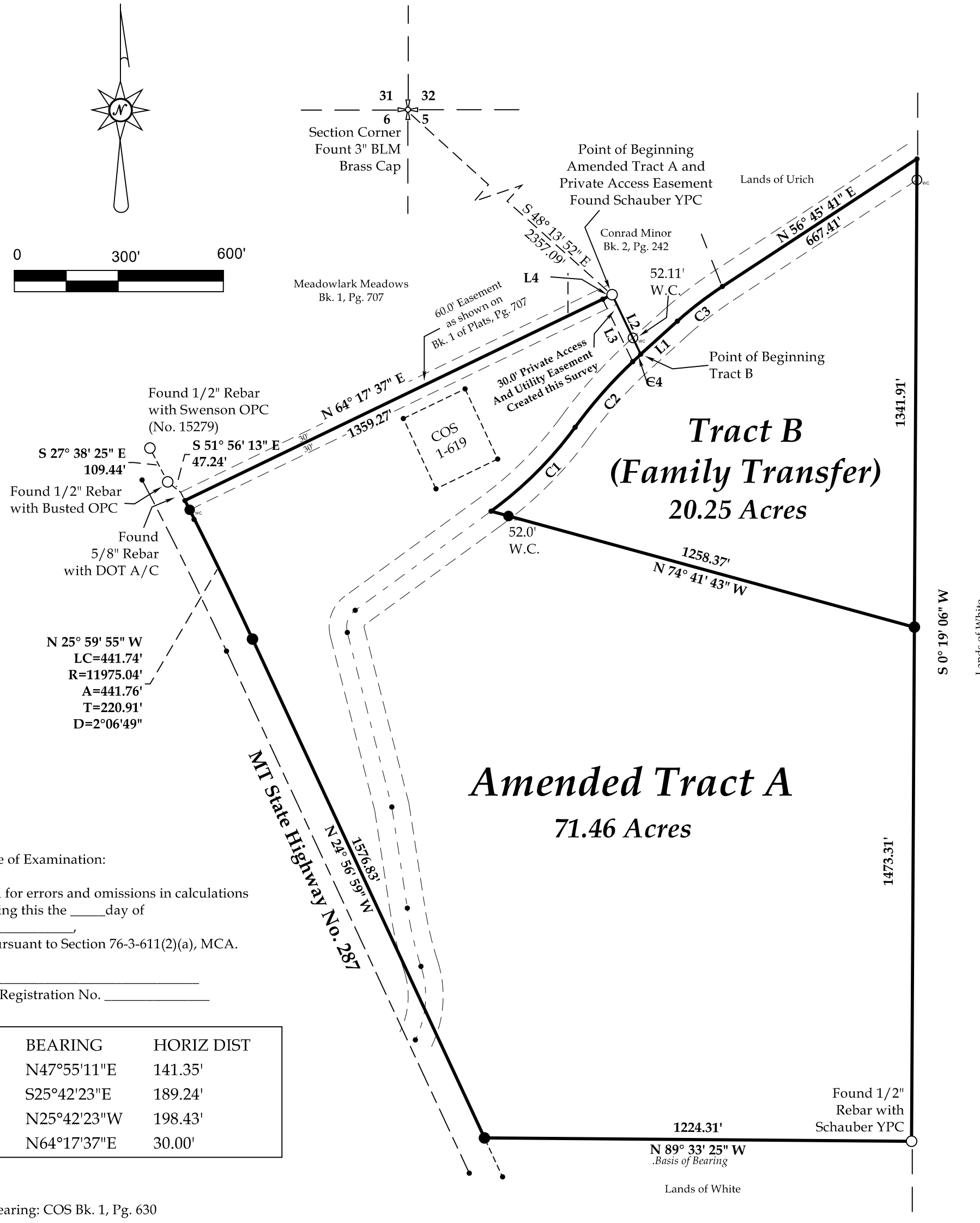


Certificate of Survey No. Preliminary: To Create a Tract for a Member of the Immediate Family, and to Create a Private Access Easement

Situating in part of the W 1/2 of Section 5, Township 6 North, Range 2 East, P.M.M., Broadwater County, Montana

Landowners: *Scott and Denene Mostad*
Date *June 1, 2020*



Legal Description:

