

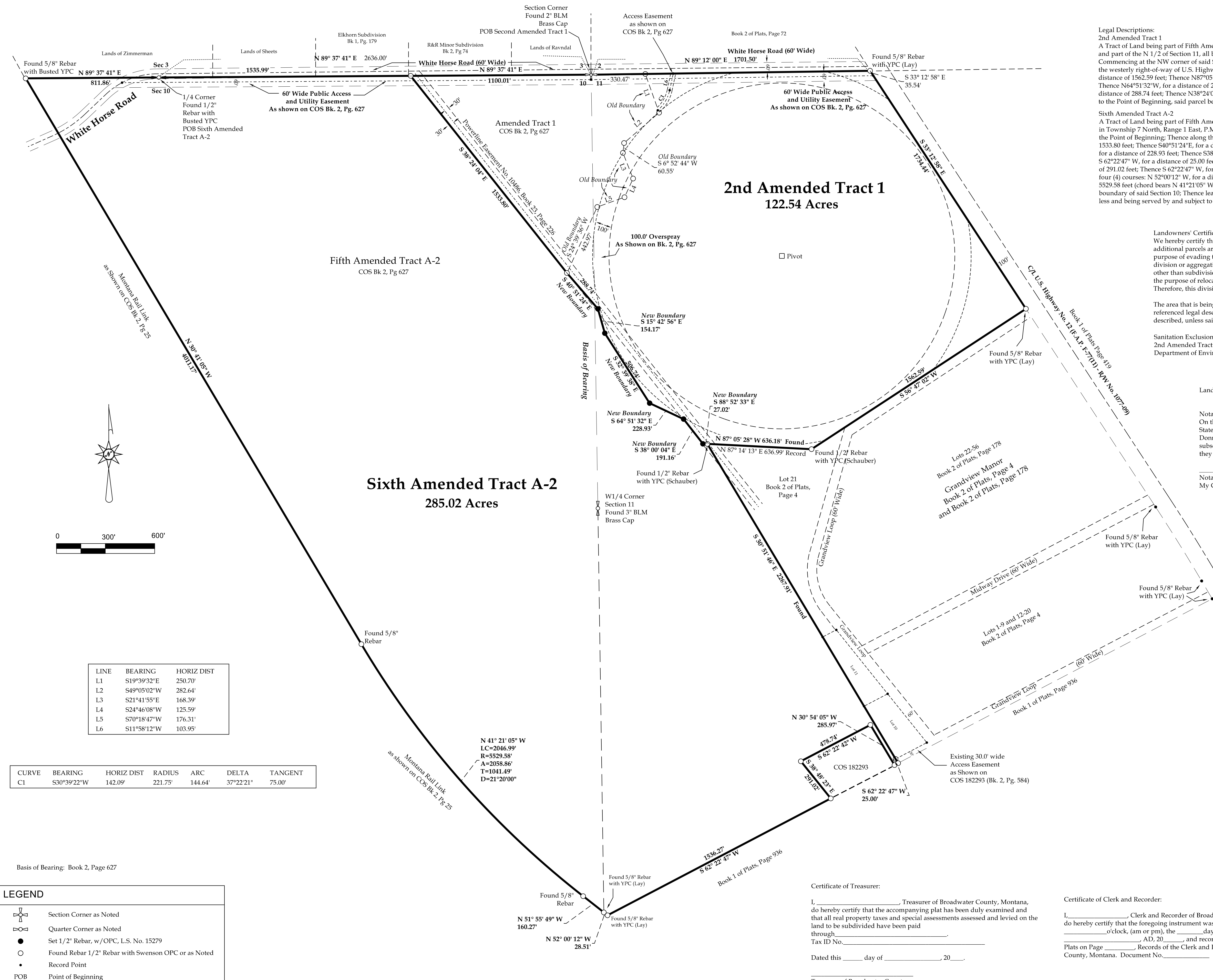
# Certificate of Survey No. \_\_\_\_\_: To Relocate Boundaries Between Adjacent Properties

Being all of Fifth Amended Tract A-2 and all of Amended Tract 1 of COS filed in Bk. 2, Pg. 627

Situated in part of Sections 10 and 11, Township 7 North, Range 1 East, P.M.M., Broadwater County, Montana.

