

### CERTIFICATE OF SURVEY

TWO PARCELS OF LAND LOCATED IN THE S½ OF SECTION 19 &  
IN THE NW¼NW¼ OF SECTION 30, T7S, R8W, P.M.M., AND IN THE  
SE¼SE¼ OF SECTION 24, T7S, R9W, P.M.M., BEAVERHEAD COUNTY, MONTANA

### LEGAL DESCRIPTIONS TRACT 5A

An tract of land located in the S½ of Section 19 and in the NW¼NW¼ of Section 30, Township 7 South, Range 8 West, P.M.M., and in the SE¼SE¼ of Section 24, Township 7 South, Range 9 West, P.M.M., County of Beaverhead, State of Montana and more completely described as follows:

Commencing at the Southwest Section Corner of Section 19, T7S, R8W, P.M.M., thence N89°51'52"E-620.62 to the TRUE POINT OF BEGINNING, thence first course, N86°54'18"E-39.70 feet to a point on the Southerly Section Line of Section 19, second and third courses on said Section Line, thence second course, N89°41'12"E-1839.14 feet to the South Quarter Corner of Section 19, thence third course, N89°41'13"E-2645.48 feet to the Southeast Section Corner of Section 19, thence fourth course, departing said South Section Line and on the East Section Line of Section 19, N01°16'04"W-585.15 feet, thence fifth course, departing said East Section Line, N41°53'22"W-226.42 feet, thence sixth course, N60°11'22"W-332.56 feet, thence seventh course, N52°42'24"E-535.17 feet to a point on the East Section Line of Section 19, thence eighth course, on said East Section Line of Section 19, N01°11'03"W-58.81 feet, thence ninth course, departing said East Section Line of Section 19, S83°15'17"W-1.18 feet, thence tenth course, S41°44'07"W-48.93 feet, thence eleventh course, S85°24'28"W-144.29 feet, thence twelfth course, N55°12'56"W-69.44 feet, thence thirteenth course, N89°38'51"W-532.84 feet, thence fourteenth course, N89°47'06"W-249.51 feet, thence fifteenth course, S02°06'29"W-28.08 feet, thence sixteenth course, N89°47'42"W-200.00 feet, thence seventeenth course, S38°50'11"W-15.49 feet, thence eighteenth course, N89°59'01"W-357.45 feet, thence nineteenth course, S89°58'14"W-98.46 feet, thence twentieth course, N89°58'54"W-93.36 feet, thence twenty-first course, N89°58'59"W-187.90 feet, thence twenty-second course, N89°59'04"W-125.45 feet, thence twenty-third course, S89°58'25"W-123.43 feet, thence twenty-fourth course, N02°00'35"E-40.91 feet, thence twenty-fifth course, N89°43'37"W-200.24 feet, thence twenty-sixth course, N89°40'20"W-270.44 feet, thence twenty-seventh course, S89°56'48"W-388.61 feet, thence twenty-eighth course, S89°44'45"W-907.85 feet, thence twenty-ninth course, S00°11'15"W-200.06 feet, thence thirtieth course, 767.55 feet on a non-tangent curve to the left with a radius of 750.00 feet and long chord bearing of S33°45'55"W-734.49 feet, thence thirty-first course, S89°57'09"W-730.05 feet, thence thirty-second course, 248.35 feet on a non-tangent curve to the right with a radius of 609.53 feet and long chord bearing of S15°55'46"W-246.64 feet to a point on the Northerly Right-of-Way of Southside Boulevard, thirty-third through thirty-seventh courses on said Right-of-Way, thence thirty-third course, S60°04'22"E-23.35 feet, thence thirty-fourth course, 59.82 feet on a curve to the left with a radius of 60.00 feet and a long chord bearing of S88°45'23"E-57.37 feet, thence thirty-fifth course, N62°45'42"E-171.75 feet, thence thirty-sixth course, 231.27 feet on a curve to the right with a radius of 540.00 feet and a long chord bearing of N75°00'39"E-229.50 feet, thence thirty-seventh course, S02°34'49"E-79.72 feet, thence thirty-eighth course, departing said Right-of-Way of Southside Boulevard, N87°25'11"E-138.02 feet, thence thirty-ninth course, N87°25'11"E-76.69 feet, thence fortieth and final course, S03°27'04"E-331.12 feet to the point of beginning.

Said parcel containing ±128.58 acres.

### PARCEL FB

An tract of land located in the S½ of Section 19 and in the NW¼NW¼ of Section 30, Township 7 South, Range 8 West, P.M.M., and in the SE¼SE¼ of Section 24, Township 7 South, Range 9 West, P.M.M., County of Beaverhead, State of Montana and more completely described as follows:

Commencing at the Southwest Section Corner of Section 19, T7S, R8W, P.M.M., thence N00°11'24"W-514.05 to the TRUE POINT OF BEGINNING, thence first course, on the West Section Line of Section 19, N00°11'47"W-432.92 feet, thence second course, continuing on said West Section Line of Section 19, N00°07'58"W-50.23 feet, thence third course, departing said West Section Line of Section 19 S89°48'00"E-424.80 feet, thence fourth course, N00°10'50"E-331.68 feet, thence fifth course, S89°51'14"E-714.69 feet, thence sixth course, S00°11'15"W-200.06 feet, thence seventh course, 767.55 feet on a non-tangent curve to the left with a radius of 750.00 feet and long chord bearing of S33°45'55"W-734.49 feet, thence eighth and final course, S89°57'09"W-730.05 feet to the point of beginning.

