

CERTIFICATE OF SURVEY

TRACTS OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 14,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, P.M.M., MADISON COUNTY, MONTANA

FOR: GORDON FARMS I, LLC, AND GORDON FARMS II, LLC
To realign a common boundary outside a platted subdivision.

LEGAL DESCRIPTION

Tract 1, Book 7 of Surveys, Page 1650-FC and another tract of record, located in the Northwest 1/4 of Section 14, Township 6 South, Range 1 West, P.M.M., Madison County, Montana, being more particularly described as follows:

Commencing at the Center 1/4 corner of Section 14, being the POINT OF BEGINNING;
Thence along the east-west mid-section line of said Section 14, N 88°09'16" W a distance of 1945.29 feet to the right of way of US Highway 287;
Thence continuing along said right of way through the following courses:
Along a non-tangent curve to the left a distance of 231.35 feet, said curve having a radius of 11564.96 feet, a delta of 1°08'46", a chord bearing of N 19°23'47" W and a chord distance of 231.35 feet;
N 19°58'10" W a distance of 485.56 feet;
N 08°53'52" W a distance of 136.64 feet;
N 19°17'06" W a distance of 209.21 feet;
Along a curve to the right a distance of 1014.61 feet, said curve having a radius of 2844.49 feet, a delta of 20°26'13", a chord bearing of N 07°40'42" W, and a chord distance of 1009.24 feet;
Thence leaving said highway right of way, S 88°06'40" E a distance of 1130.53 feet to the Center-North Northwest 1/4 of Section 14;
Thence S 01°32'00" W a distance of 663.78 feet to the NW 1/16 corner of Section 14;
Thence S 88°09'21" E a distance of 1339.30 feet to the Center-North 1/16 corner of Section 14;
Thence S 01°40'28" W a distance of 1326.55 feet to the Center 1/4 corner of Section 14, being the TRUE POINT OF BEGINNING.

Said tracts contain 83.60 acres, more or less and are subject to all easements of record or apparent on the ground.

SURVEY NOTES

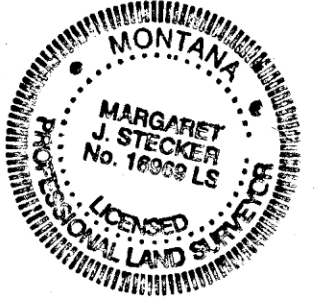
- ALL INFORMATION FOR HIGHWAY RIGHT OF WAY PLANS WAS TAKEN FROM PROJECT STPP 13-1(30)36 AND BOOK 432, PAGE 930 AND BOOK 432, PAGE 934.
- SPIRAL CHORD BEARINGS WERE USED ALONG THE RIGHT OF WAY FOR THE DETERMINATION OF ACREAGE.
- FOUND BPC #12390 AS SHOWN ON BK 7 SURVEYS, PAGE 1650-FC N 88°09'16" W A DISTANCE OF 9.92 FEET FROM FOUND MONTANA DOT ALUMINUM CAP 1 DETERMINED THAT THE BPC WAS SET IN ERROR ON A TANGENT LINE. THE HIGHWAY RIGHT OF WAY PLANS ON PROJECT STPP 13-1(30)36 SHOWS THAT THERE IS A CURVE BETWEEN STATION 153+89.07 AND STATION 157+21.99.
- ALL STATIONING SHOWN ON THE RIGHT OF WAY OF THIS SURVEY IS METRIC.
- THIS DOCUMENT IS CONSIDERED A DRAFT COPY UNLESS SIGNED, DATED AND SEALED BY THE LAND SURVEYOR.
- 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 REFERENCE 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.

CERTIFICATE OF SURVEYOR

I, the undersigned, Margaret J. Stecker, Registered Land Surveyor, do hereby certify that between June 26, 2024 and Sept. 16, 2024, I surveyed this plat and described the same as shown on the accompanying Certificate of Survey and platted in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, and the Madison County Subdivision Regulations.

Dated this 16th day of September, 2024

Margaret J. Stecker
Margaret J. Stecker #16969 LS
Skyline Surveying, Inc.



CERTIFICATE OF COUNTY TREASURER

I, Shelly Burke, hereby certify that no real property taxes or special assessments assessed and levied on the land described below and encompassed by this survey are delinquent.

See Legal Description of land.

