

AMENDED TRACT 1 OF CERTIFICATE OF SURVEY No. 3774

LOCATED IN THE BROADVIEW ORIGINAL TOWNSITE (TOWN
OF BROADVIEW) SOUTHEAST 1/4 OF THE NORTHWEST
1/4, SECTION 16, TOWNSHIP 4 NORTH, RANGE 23 EAST,
P.M.M., CITY OF BROADVIEW, YELLOWSTONE COUNTY,
MONTANA

PURPOSE OF SURVEY: FAMILY TRANSFER

SURVEYED FOR: GAYLEN MONSEN

SURVEYED BY: ESSEX SURVEYING, LLC
39 LIGHTNING LANE
RED LODGE, MT 59068
(406) 860-6043

OWNER'S CERTIFICATE

I, Gaylen D. Monsen, does hereby certify, that the purpose of this survey is for the gift of Tract 1A to Jessi M. Monsen, my wife, and this is the first family transfer to this person, and therefore, this division of land is exempt from review as a subdivision pursuant to section 76-3-207(1)(b) M.C.A., "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." And, Tract 1A and Tract 1B are exempt from review per 76-4-127(g) M.C.A., "certification that adequate municipal or county water and/or sewer district facilities for the supply of water and disposal of sewage and solid waste will be provided. Facilities for subdivisions subject to 76-3-507 must be provided within the time that section provides."

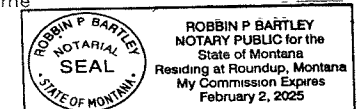
Gaylen D. Monsen
Gaylen D. Monsen

STATE OF MONTANA)
County of YELLOWSTONE)

On this 16th day of July, 2021, before me, the undersigned, a

Notary Public for the state of Montana, Personally appeared Gaylen D. Monsen, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same

Robbin P. Bartley
Notary Public for the State of Montana



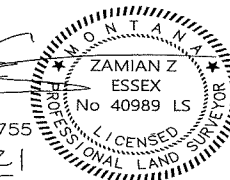
CERTIFICATE OF SURVEYOR

The undersigned, a Professional Land Surveyor licensed in the State of Montana, states that during the month of May, 2021, a survey was performed by me of a tract of land in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Platting Act, said Tract, description of boundaries and dimensions being in accordance with the annexed Certificate of Survey, that the monuments found and set are of the character and occupy the positions shown hereon

Essex Surveying, LLC

By *Zamian Z. Essex*
Zamian Z. Essex
Montana License No. 40989LS
Certified Federal Surveyor No. 1755

Date 7/8/2021



COUNTY TREASURER'S CERTIFICATION OF TAX PAYMENT

I hereby certify pursuant to 76-3-207(3)(b) M.C.A., that all real property taxes and special assessments levied on the land described above have been paid

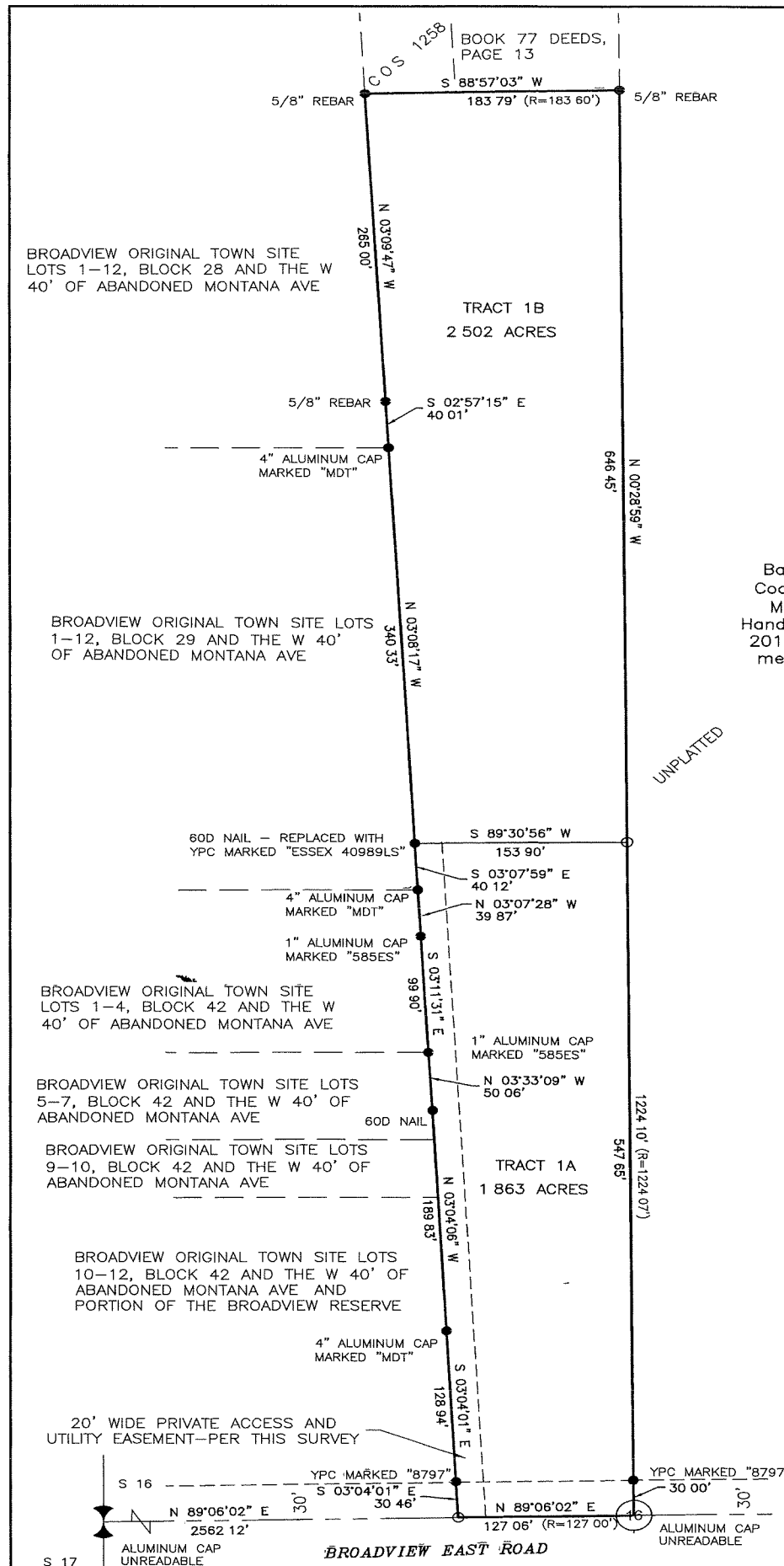
Mark Peters
Yellowstone County Treasurer, Deputy