Said parcel containing ±14.06 acres.

Bearings base on the record bearing of the West ½ of the South Section Line of Section 19, T7S, R8W, P.M.M. as shown on Certificate of Survey No. 1592BA.

This survey completed December 2020.

### CERTIFICATE OF EXAMINING LAND SURVEYOR

Reviewed for errors and omissions this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, pursuant to Section 76-3-611(2)(a), M.C.A.

\_\_\_\_\_  
Examining Land Surveyor Reg. No. \_\_\_\_\_

### CERTIFICATE OF COUNTY PLANNER

I hereby certify that the survey shown here has been examined and determined to be in compliance with The Beaverhead County Subdivision Regulations and The Montana Subdivision and Platting Act.  
Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Robert Macioroski, Beaverhead County Planner

### CERTIFICATE OF COUNTY SANITARIAN

I hereby certify that the survey shown here has been examined and determined to be in compliance with The Beaverhead County Wastewater System Regulations and The Montana DEQ ARM for the Sanitation in Subdivisions Act.  
(ARM 17.36.101 through 17.36.805)

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

\_\_\_\_\_  
Tom Wagenknecht, Beaverhead County Sanitarian

THIS SURVEY COMMISSIONED BY: JOHN ERB

### PURPOSE OF SURVEY

The purpose of this survey is to aggregate parcels or lots and to relocate common boundary lines between adjoining properties, and no additional parcels are hereby created; therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d) and 76-3-207(1)(f), M.C.A.

TRACT 5-A & PARCEL FB

76-3-207(1)(d)  
for five or fewer lots within a platted subdivision, the relocation of common boundaries.

76-3-207(1)(f)  
aggregation of parcels or lots when a certificate of survey or subdivision plat shows that the boundaries of the original parcels have been eliminated and the boundaries of a larger aggregate parcel are established. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas.

ARM 24.183.1104 (C)

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 or amended plat] on which said area is described, unless said area is included with or excluded from adjoining tracts of record."

### OWNERS CERTIFICATION

"We hereby certify that the purpose for this division of land is to aggregate parcels or lots and to relocate common boundary lines between adjoining properties and no additional parcels are hereby created; therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d) and 76-3-207(1)(f), M.C.A."

TRACT 5-A & PARCEL FB

76-3-207(1)(d)  
for five or fewer lots within a platted subdivision, the relocation of common boundaries.

76-3-207(1)(f)  
aggregation of parcels or lots when a certificate of survey or subdivision plat shows that the boundaries of the original parcels have been eliminated and the boundaries of a larger aggregate parcel are established. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas.

"We hereby certify that the purpose for this division of land is to acquire additional land to become part of a parcel that has no sanitary restrictions imposed on it.

TRACT 5-A

A parcel in excess of 20 acres. A Beaverhead County septic permit must be obtained from the Beaverhead County Sanitarian prior to any construction on this parcel.

PARCEL FB

76-4-125(d)  
divisions located within jurisdictional areas that have adopted growth policies pursuant to chapter 1 or within first-class or second class municipalities for which the governing body certifies, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided.

ERB EAST BEAVERHEAD COUNTY, LLC

By: \_\_\_\_\_ Its: \_\_\_\_\_

### CERTIFICATE OF NOTARY

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was signed and sworn to, before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of the ERB EAST BEAVERHEAD COUNTY, LLC.

\_\_\_\_\_  
Notary Public(Signature)

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_

\_\_\_\_\_  
Notary Public (Printed)

\_\_\_\_\_  
Residing at \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
My Commission Expires \_\_\_\_\_

### CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-207(a), M.C.A., that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.

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

TAX I.D. No. 0000100831

TAX I.D. No. 0000015040

\_\_\_\_\_  
Treasurer, Beaverhead County, Montana

### CERTIFICATE OF SURVEYOR

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the Survey represented on this Certificate of Survey has been executed under my supervision in accordance with the requirements of law, that to the best of my knowledge the survey is true and complete as shown and that all monuments set, together with those found, are of the type shown, and are sufficient to enable the survey to be retraced.

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

\_\_\_\_\_  
Travis W. Wilson P.L.S. #29093LS

### CLERK AND RECORDER

I, \_\_\_\_\_ Clerk and Recorder of Beaverhead County, Montana, do hereby certify that the foregoing instrument was filed in my office this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, \_\_\_\_\_ M., in the records of the Clerk and Recorder, Beaverhead County, Montana.

\_\_\_\_\_  
Clerk and Recorder By: \_\_\_\_\_

CERTIFICATE OF SURVEY NUMBER \_\_\_\_\_

CORNERSTONE LAND  
SURVEYING, INC



21 N. WASHINGTON ST., DILLON, MT 59725  
PHONE: (406) 683-2314 FAX: (406) 683-2227

TWO PARCELS OF LAND LOCATED IN THE S½ OF SECTION 19 &  
IN THE NW¼NW¼ OF SECTION 30, T7S, R8W, P.M.M., AND IN THE SE¼SE¼  
OF SECTION 24, T7S, R9W, P.M.M., BEAVERHEAD COUNTY, MONTANA

ERB EAST BEAVERHEAD, LLC  
BOUNDARY RELOCATION SURVEY

SCALE: 1" = 300' SHEET: 1 of 2 DATE: 12-03-2020

BEAVERHEAD COUNTY ORDINANCE 2004-7  
"BEAVERHEAD COUNTY HAS ADOPTED A RIGHT TO FARM ORDINANCE"