ASSESSOR CODE: 27109500
27109501

Dated this 16th day of September, 2024

Shelly Burke
Shelly Burke
Treasurer, Madison County, Montana

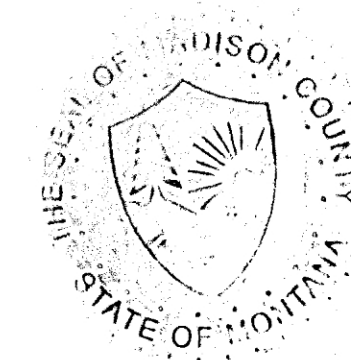


CERTIFICATE OF CLERK AND RECORDER

STATE OF MONTANA)
) SS
County of Madison)

Filed for record this 16th day of September, 2024, at 3:00 PM
o'clock and recorded as Book 7 of Surveys, Page 2754-BA
Document # 216756 Fee: \$26.85

Paula McKenzie
Paula McKenzie
County Clerk and Recorder, Madison County, Montana



CERTIFICATE OF EXEMPTION BOUNDARY REALIGNMENT

I hereby certify that the purpose of this survey is to relocate common boundaries between adjoining tracts outside a platted subdivision and that no additional parcels are hereby created. Therefore this survey is exempt from review as a subdivision pursuant to Section 76-3-207(1)(a), MCA.

TRACT 1A AND TRACT 2 are not subject to Sanitary Restriction Review because they are greater than 20 acres.

Dated this 13th day of Sept, 2024

William Gordon
William Gordon
Manager
GORDON FARMS I, LLC, a Montana Limited Liability Company
GORDON FARMS II, LLC, a Montana Limited Liability Company

State of VIRGINIA
County of Albemarle

This instrument was acknowledged before me on this day of 13th Sept, 2024,

by William Gordon, Manager
GORDON FARMS I, LLC, a Montana Limited Liability Company AND GORDON FARMS II, LLC, a Montana Limited Liability Company.

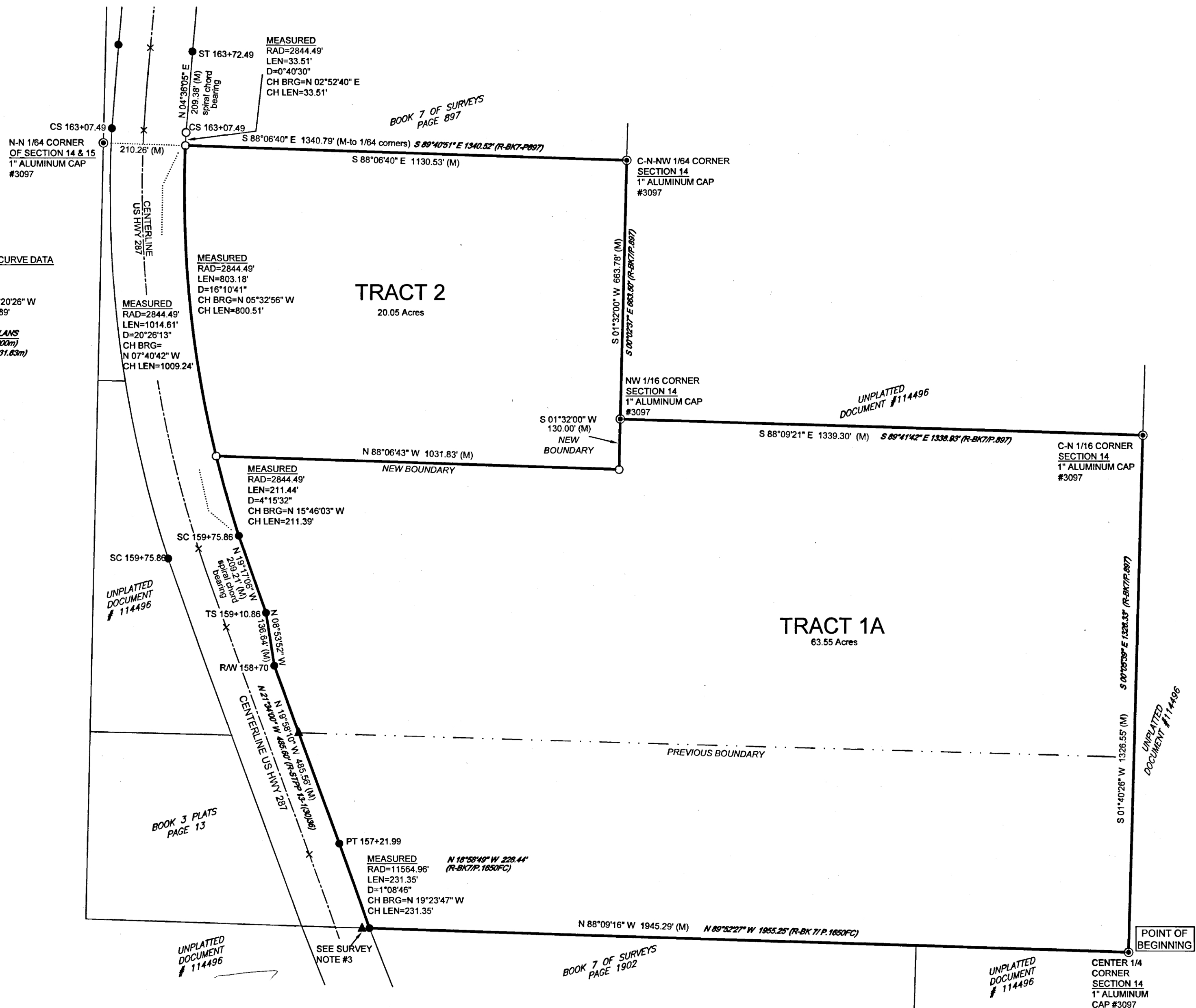
Anne Marie Lindberg
Signature of notarial officer
Name - typed, stamped, or printed

