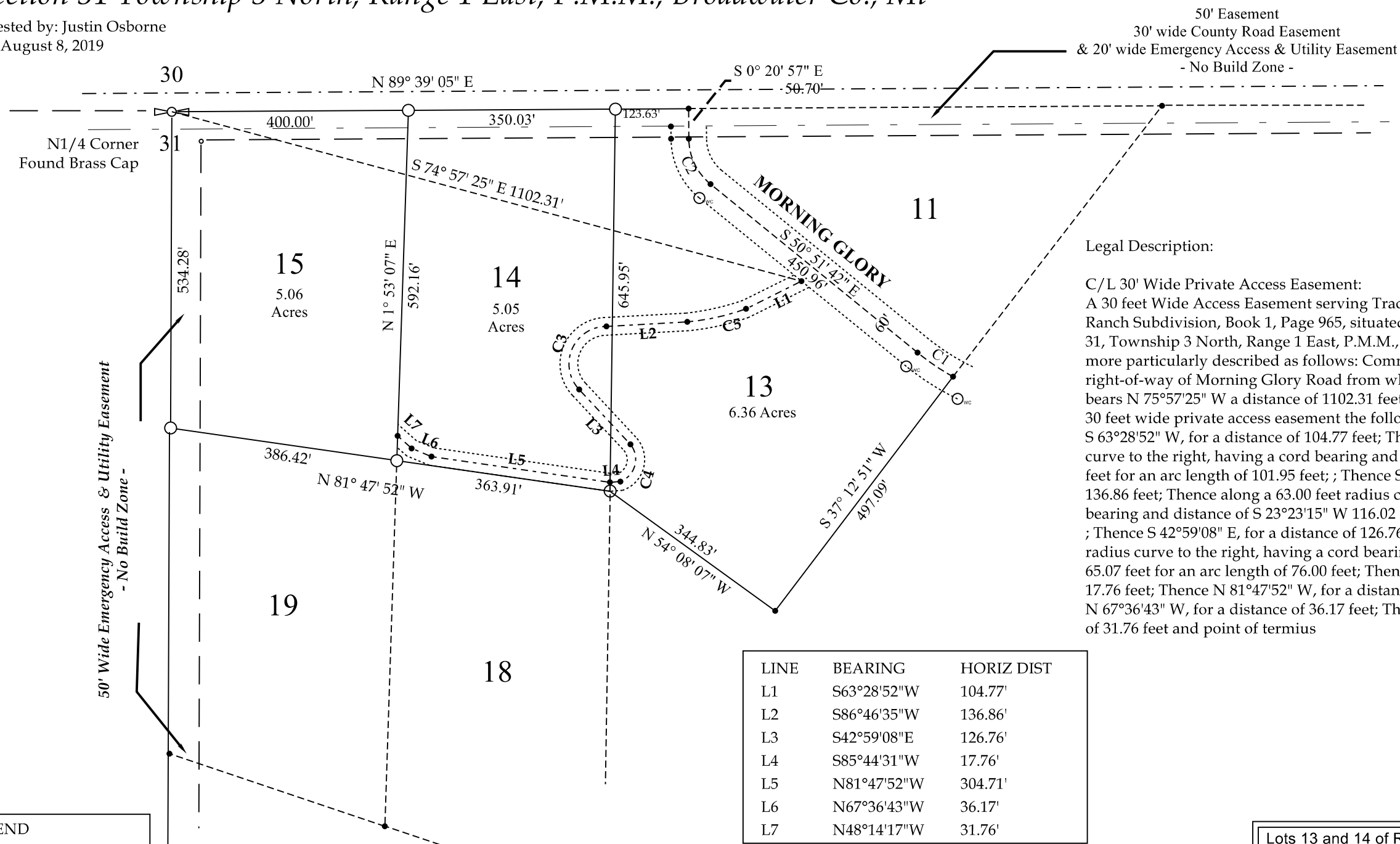


Exhibit: To Describe a 30' Wide Private Access Easement

Situated in Lots 13 and 14 of Rollong Glen Ranch Subdivision, Bk. 1 Pg. 965
 Section 31 Township 3 North, Range 1 East, P.M.M., Broadwater Co., Mt

Requested by: Justin Osborne
 Date: August 8, 2019



Legal Description:

C/L 30' Wide Private Access Easement:
 A 30 feet Wide Access Easement serving Tracts 13, 14 and 15 of Rolling Glen Ranch Subdivision, Book 1, Page 965, situated in part of the NE 1/4 of Section 31, Township 3 North, Range 1 East, P.M.M., Broadwater County, MT and being more particularly described as follows: Commence at a point on the westerly right-of-way of Morning Glory Road from which the N 1/4 of said Section 31 bears N 75°57'25" W a distance of 1102.31 feet; Thence along the centerline of a 30 feet wide private access easement the following ten (10) courses: Thence S 63°28'52" W, for a distance of 104.77 feet; Thence along a 400.00 feet radius curve to the right, having a cord bearing and distance of S 77°27'19" W 101.67 feet for an arc length of 101.95 feet; ; Thence S 86°46'35" W, for a distance of 136.86 feet; Thence along a 63.00 feet radius curve to the left, having a cord bearing and distance of S 23°23'15" W 116.02 feet for an arc length of 147.44 feet; ; Thence S 42°59'08" E, for a distance of 126.76 feet; Thence along a 40.00 feet radius curve to the right, having a cord bearing and distance of S 15°06'09" W 65.07 feet for an arc length of 76.00 feet; Thence S 85°44'31" W, for a distance of 17.76 feet; Thence N 81°47'52" W, for a distance of 304.71 feet; Thence N 67°36'43" W, for a distance of 36.17 feet; Thence N 48°14'17" W, for a distance of 31.76 feet and point of terminus

LINE	BEARING	HORIZ DIST
L1	S63°28'52"W	104.77'
L2	S86°46'35"W	136.86'
L3	S42°59'08"E	126.76'
L4	S85°44'31"W	17.76'
L5	N81°47'52"W	304.71'
L6	N67°36'43"W	36.17'
L7	N48°14'17"W	31.76'

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	S56°03'48"E	72.53'	400.00'	72.63'	10°24'13"	36.42'
C2	S25°36'17"E	85.33'	100.00'	88.16'	50°30'46"	47.18'
C3	S23°23'15"W	116.02'	63.00'	147.44'	134°05'11"	148.73'
C4	S15°06'09"W	65.07'	40.00'	76.00'	108°51'20"	55.93'
C5	S77°27'19"W	101.67'	400.00'	101.95'	14°36'12"	51.25'

LEGEND	
	Quarter Corner
	Rebar
	Witness Corner
	Point of Record

Lots 13 and 14 of Rolling Glen Ranch Subdivision			
Justin Osborne			
To describe a 30' Wide Private Access Easement			
Schauber Surveying			266-4602
SCALE 200 Ft/In	PRINT DATE 8-26-2019	FILE NAME 4091.trv	
DRAWN BY DLS	REVISION	SHEET 1/1	JOB 4091