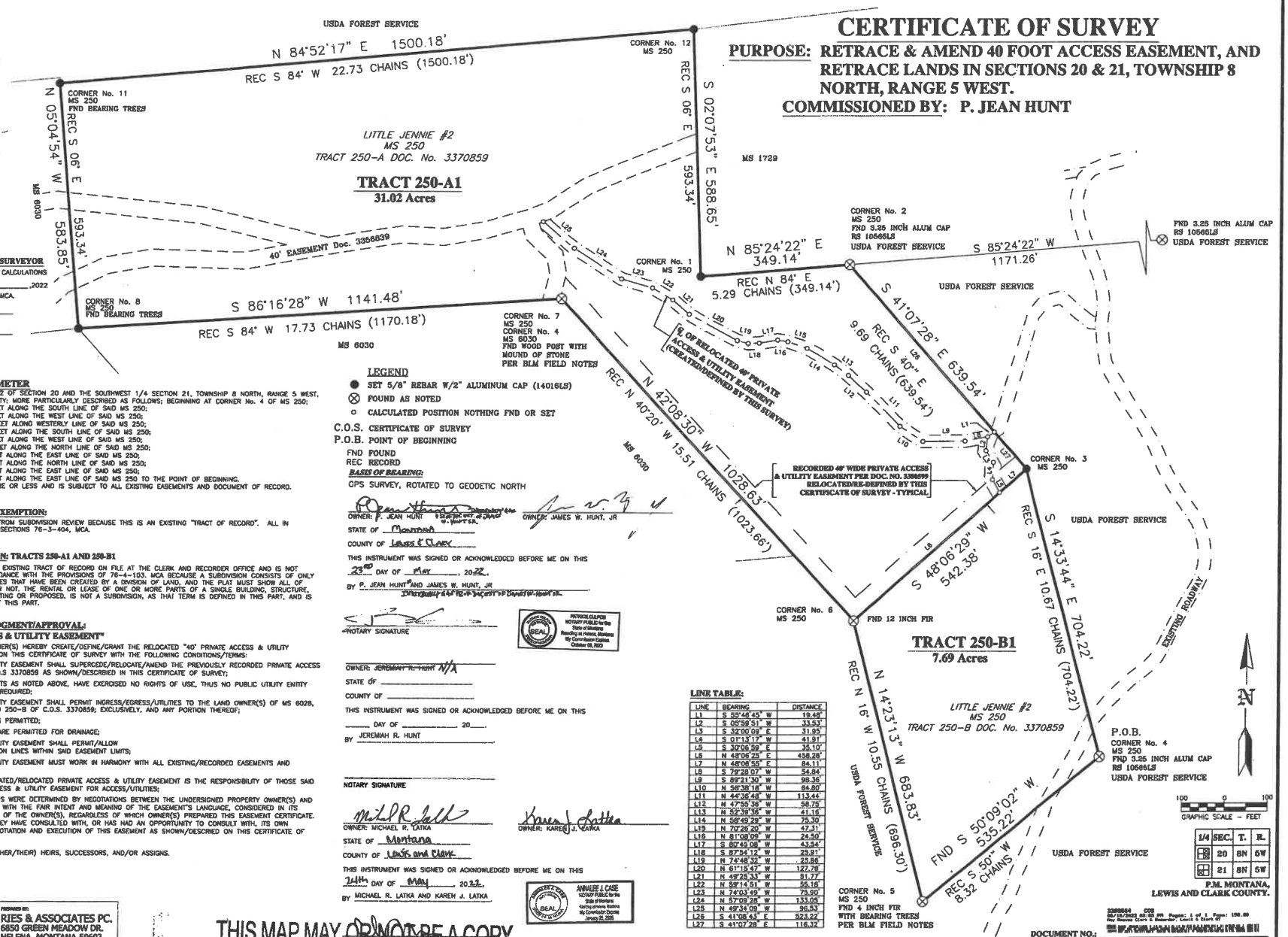
CERTIFICATE OF SURVEY

PURPOSE: RETRACE & AMEND 40 FOOT ACCESS EASEMENT, AND RETRACE LANDS IN SECTIONS 20 & 21, TOWNSHIP 8 NORTH, RANGE 5 WEST.

COMMISSIONED BY: P. JEAN HUNT



CERTIFICATE OF SURVEYOR

WILLIAM J. RIES 14016LS
MONTANA LICENSED PROFESSIONAL LAND SURVEYOR

WILLIAM J. RIES (14016LS)
PROFESSIONAL LAND SURVEYOR
DATE: 5-18-2022

CERTIFICATE OF EXAMINING LAND SURVEYOR

REVIEWED FOR ERRORS AND OMISSIONS IN CALCULATIONS AND DRAFTING THIS 23rd DAY OF May, 2022 PURSUANT TO SECTION 76-3-611 (2)(c), MCA.

