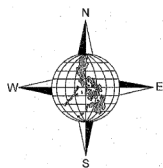
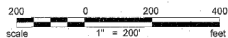


# CERTIFICATE OF SURVEY

NE1/4SW1/4 of SECTION 31,  
TOWNSHIP 21 NORTH, RANGE 26 WEST, P.M.M.,  
SANDERS COUNTY, MONTANA



**BASIS OF BEARINGS**  
GPS DERIVED  
GEODETIC NORTH



**OWNERS**  
Michael D. Burns  
(Quitclaim Deed Doc. No. 3099883)

**SURVEY COMMISSIONED BY**  
Michael Burns

**DATE OF SURVEY**  
September, 2020

**SURVEYOR'S NOTE**

A section subdivision of Section 31, T.21N., R.26W., P.M., M., was performed by Professional Land Surveyor McCarthy (1741 S) in April of 1973.

Subsequent surveys have been performed in said Section 31 by other surveyors who have utilizing the section subdivision corners determined and set by surveyor McCarthy.

This survey retraces Surveyor McCarthy utilizing the section subdivision corners set during his 1973 survey.

**EASEMENT NOTE**

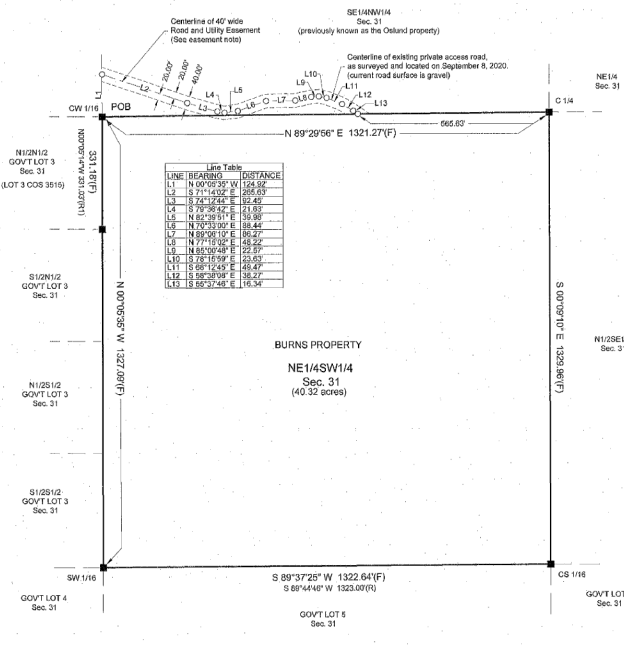
Road and Utility Easement Agreement, Document No. 80985 records of Sanders County Montana, graphically depicts a 40 foot wide road and utility easement benefiting the property owners of the SE1/4NW1/4 of Section 31 and the NE1/4SW1/4 of Section 31.

Said easement document further describes said easement as follows: "The easement is forty feet wide, and consists of the 20 feet on both sides of the centerline of the road which currently crosses the Osland Property in approximately the location which is shown on the map." Said Osland Property being the SE1/4NW1/4.

Said easement document has no mathematical way of locating said road and utility easement.

This survey has located on the ground and depicted hereon the centerline of the road currently being used by the owners of said SE1/4NW1/4 of Section 31 and NE1/4SW1/4 of Section 31.

The forty foot wide road and utility easement being depicted hereon is a mathematical off-set, being 20 feet each side, of the existing centerline of said current road.



**LEGAL DESCRIPTION**

A tract of land being described in that Quitclaim Deed recorded as Document Number 309983, records of Sanders County, Montana, as being the northeast one-quarter of the southwest one-quarter (NE1/4SW1/4) of Section 31, Township 21 North, Range 26 West, P.M., M., Sanders County, Montana;

Said tract of land being described secondarily and subordinately by metes and bounds as follows:

**Beginning** at the center-west one-sixteenth (CW1/16) corner of Section 31, Township 21 North, Range 26 West, P.M., M., Sanders County, Montana; thence along the east-west mid-section line of said Section 31, N 89°29'36" E a distance of 1321.27 feet to the center one-quarter (C1/4) corner of said Section 31; thence along the north-south mid-section line of said Section 31, S 00°09'10" E a distance of 1329.96 feet to the center-south one-sixteenth (CS1/16) corner of said Section 31; thence along the center-south east-west one-sixteenth section line of said Section 31, S 89°37'25" W a distance of 1322.56 feet to the southwest one-sixteenth (SW1/16) corner of said Section 31; thence along the center-west north-south one-sixteenth section line of said Section 31, N 00°09'35" W a distance of 1327.09 feet to the **Point of Beginning**

CONTAINING 40.32 acres of land, more or less, being subject to all easements and rights-of-way as shown, apparent, existing or of record, and all according to the attached Certificate of Survey.

**PURPOSE OF SURVEY**

This certificate of survey was prepared to depict the retracement of exterior boundaries and no division of land is hereby being created and no aggregation of land is hereby being created, pursuant to 76-3-404 M.C.A.

**CERTIFICATE OF SURVEYOR:**

I hereby certify that the survey shown hereon represents a survey performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief.

*Jeremy K. F. Garland* 10-7-20  
Date  
Jeremy K. F. Garland  
Registered Professional Land Surveyor  
Montana Registration No. 16405 LS



**CERTIFICATE OF EXAMINING LAND SURVEYOR:**

On behalf of the Governing Body, this document has been examined for errors and omissions in calculation or drafting pursuant to 76-3-611(2)(a), M.C.A.

*Ricky L. Hagedorn* 10-28-20  
Date  
Examining Land Surveyor

**APPROVED BY:**

*Shirley J. Manderson* 10-28-2020  
Date  
Sanders County - Legal Services Department

**CERTIFICATE OF CLERK AND RECORDER**

318710 COS - MISC SURVEY COS: 3645

STATE OF MONTANA SANDERS COUNTY  
RECORDED: 10/28/2020 4:13 PM Pages: 1  
Nicol Sorbier Clerk and Recorder  
FEE: \$25.50 BY: [Signature]  
Return To: GARLAND LAND SURVEYING INC

3645

- = Found 5/8" rebar topped with a 1-1/2" aluminum cap (McCarthy 1741 S)
- = Denotes angle point, nothing found or set this survey
- (F) = Found this survey
- (R) = Record or additive record per Certificate of Survey No. 2102 (CARSTENS 5940 LS)
- (R1) = Record or additive record per Certificate of Survey No. 3515 (WARREN 15629 LS)
- COS = Certificate of Survey
- POB = Point of Beginning
- CW = Center-west
- CS = Center-south
- C = Center
- SW = Southwest
- GOVT = Government

**GARLAND LAND SURVEYING INC.**  
38828 SOUTHSHORE RD  
ALBERTON, MT 59620  
406-205-0394  
www.garlandlandsurveying.com

SEC.	TWP.	RGE.	COUNTY	CERTIFICATE OF SURVEY	
31	21N	26W	SANDERS	SECTION 31, TOWNSHIP 21 NORTH, RANGE 26 WEST, P.M.M., SANDERS COUNTY, MONTANA	
				DRAWN BY: JAFQ	REVISION NO.: 1
				CHECKED BY: JAFQ	REVISION DATE: 10-07-2020
				CERTIFICATE OF SURVEY NO.	DATE: September 18, 2020

1 OF 1

#HEET NUMBER