

# CERTIFICATE OF SURVEY

## AGRICULTURAL EXEMPTION

GOV. LOT 1, SECTION 29, T.29N., R.33W., P.M., MT., LINCOLN COUNTY, MONTANA

FOR: MASTERS PROPERTIES, LLC DATE: JUNE, 2021

### PURPOSE OF SURVEY & OWNER'S EXEMPTION CERTIFICATION

Masters Properties, LLC, owner of record, hereby certifies that the purpose of this survey is to create Parcel "B", 22.18 acres, to be used exclusively for agricultural purposes, and that covenants will be entered into by the parties to the transaction, running with the land and revocable only by mutual consent of the governing body and the property owners, that the land will be used exclusively for agricultural purposes, and that this survey is exempt from review as a subdivision pursuant to 76-3-207(1)C, M.C.A. We further certify that the resulting Parcel "A" is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(a): "a parcel that has no existing facilities for water supply, wastewater disposal, or solid waste disposal, if no new facilities will be constructed on the parcel." We also certify that Parcel "B" is 20 acres or greater, exclusive of public roadways, and is therefore exempt from review by the Department of Environmental Quality pursuant to MCA 76-4-102(22).

*Lyle Huisman*  
Lyle Huisman, Representative, Masters Properties, LLC.

6/29/2021  
Date



### ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me, a Notary Public for the State of Iowa by LYLE HUISMAN

on this 29th day of June 2021. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

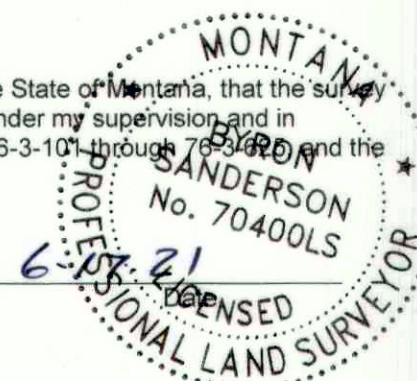
*Karla Kroese*

residing in: Iowa My Commission expires: 2-12-2023

### LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this "Certificate of Survey" has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-104 and the Lincoln County Regulations adopted pursuant thereto.

*Byron Sanderson*  
Byron Sanderson, PLS, 70400LS



### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 19 of July 2021, A.D.

*Steven A. Boyer*  
Steven A. Boyer, 9750LS, Lincoln County, Examining Land Surveyor



### LEGEND

- PROPERTY BOUNDARY, THIS SURVEY
- RIGHT-OF-WAY LIMIT
- ROAD CENTERLINE
- EASEMENT LIMIT
- RADIAL OR DIMENSION LINE
- ( ) RECORD - CERTIFICATE OF SURVEY 29
- [ ] RECORD - CERTIFICATE OF SURVEY 3996CO
- { } RECORD - MDOT PROJECT F 56-2(2)17
- SET 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED "SANDERSON 70400LS"
- 3/4 INCH DIAMETER UNCAPPED REBAR
- 5/8 INCH DIAMETER REBAR WITH RED PLASTIC CAP MARKED "HUGHES 7322LS"
- 5/8 INCH DIAMETER UNCAPPED REBAR
- UNMARKED COMPUTED POINT

### COUNTY TREASURER'S CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the parcel shown hereon are paid pursuant to Section 76-3-207(3), M.C.A.

*Adam Hoff for Sedanis Carlberg*  
Lincoln County Treasurer

7-19-2021  
Date



### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 20th day

of July 2021, A.D. at 12:53 o'clock

*Robin A. Benson*  
Lincoln County Clerk and Recorder

by *Craig Benson*  
Deputy

### SURVEYS REFERENCED

1959 & 1992 - Highway Plans FHP 5-2(1) & F 56-2(2)17, Montana Dept. of Transportation  
1973 - COS 4, "Sather Survey" in S28 & S29, J.W. Ninneman, 534ES  
1974 - COS 29 "Feak Tracts", J.W. Ninneman, 534ES  
2009 - COS 3996CO, A.F. Hughes, 7322LS

