

Return to:
HELENA ABSTRACT & TITLE CO.
PO BOX 853
HELENA, MT 59624-0853

HA 810 # 2077922 sub b

EASEMENT CERTIFICATE

CERTIFICATE OF APPROVAL/ACKNOWLEDGMENTS: 40 FOOT WIDE PRIVATE ACCESS AND UTILITY EASE.

WE, THE UNDERSIGNED PROPERTY OWNERS HEREBY CREATE/DEFINE/GRANT A "40 FOOT WIDE" PRIVATE ACCESS AND UTILITY EASEMENT" AS SHOWN AND DESCRIBED ON ATTACHED EXHIBIT "A" WITH THE FOLLOWING CONDITIONS/TERMS:

- (1) PRIVATE ACCESS AND UTILITY EASEMENT SHALL PERMIT INGRESS/EGRESS/UTILITIES TO THE LAND OWNER(S) OF MS 6028, MS 6029, MS 6030 AND MS 250; EXCLUSIVELY, AND ANY PORTION THEREOF;
- (2) ANY TYPE OF ROADWAY SURFACE IS PERMITTED;
- (3) BARROW DITCHES/CULVERTS/ETC.. ARE PERMITTED FOR DRAINAGE;
- (4) EASEMENT SHALL PERMIT/ALLOW POWER/PHONE/GAS/CABLE/COMMUNICATION LINES WITHIN SAID EASEMENT LIMITS;
- (5) PRIVATE ACCESS & UTILITY EASEMENT MUST WORK IN HARMONY WITH MINING ACCESS LAW (MCA 82-2-201), EXISTING FOREST SERVICE ROADS AND ALL EXISTING/RECORDED EASEMENTS AND DOCUMENTS OF RECORD;
- (6) MAINTENANCE/LIABILITY OF THE PRIVATE ACCESS & UTILITY EASEMENT IS THE RESPONSIBILITY OF THOSE SAID LAND OWNER(S) USING THE PRIVATE ACCESS & UTILITY EASEMENT FOR ACCESS/UTILITIES;
- (7) 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/DESCRIED ON THIS EASEMENT CERTIFICATE.

EASEMENT TO RUN WITH THE LAND (HIS/HER/THEIR) HEIRS, SUCESSORS, AND/OR ASSIGNS.

James W. Hunt
OWNER: JAMES W. HUNT (MS 6029, MS 250)

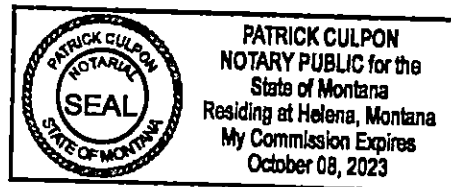
P. Jean Hunt TV
OWNER: P. JEAN HUNT (MS 6029, MS 250)

STATE OF MONTANA COUNTY OF LEWIS & CLARK

THIS INSTRUMENT WAS SIGNED OR ACKNOWLEDGED BEFORE ME ON THIS 17th DAY OF JUNE, 2020.

BY JAMES W. AND P. JEAN HUNT

[Signature]
NOTARY SIGNATURE
Paul E. Hunt
OWNER: PAUL E. HUNT (MS 6028)
TITLE: TRUSTEE



STATE OF Idaho

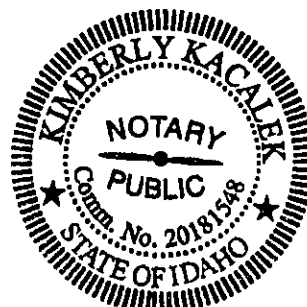
COUNTY OF Lewiston

THIS INSTRUMENT WAS SIGNED OR ACKNOWLEDGED BEFORE ME ON THIS 17th DAY OF June, 2020

BY PAUL E. HUNT ACTING IN THE CAPACITY OF TRUSTEE
PRINT NAME OF SIGNER

ON BEHALF OF PAUL AND GAIL HUNT LIVING TRUST

Kimberly Kacalek
NOTARY SIGNATURE Kimberly Kacalek



EASEMENT CERTIFICATE

Jeremiah R. Hunt
OWNER: JEREMIAH R. HUNT (MS 6030)

STATE OF Idaho COUNTY OF Boone

THIS INSTRUMENT WAS SIGNED OR ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF June, 2022.