Date 7/23/2021

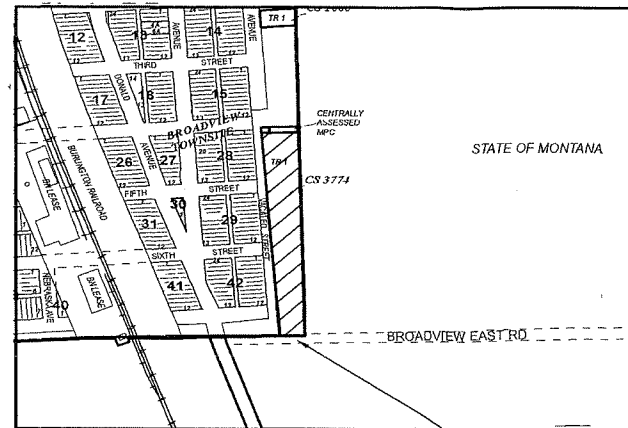
CD: 3982138
EASE: 3982139

CLERK AND RECORDER FILING INFORMATION

CSA 3982137
07/29/2021 04:02 PM Pages: 1 of 1 Fees: 26.00
Jeff Martin Clerk & Recorder, Yellowstone County



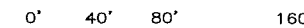
VICINITY MAP



THIS SURVEY

BASIS OF BEARING

Basis of Bearing for this survey is the Billings Coordinate System, NAD83(2011) per the "Rocky Mountain Tribal Coordinate Reference System" Handbook and User Guide, published 30 September 2014 and subsequent revisions. Basis of distance measurement is the U.S. Survey Foot. Displayed distances are ground dimensions.



SCALE 1" = 80'
SURVEYED MAY, 2021

LEGEND

- | | |
|--------------------------------------|---|
| QUARTER CORNER FOUND AS NOTED | PROPERTY CORNER SET - 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "ESSEX - 40989LS" |
| FOUND CENTER QUARTER CORNER AS NOTED | R RECORD DISTANCE |
| PROPERTY CORNER FOUND AS NOTED | YPC YELLOW PLASTIC CAP |

LEGAL DESCRIPTION

A tract of land located in the Broadview Original Townsite (Town of Broadview) Southeast 1/4 Northwest 1/4, Section 16, T4N, R23E, P.M.M., City of Broadview, Yellowstone County, Montana, being more particularly described as follows

Considering the Basis of Bearing to be the Billings Coordinate System, NAD83(2011) per the "Rocky Mountain Tribal Coordinate Reference System" Handbook and User Guide, published 30 September 2014 and subsequent revisions. Basis of distance measurement is the U.S. Survey Foot. Displayed distances are ground dimensions, and with all other bearings contained herein relative thereto,

Being Tract 1 of Certificate of Survey No. 3774 Containing 4365 Acres, more or less, and all according to the attached Certificate of Survey Subject to all easements and/or rights-of-way of record, apparent on the ground or reserved per this survey

CERTIFICATE OF RIVERSTONE HEALTH

This document has been reviewed by the County Health Department and is acceptable as to form

Dated this 21st day of July, 2021

Reviewed by *Clayton*

COUNTY ATTORNEY APPROVAL

This Document has been reviewed by the city attorney's office and is acceptable to form

Clayton
County Attorney Date 7-27-21