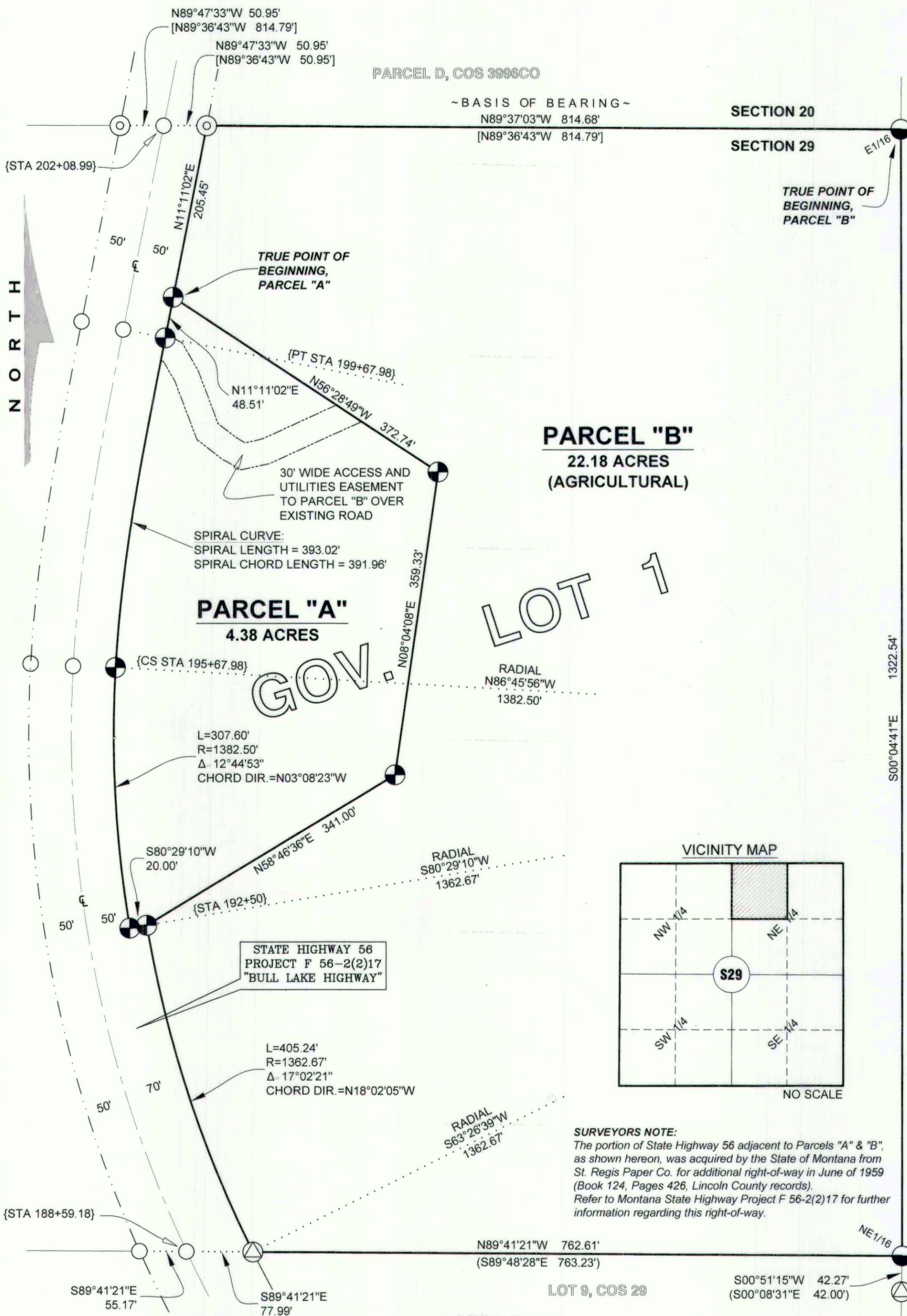
### METHOD OF SURVEY

A Nikon total station and Trimble R10-2 GNSS GPS system were used to tie previously established controlling corners by Byron Sanderson & John Damon, August 2019.