EXAMINING LAND SURVEYOR
LICENSE NO. 12249LS

LEGAL DESCRIPTION: PERIMETER

A TRACT OF LAND LOCATED IN EAST 1/2 OF SECTION 20 AND THE SOUTHWEST 1/4 SECTION 21, TOWNSHIP 8 NORTH, RANGE 5 WEST, P.M. MONTANA, LEWIS AND CLARK COUNTY; MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT CORNER No. 4 OF MS 250;
THENCE S 50°09'02"W, 535.22 FEET ALONG THE SOUTH LINE OF SAID MS 250;
THENCE N 14°23'13"W, 683.83 FEET ALONG THE WEST LINE OF SAID MS 250;
THENCE N 42°08'30"W, 1028.63 FEET ALONG WESTERLY LINE OF SAID MS 250;
THENCE S 86°16'28"W, 1141.48 FEET ALONG THE SOUTH LINE OF SAID MS 250;
THENCE N 05°04'36"W, 583.84 FEET ALONG THE WEST LINE OF SAID MS 250;
THENCE N 84°52'17"E, 1500.18 FEET ALONG THE NORTH LINE OF SAID MS 250;
THENCE S 02°07'53"E, 588.65 FEET ALONG THE EAST LINE OF SAID MS 250;
THENCE N 85°24'22"E, 349.14 FEET ALONG THE NORTH LINE OF SAID MS 250;
THENCE S 41°07'28"E, 639.54 FEET ALONG THE EAST LINE OF SAID MS 250;
THENCE S 14°33'44"E, 704.22 FEET ALONG THE EAST LINE OF SAID MS 250 TO THE POINT OF BEGINNING.
THE TRACT CONTAINS 38.71 ACRES, MORE OR LESS AND IS SUBJECT TO ALL EXISTING EASEMENTS AND DOCUMENT OF RECORD.

CERTIFICATE OF SUBDIVISION EXEMPTION:

TRACTS 250-A AND 250-B ARE EXEMPT FROM SUBDIVISION REVIEW BECAUSE THIS IS AN EXISTING "TRACT OF RECORD". ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 76-3-404, MCA.

CERTIFICATE OF DEQ EXCLUSION: TRACTS 250-A1 AND 250-B1

THIS IS A RETRACEMENT SURVEY OF AN EXISTING TRACT OF RECORD ON FILE AT THE CLERK AND RECORDER OFFICE AND IS NOT SUBJECT TO DEQ REVIEW ALL IN ACCORDANCE WITH THE PROVISIONS OF 76-4-103, MCA BECAUSE A SUBDIVISION CONSISTS OF ONLY THOSE PARCELS OF LESS THAN 20 ACRES THAT HAVE BEEN CREATED BY A DIVISION OF LAND, AND THE PLAT MUST SHOW ALL OF THE PARCELS, WHETHER CONTIGUOUS OR NOT, THE RENTAL OR LEASE OF ONE OR MORE PARTS OF A SINGLE BUILDING, STRUCTURE, OR OTHER IMPROVEMENT, WHETHER EXISTING OR PROPOSED, IS NOT A SUBDIVISION, AS THAT TERM IS DEFINED IN THIS PART, AND IS NOT SUBJECT TO THE REQUIREMENTS OF THIS PART.

CERTIFICATE OF ACKNOWLEDGMENT/APPROVAL:
RELOCATED "PRIVATE ACCESS & UTILITY EASEMENT"

I/WE, THE UNDERSIGNED PROPERTY OWNER(S) HEREBY CREATE/DEFINE/GRANT THE RELOCATED "40' PRIVATE ACCESS & UTILITY EASEMENT" AS SHOWN AND DESCRIBED ON THIS CERTIFICATE OF SURVEY WITH THE FOLLOWING CONDITIONS/TERMS:

(1) RELOCATED PRIVATE ACCESS & UTILITY EASEMENT SHALL SUPERCEDE/RELOCATE/AMEND THE PREVIOUSLY RECORDED PRIVATE ACCESS & UTILITY EASEMENT PER DOCUMENT NO.S 3370859 AS SHOWN/DESCRIBED IN THIS CERTIFICATE OF SURVEY;

(2) RECORDED PRIVATE UTILITY EASEMENTS AS NOTED ABOVE, HAVE EXERCISED NO RIGHTS OF USE. THUS NO PUBLIC UTILITY ENTITY APPROVAL(S)/ACKNOWLEDGMENT(S) ARE REQUIRED;

(3) RELOCATED PRIVATE ACCESS & UTILITY EASEMENT SHALL PERMIT INGRESS/EGRESS/UTILITIES TO THE LAND OWNER(S) OF MS 6028, MS 6029, MS 6030, TRACTS 250-A AND 250-B OF C.O.S. 3370859; EXCLUSIVELY, AND ANY PORTION THEREOF;

(4) ANY TYPE OF ROADWAY SURFACE IS PERMITTED;