Amended Tract A

A Tract of land being part of Tract A of Certificate of Survey filed in Book 1 of Plats, Page 630. Being situated in part of the W 1/2 of Section 5, Township 6 North, Range 2 East, P.M.M., Broadwater County, Montana, and being more particularly described as follows: Commence at the Northwest corner of said Section 5; thence S 48°13'52" E, a distance of 2357.09 feet to the Northern most corner of herein described Tract of land and True Point of Beginning; Thence S 25°42'23" E, a distance of 189.24 feet to the centerline of the Montana Ditch also being the beginning 1366.97 feet radius curve to the left (chord bears S 42°00'34" W 281.51 feet); Thence along said centerline the following two (2) courses: along said curve an arc distance of 282.01 feet to a point of reverse curvature; Thence along a 1096.68 feet radius curve to the right, (chord bears S45°01'52" W 340.54 feet) an arc distance of 341.92 feet; Thence leaving said centerline S 74°41'43" E, a distance of 1258.37 feet; Thence S 00°19'06" W, for a distance of 1473.31 feet; Thence N 89°33'25" W, for a distance of 1224.31 feet to the Easterly right-of-way of Montana State Highway No. 284; Thence along said right-of-way the following two (2) courses: N 24°56'59" W, for a distance of 1576.83 feet; thence along a 11975.04 feet radius curve to the left (chord bears N 25°59'55" W 441.74 feet) having an arc length of 441.76 feet; Thence leaving said right-of-way N 64°17'37" E, a distance of 1359.27 feet to the True Point of Beginning, said parcel being 71.46 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 being part of Tract A of Certificate of Survey filed in Book 1 of Plats, Page 630. Being situated in part of the W 1/2 of Section 5, Township 6 North, Range 2 East, P.M.M., Broadwater County, Montana, and being more particularly described as follows: Commence at the Northwest corner of said Section 5; thence S 48°13'52" E, a distance of 2357.09 feet; Thence S 25°42'23" E, a distance of 189.24 feet to a point on the centerline of the Montana Ditch and True Point of Beginning; Thence along said centerline the following three (3) courses: N 47°55'11" E, a distance of 141.35 feet; thence along a 1054.84 feet radius curve to the right (chord bears N 52°20'26" E 162.62 feet) having an arc length of 162.78 feet; Thence N 56°45'41" E, a distance of 667.41 feet; Thence leaving said centerline S 00°19'06" W, for a distance of 1341.91 feet; Thence N 74°41'43" W, for a distance of 1258.37 feet to a point on the aforementioned ditch centerline also being the beginning of a 1096.68 feet radius curve to the left (chord bears N 45°01'52" E 340.54 feet); thence along said centerline the following two (2) courses: along said curve an arc length of 341.92 feet to a point of reverse curvature; Thence along a 1366.97 feet radius curve to the right (chord bears N 45°01'52" E, 340.54 feet) an arc length of 341.92 feet to the True Point of Beginning, said parcel being 20.25 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

Private Access Easement

A 30.0 feet wide Private Access Easement serving Tract B and Amended Tract A as shown on this Certificate of Survey, situated in part of the W 1/2 of Section 5, Township 6 North, Range 2 East, P.M.M., Broadwater County, Montana, and being more particularly described as follows: Commence at the Northwest corner of said Section 5; thence S 48°13'52" E, a distance of 2357.09 feet to the True Point of Beginning; Thence S 25°42'23" E, a distance of 189.24 feet to the centerline of the Montana Ditch also being the beginning 1366.97 feet radius curve to the left (chord bears N25°42'23" W, 31.38 feet); thence along said centerline and along said curve an arc length of 31.38 feet; thence leaving said centerline N 25°42'23" W, a distance of 198.43 feet; Thence N 64°17'37" E, for a distance of 30.00 feet to the True Point of Beginning, said Easement being 0.13 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 B on this Certificate of Survey

Tract B To: Joshua P. Mostad 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.

Amended Tract A and Tract B Sanitation Exemption:

Amended Tract A and Tract B 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 _____
Scott Mostad _____ Denene Mostad _____

Notary: _____
On this ____ day of _____, 20____, before me a Notary Public for the State of Montana, personally appeared Scott Mostad and Denene Mostad 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 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:

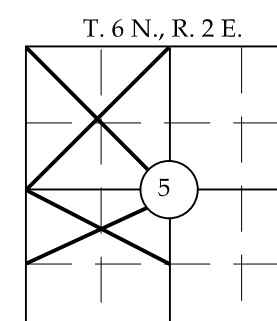
I, _____, Clerk and Recorder of Broadwater County, Montana, do hereby certify that the foregoing instrument was filed in my office at _____ o'clock, (am or pm), the ____ day of _____, AD, 20____, and recorded in Book ____ of Plats on Page _____, Records of the Clerk and Recorder, Broadwater County, Montana.
Document No _____

Clerk and Recorder _____

Certificate of Surveyor:

I hereby certify the attached plat is a true representation of a survey performed under my supervision and completed on June 4, 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



Sec. 5, T. 7 N., R. 2 E			
Scott and Denene Mostad Family Transfer			
Schauber Surveying		266-4602	
SCALE 300 Ft./In	PRINT DATE 6-12-2020	FILE NAME 4202.TRV	
DRAWN BY JAS	REVISION	SHEET 1/1	JOB 4202

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. _____

LINE	BEARING	HORIZ DIST
L1	N47°55'11"E	141.35'
L2	S25°42'23"E	189.24'
L3	N25°42'23"W	198.43'
L4	N64°17'37"E	30.00'

Basis of Bearing: COS Bk. 1, Pg. 630

LEGEND

- ✦ Section Corner as Noted
- Found Corner as Noted
- Found 1/2" Rebar with Schaubert YPC
- Set 1/2" Rebar with Swenson OPC (No. 15279)
- Set 1/2" Rebar with Swenson OPC (No. 15279) for Witness Corner
- Record Point

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N45°01'52"E	340.54'	1096.68'	341.92'	17°51'49"	172.36'
C2	N42°00'34"E	281.51'	1366.97'	282.01'	11°49'13"	141.51'
C3	N52°20'26"E	162.62'	1054.84'	162.78'	8°50'30"	81.55'
C4	S47°15'43"W	31.38'	1366.97'	31.38'	1°18'54"	15.69'