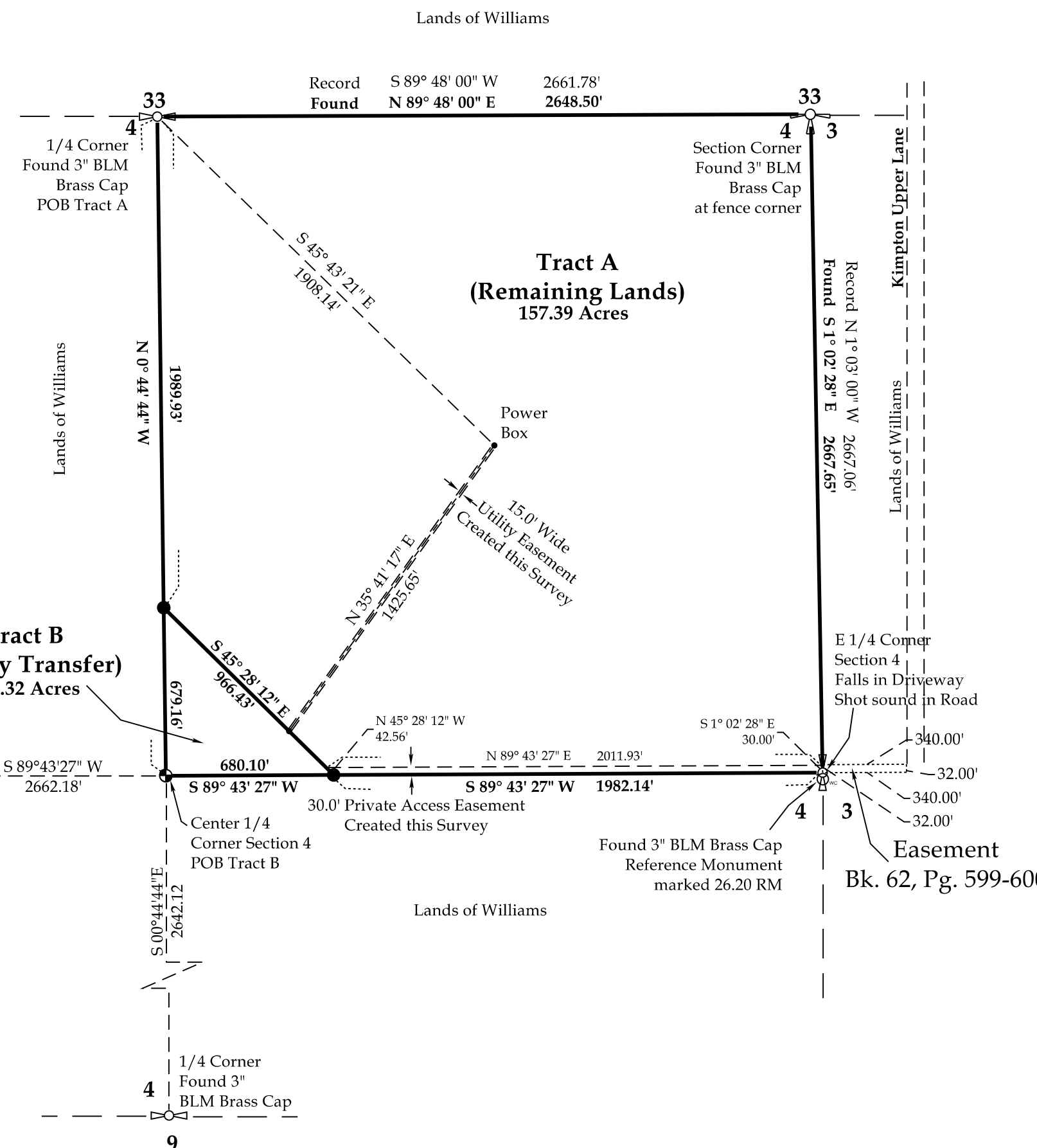
20\_\_\_, pursuant to Section 76-3-611(2)(a), MCA.

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

Basis of Bearing: Based on GPS Observation

**LEGEND**

- Closing Corner as Noted
- Quarter Corner as Noted
- Set 1/2" Rebar with Swenson OPC (#15279)
- Witness Corner as Noted
- Center 1/4 Corner - Set 1/2" Rebar with Swenson Aluminum Cap



Sec. 4, T. 4 N., R. 1 E., Broadwater Co., Mt.			
Kelsey Rose			
Family Transfer			
Schauber Surveying		266-4602	
SCALE	PRINT DATE	FILE NAME	
500 Ft./In.	5-4-2021	4251.TRV	
DRAWN BY	REVISION	SHEET	JOB
JAS	1/1	4251	