### BASIS OF BEARING

The basis of bearing for this survey is N89°37'03"W between a found 3/4 inch diameter rebar monument for the East One-Sixteenth corner, Section 29 and a found 5/8 inch diameter rebar with plastic cap marked "Hughes 7322LS" lying on the easterly right-of-way limit of Highway 56. This bearing is derived from a survey grade GPS system calibrated to True North. The reported bearing between these monuments per COS 3996CO is N89°36'43"W. Angular variation between these bearings is 00°00'20".

CERTIFICATE OF SURVEY No. 4790 AE



**PARCEL "B"**  
22.18 ACRES  
(AGRICULTURAL)

**PARCEL "A"**  
4.38 ACRES

LOT 1

### VICINITY MAP



### SURVEYORS NOTE:

The portion of State Highway 56 adjacent to Parcels "A" & "B", as shown hereon, was acquired by the State of Montana from St. Regis Paper Co. for additional right-of-way in June of 1959 (Book 124, Pages 426, Lincoln County records). Refer to Montana State Highway Project F 56-2(2)17 for further information regarding this right-of-way.

### LEGAL DESCRIPTION: PARCEL "A"

An irregular tract of land lying southerly from Troy, Montana, Lincoln County, within Government Lot 1, Section 29, T.29N., R.33W., P.M., MT., and more particularly described as follows: Commencing at the east one-sixteenth corner, said Section 29, a 3/4 inch diameter uncapped rebar; Thence along the north line, said Section 29, N89°37'03"W, 814.68 feet to the east right-of-way limit of Highway 56, a 5/8 inch diameter rebar with red plastic cap marked "HUGHES 7322LS"; Thence along said right-of-way limit S11°11'02"W, 205.45 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence S56°28'49"W, 372.74 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence S58°46'36"W, 341.00 feet to the east right-of-way limit of Highway 56, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence continuing along said right-of-way limit through a 1362.50 foot radius non-tangent curve to the right, 307.60 feet arc length to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence continuing along said right-of-way limit through a spiral curve to the right, 393.02 feet arc distance, 391.96 feet chord length to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence continuing along said right-of-way limit N11°11'02"E, 48.51 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" and the TRUE POINT OF BEGINNING, containing 4.38 acres. Subject to a 30 foot wide access and utilities easement to Parcel "B", as shown hereon, and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL "B"

An irregular tract of land lying southerly from Troy, Montana, Lincoln County, within Government Lot 1, Section 29, T.29N., R.33W., P.M., MT., and more particularly described as follows: Commencing at the east one-sixteenth corner, said Section 29, a 3/4 inch diameter uncapped rebar; Thence along the north line, said Section 29, S00°04'41"E, 1322.54 feet to the north-east one-sixteenth corner, said Section 29, a 3/4 inch diameter uncapped rebar; Thence along the east-west sixteenth line, said Section 29, also being the north boundary of Lot 9, COS 29, N89°41'21"W, 762.61 feet to a 5/8 inch diameter uncapped rebar lying on the east right-of-way limit of Highway 56; Thence along said right-of-way limit through a 1362.67 foot radius non-tangent curve to the right, 405.24 feet arc length to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence N58°46'36"E, 341.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence N56°28'49"W, 372.74 feet to the easterly right-of-way limit of Highway 56, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along said right-of-way limit N11°11'02"E, 205.45 feet to a 5/8 inch diameter rebar with red plastic cap marked "HUGHES 7322LS"; Thence along the north line, said Section 29, S89°37'03"E, 814.68 feet to the east one-sixteenth corner, said Section 29, a 3/4 inch diameter uncapped rebar, and the TRUE POINT OF BEGINNING, containing 22.18 acres. Subject to and together with all appurtenant easements of record.

### GRAPHIC SCALE