BY JEREMIAH R. HUNT

Kimberly Kacalek
NOTARY SIGNATURE August 20th 2024

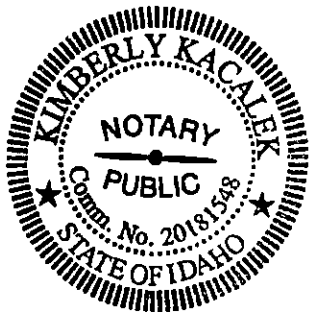
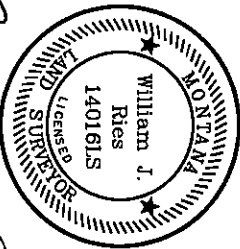


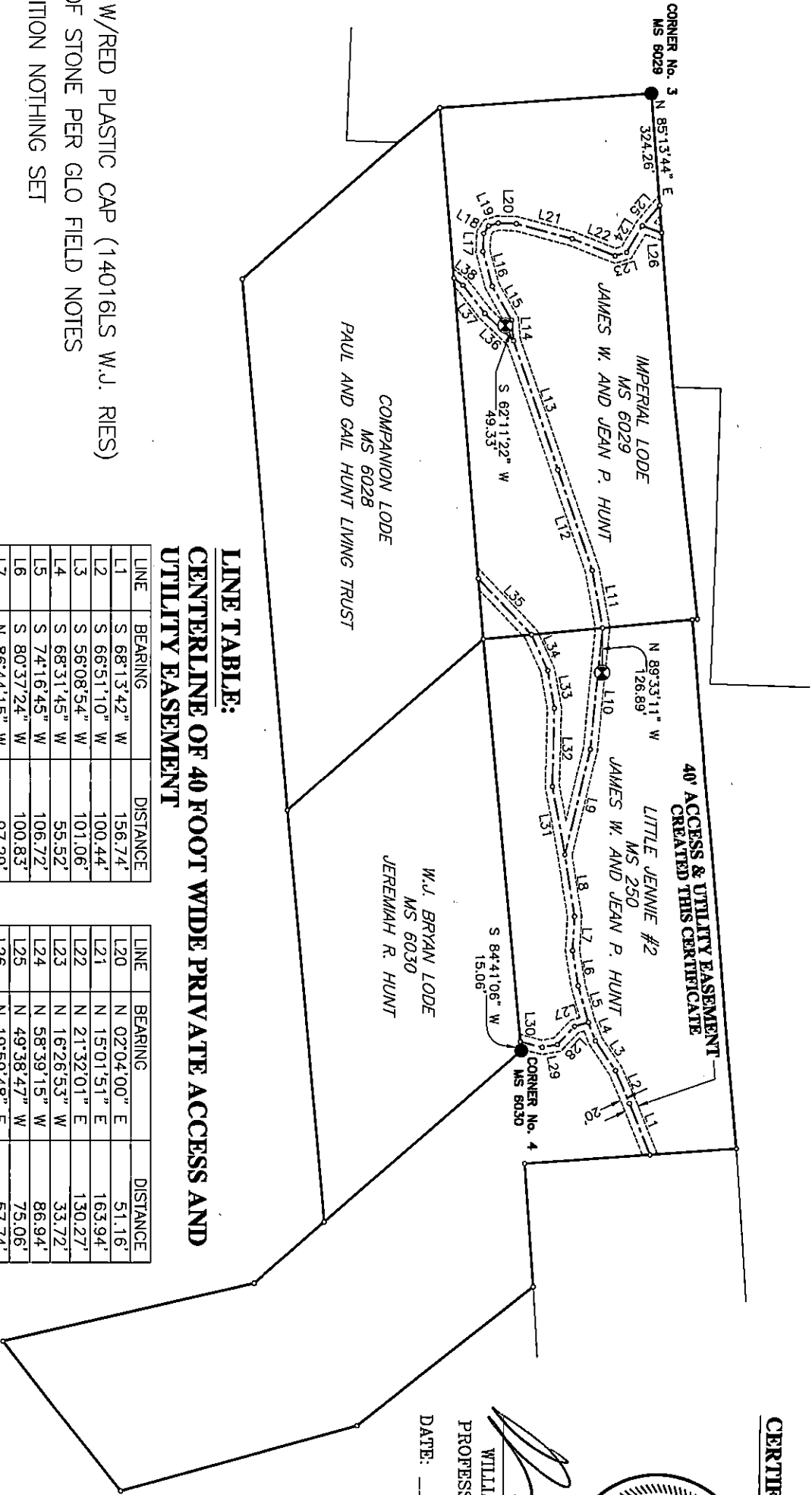
EXHIBIT "A"