Land Owners: John A. and Donna J. Vandenaere

Date: December 28, 2020



**Legal Descriptions:**  
**2nd Amended Tract 1**  
 A Tract of Land being part of Fifth Amended Tract A-2 and part of Amended Tract 1 of Certificate of Survey filed Bk. 2, Pg. 627, being situated in part of the NE 1/4 of Section 10 and part of the N 1/2 of Section 11, all being in Township 7 North, Range 1 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commencing at the NW corner of said Section 11 for the Point of Beginning; Thence along the North boundary of said section N89°12'00" E, a distance of 1701.50 feet to a point of the westerly right-of-way of U.S. Highway No. 12; Thence along said right-of-way S33°12'58" E, for a distance of 1734.44 feet; Thence leaving said right-of-way S56°47'02" W, for a distance of 1562.59 feet; Thence N87°05'28" W, for a distance of 636.18 feet; Thence N88°52'33" W, for a distance of 27.02 feet; Thence N38°00'04" W, for a distance of 191.16 feet; Thence N64°51'32" W, for a distance of 228.93 feet; Thence N32°39'38" W, for a distance of 506.74 feet; Thence N15°42'56" W, for a distance of 154.17 feet; Thence N40°51'24" W, for a distance of 288.74 feet; Thence N38°24'04" W, for a distance of 1533.80 feet to a point on the northerly boundary of said Section 10; Thence N89°37'41" E, for a distance of 1100.01 feet to the Point of Beginning, said parcel being 122.54 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

**Sixth Amended Tract A-2**  
 A Tract of Land being part of Fifth Amended Tract A-2 of Certificate of Survey filed Bk. 2, Pg. 627, being situated in part of Section 10 and part of the W 1/2 of Section 11, all being in Township 7 North, Range 1 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: Commencing at the N 1/4 corner of said Section 10 for the Point of Beginning; Thence along the North boundary of said section N 89°37'41" E, a distance of 1535.99 feet; Thence leaving said section line S 38°24'04" E, for a distance of 1533.80 feet; Thence S40°51'24" E, for a distance of 288.74 feet; Thence S15°42'56" E, for a distance of 154.17 feet; Thence S32°39'38" E, for a distance of 506.74 feet; Thence S64°51'32" E, for a distance of 228.93 feet; Thence S38°00'04" E, for a distance of 191.16 feet; Thence S88°52'33" E, for a distance of 27.02 feet; Thence S53°05'16" E, for a distance of 2267.91 feet; Thence S 62°22'42" W, for a distance of 25.00 feet; Thence N 30°54'05" W, for a distance of 285.97 feet; Thence S 62°22'42" W, for a distance of 478.74 feet; Thence S 38°48'23" E, for a distance of 291.02 feet; Thence S 62°22'47" W, for a distance of 1536.27 feet to the Easterly right-of-way of Montana Rail Link Railroad; Thence along said railroad right-of-way the following four (4) courses: N 52°00'12" W, for a distance of 28.51 feet; Thence N 51°55'49" W, for a distance of 160.27 feet to the beginning of a non-tangent curve to the right having a radius of 5529.58 feet (chord bears N 41°21'05" W 2046.99 feet); Thence along said curve a distance of 2058.86 feet; Thence N 30°41'05" W, a distance of 4011.17 feet to a point on the North boundary of said Section 10; Thence leaving said railroad right-of-way N 89°37'41" E, for a distance of 811.86 feet to the Point of Beginning, said parcel being 285.02 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

**Landowners' Certification:**  
 We hereby certify that the purpose of this survey is to relocate a common boundary line between adjoining properties outside a platted subdivision and that no additional parcels are hereby created. According to 76-3-207(1)(a), MCA: Except as provided in subsection (2), unless the method of disposition is adopted for the purpose of evading this chapter, the following divisions or aggregations of tracts of record of any size, regardless of the resulting size of any lot created by the division or aggregation, are not subdivisions under this chapter but are subject to the surveying requirements of 76-3-401 for divisions or aggregations of land other than subdivisions and are subject to applicable zoning regulations adopted under Title 76, chapter 2: (a) divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties. Therefore, this division of land is exempt from review as a subdivision pursuant to section 76-3-207(1)(a), MCA.

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 referenced 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 ARM 24.183.1104.1 (a) (f) (iii) (C)

**Sanitation Exclusions:**  
 2nd Amended Tract 1 and Sixth Amended Tract A-2 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).

<p>Landowners: _____          John A. Vandenaere</p> <p>Notary: _____          On this ___ day of ___, 20___, before me a Notary Public for the State of Montana, personally appeared John A. Vandenaere and Donna J. Vandenaere known to me to be the persons whose names subscribed to the within instrument, and acknowledged to me that they executed the same.</p> <p>Residing at _____          Notary public for the State of Montana.          My Commission Expires _____</p>	<p>Landowners: _____          Donna J. Vandenaere</p> <p>Notary: _____          On this ___ day of ___, 20___, before me a Notary Public for the State of Montana, personally appeared John A. Vandenaere and Donna J. Vandenaere known to me to be the persons whose names subscribed to the within instrument, and acknowledged to me that they executed the same.</p> <p>Residing at _____          Notary public for the State of Montana.          My Commission Expires _____</p>
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**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 Surveyor:**  
 I hereby certify the attached survey is a true representation of a survey performed under my supervision and completed on December 28, 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. No. 15279  
 P.O. Box 177  
 Townsend, Mt. 59644

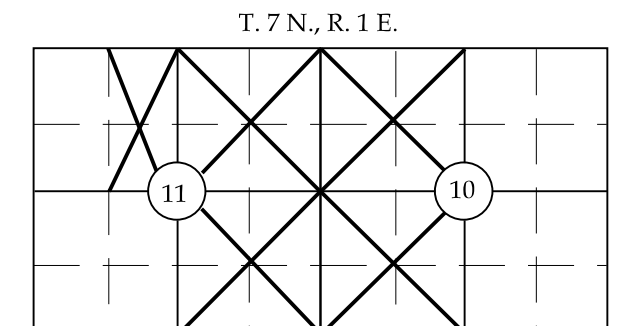
**Certificate of Clerk and Recorder:**  
 I, \_\_\_\_\_, Clerk and Recorder of Broadwater County, Montana, do hereby certify that the foregoing instrument was filed in my office at \_\_\_\_\_ o'clock, (am or pm), the \_\_\_ day of \_\_\_\_\_ AD, 20\_\_\_, and recorded in Book \_\_\_\_\_ of Plats on Page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

**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 No. \_\_\_\_\_

Dated this \_\_\_ day of \_\_\_, 20\_\_\_.

Treasurer of Broadwater County \_\_\_\_\_

Clerk and Recorder \_\_\_\_\_



Sec 10 & 11, T. 7 N., R. 1 E.			
Vandenaere Boundary Relocation			
Schauber Surveying		266-4602	
SCALE 300 Ft./In	PRINT DATE 12-31-2020	FILE NAME 4316 CR rev	
DRAWN BY JAS	REVISION	SHEET 1/1	JOB 4316

LINE	BEARING	HORIZ DIST
L1	S19°39'32" E	250.70'
L2	S49°05'02" W	282.64'
L3	S21°41'55" E	168.39'
L4	S24°46'08" W	125.59'
L5	S70°18'47" W	176.31'
L6	S11°58'12" W	103.95'

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	S30°39'22" W	142.09'	221.75'	144.64'	37°22'21"	75.00'

Basis of Bearing: Book 2, Page 627

**LEGEND**

	Section Corner as Noted
	Quarter Corner as Noted
	Set 1/2" Rebar, w/OPC, L.S. No. 15279
	Found Rebar 1/2" Rebar with Swenson OPC or as Noted
	Record Point
	Point of Beginning