(5) BORROW DITCHES/CULVERTS/ETC.. ARE PERMITTED FOR DRAINAGE;

(6) RELOCATED PRIVATE ACCESS & UTILITY EASEMENT SHALL PERMIT/ALLOW POWER/PHONE/GAS/CABLE/COMMUNICATION LINES WITHIN SAID EASEMENT LIMITS;

(7) RELOCATED PRIVATE ACCESS & UTILITY EASEMENT MUST WORK IN HARMONY WITH ALL EXISTING/RECORDED EASEMENTS AND DOCUMENTS OF RECORD;

(8) MAINTENANCE/LIABILITY OF THE CREATED/RELOCATED PRIVATE ACCESS & UTILITY EASEMENT IS THE RESPONSIBILITY OF THOSE SAID LAND OWNER(S) USING THE PRIVATE ACCESS & UTILITY EASEMENT FOR ACCESS/UTILITIES;

(9) 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.

LEGEND

- ● SET 5/8" REBAR W/2" ALUMINUM CAP (14016LS)
- ⊗ FOUND AS NOTED
- ○ CALCULATED POSITION NOTHING FND OR SET

C.O.S. CERTIFICATE OF SURVEY
P.O.B. POINT OF BEGINNING
FND FOUND
REC RECORD

BASES OF BEARING:
CPS SURVEY, ROTATED TO GEODETIC NORTH

OWNER: P. JEAN HUNT — OWNER: JAMES W. HUNT, JR
STATE OF Montana
COUNTY OF Lewis & Clark
THIS INSTRUMENT WAS SIGNED OR ACKNOWLEDGED BEFORE ME ON THIS 23rd DAY OF May, 2022.
BY P. JEAN HUNT AND JAMES W. HUNT, JR

NOTARY SIGNATURE
PATRICIA CULPOS NOTARY PUBLIC for the State of Montana Residing at Helena, Montana My Commission Expires October 08, 2023

OWNER: ~~JEREMIAH R. HUNT~~ N/A
STATE OF
COUNTY OF
THIS INSTRUMENT WAS SIGNED OR ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 20__.
BY JEREMIAH R. HUNT

NOTARY SIGNATURE

OWNER: MICHAEL R. LATKA — OWNER: KAREN J. LATKA
STATE OF Montana
COUNTY OF Lewis and Clark
THIS INSTRUMENT WAS SIGNED OR ACKNOWLEDGED BEFORE ME ON THIS 24th DAY OF May, 2022.
BY MICHAEL R. LATKA AND KAREN J. LATKA

NOTARY SIGNATURE
ANNALEE J. CASE NOTARY PUBLIC for the State of Montana Residing at Helena, Montana My Commission Expires January 25, 2026

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 55°48'45" W	19.48'
L2	S 05°59'51" W	33.53'
L3	S 32°00'09" E	31.95'
L4	S 01°13'17" W	41.91'
L5	S 30°06'59" E	35.10'
L6	N 48°06'29" E	458.28'
L7	N 48°06'55" E	84.11'
L8	S 79°28'07" W	54.84'
L9	S 89°21'30" W	98.36'
L10	N 56°38'18" W	64.80'
L11	N 44°36'48" W	113.44'
L12	N 47°55'36" W	58.75'
L13	N 52°39'38" W	41.16'
L14	N 58°49'29" W	75.30'
L15	N 70°25'20" W	47.31'
L16	N 81°08'09" W	24.50'
L17	S 80°45'08" W	43.34'
L18	S 87°54'12" W	25.91'
L19	N 74°48'32" W	25.86'
L20	N 61°15'47" W	127.78'
L21	N 49°25'33" W	51.77'
L22	N 59°14'51" W	55.15'
L23	N 74°03'49" W	75.90'
L24	N 57°09'28" W	133.05'
L25	N 49°34'09" W	96.53'
L26	S 41°08'43" E	523.22'
L27	S 41°07'28" E	116.32'

1/4	SEC.	T.	R.
	20	8N	5W
	21	8N	5W

P.M. MONTANA,
LEWIS AND CLARK COUNTY.

DOCUMENT NO.: 3380664 COS 05/19/2022 03:05 PM Pages: 1 of 1 Fees: 150.00 Amy Reeves Clerk & Recorder, Lewis & Clark MT

SHEET 1 OF 1

DATE: MAY 10, 2022	PREPARED BY: RIES & ASSOCIATES PC. 6850 GREEN MEADOW DR. HELENA, MONTANA 59602
JOB NO.: 20226-2	
FIELD BY: WJR, JK	
DRAFTED BY: WJR	

THIS MAP MAY OR MAY NOT BE A COPY OF A SURVEY. IT IS NOT TO BE RELIED UPON FOR ANY PURPOSE OTHER THAN GENERAL LOCATION. THE COMPANY EXPRESSLY DISCLAIMS ANY LIABILITY RESULTING FROM RELIANCE UPON THIS MAP