Anne Marie Lindberg
Title (and Rank)
Residing at
My commission expires: Jan 31, 2024

Anne Marie Lindberg
Notary Public
Seppville, VA

LEGEND

- ✱ FOUND U.S. PLSS SECTION CORNER OR 1/4 CORNER MONUMENT AS DESCRIBED
- ⊙ FOUND 1" ALUMINUM CAP #3097 FOR 1/16th CORNER, 1/64th CORNER OR CENTER 1/4 CORNER MONUMENT AS DESCRIBED
- FOUND 2" MONTANA DOT ALUMINUM CAP
- ▲ FOUND BLUE PLASTIC CAP #12390
- SET REBAR WITH YELLOW PLASTIC CAP MARKED "SKYLINE 16999 LS"
- × CALCULATED CENTERLINE POSITION
- CENTERLINE
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION AS DESCRIBED
- BPC BLUE PLASTIC CAP

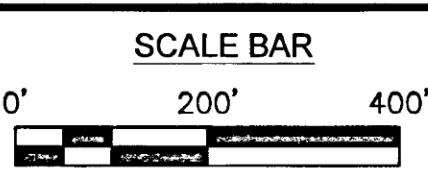
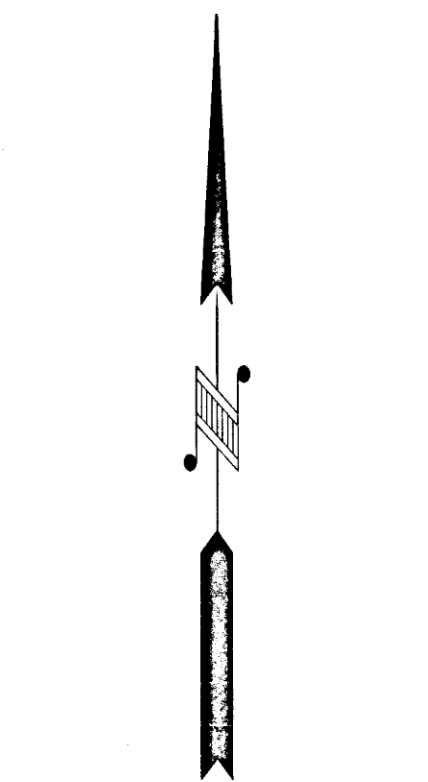


CENTERLINE CURVE DATA
RAD=2952.76
LEN=1088.02
D=21°06'43"
CH BRG=N 07°20'26\" W
CH LEN=1081.89

RECORD-LAW PLANS
RAD=2952.76 (BOOK 7)
LEN=1088.02 (231.35m)
D=21°06'43"

ANNE MARIE LINDBERG
NOTARY PUBLIC
REG. #7623654
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JANUARY 31, 2027

ANNE MARIE LINDBERG
NOTARY PUBLIC
REG. #7623654
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JANUARY 31, 2027



BASIS OF BEARING
BEARINGS ARE GRID, DERIVED GPS OBSERVATIONS COLLECTED WITH SURVEY-GRADE RECEIVERS AND REFERENCED TO THE MONTANA COORDINATE SYSTEM, NAD83(1999)
CONVERGENCE ANGLE = -1°36'33"

BOUNDARY REALIGNMENT SURVEY
MADISON COUNTY, MONTANA

X	SEC	T	R
14	6S	1W	

SkyLine Surveying Inc.
P.O. Box 321, McAllister, MT 59740 (406)581-0144

DRAWN	DATE	BOUNDARY
MJS	9/9/2024	REALIGNMENT
SCALE	SHEET	PROJECT NO.
1"=200'	1 OF 1	1218-002