PURPOSE: DEFINE A 40 FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT.
COMMISSIONED BY: JAMES W. HUNT, JEAN P. HUNT, PAUL AND GAIL HUNT LIVING TRUST, MICHAEL R. LATKA AND KAREN J. LATKA

CERTIFICATE OF SURVEYOR



WILLIAM J. RIES (14016LS)
PROFESSIONAL LAND SURVEYOR
DATE: 6-12-2020



LEGEND:

- SET 5/8 REBAR W/RED PLASTIC CAP (14016LS W.J. RIES)
- FOUND MOUND OF STONE PER GLO FIELD NOTES
- CALCULATED POSITION NOTHING SET

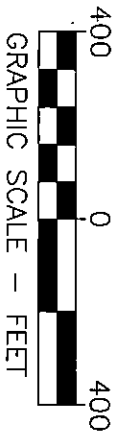
NOTE:

ALL SIDELINES OF 40 FOOT ACCESS AND UTILITY EASEMENT TO BE LENGTHEN OR SHORTEN TO INTERSECT BOUNDARIES OF MS 6028, MS 6029, MS 6030 AND MS 250.

LINE TABLE:
CENTERLINE OF 40 FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	S 68°13'42" W	156.74'
L2	S 66°51'10" W	100.44'
L3	S 56°08'54" W	101.06'
L4	S 68°31'45" W	55.52'
L5	S 74°16'45" W	106.72'
L6	S 80°37'24" W	100.83'
L7	S 86°44'15" W	97.29'
L8	S 81°00'05" W	177.03'
L9	N 76°20'46" W	305.57'
L10	N 84°13'58" W	344.63'
L11	S 79°51'52" W	166.75'
L12	S 71°02'46" W	300.61'
L13	S 70°50'44" W	384.05'
L14	S 84°33'21" W	59.07'
L15	S 60°18'28" W	110.30'
L16	S 74°59'36" W	100.95'
L17	N 87°47'54" W	50.86'
L18	N 56°21'25" W	25.33'
L19	N 16°27'59" W	28.13'

LINE	BEARING	DISTANCE
L20	N 02°04'00" E	51.16'
L21	N 15°01'51" E	163.94'
L22	N 21°32'01" E	130.27'
L23	N 16°26'53" W	33.72'
L24	N 58°39'15" W	86.94'
L25	N 49°38'47" W	75.06'
L26	N 19°59'48" E	57.74'
L27	S 16°06'28" E	40.33'
L28	S 45°55'51" E	70.52'
L29	S 10°13'00" E	43.89'
L30	S 14°14'07" W	63.35'
L31	S 79°31'41" W	194.45'
L32	N 88°24'16" W	221.16'
L33	S 80°00'50" W	108.64'
L34	S 65°26'16" W	111.84'
L35	S 46°43'11" W	219.37'
L36	S 43°45'58" W	111.94'
L37	S 52°10'14" W	101.09'
L38	S 37°40'44" W	32.80'



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

P.M. MONTANA,
LEWIS AND CLARK COUNTY.

DATE: JUNE 11, 2020
JOB NO.: 18227
FIELD BY: WJR
DRAFTED BY: WJR



PREPARED BY:
RIES & ASSOCIATES PC.
6850 GREEN MEADOW DR.
HELENA, MONTANA 59602

BASIS OF BEARINGS:
GPS CONTROL SURVEY,
ROTATED TO GEODETIC NORTH.

DOCUMENT NO.: