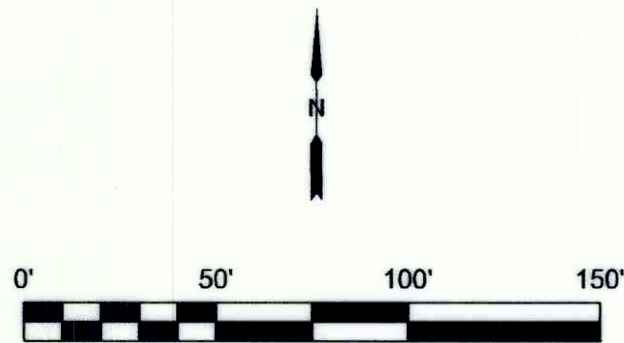


OWNERS: BROKEN SPUR LAND AND LIVESTOCK, INC.
AND KYLE M. VADERS
PURPOSE: EASEMENT SURVEY
DATE: FEBRUARY 17, 2022

CERTIFICATE OF SURVEY
SW1/4 OF SEC. 1 & NW1/4 OF SEC. 12, T37N, R27W, P.M.,M.,
LINCOLN COUNTY, MONTANA



SURVEYOR'S NOTES

- 1) REFERENCE IS MADE TO EASEMENT AND ROAD MAINTENANCE AGREEMENT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF LINCOLN COUNTY, MONTANA: DOCUMENT #298579, BOOK 394, PAGE 815.
- 2) THE POSITION OF THE PROPERTY CORNER FOR PARCEL 'D' AND PARCEL 'F' OF C.O.S. 3733CO ALONG U.S. HIGHWAY 93 AS SHOWN HEREON WAS FROM A SURVEYED LOCATION OF A MONUMENT, A FOUND REBAR WITH A PLASTIC CAP STAMPED 9525LS. ROAD CONSTRUCTION OBLITERATED THE MONUMENT, AND WAS REPLACED WITH A SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED 15627LS.

W1/2 SW1/4 SW1/4 & W1/2 OF GOV'T LOT 4, SEC.1
N/F
BROKEN SPUR LAND & LIVESTOCK, INC.

ACCESS EASEMENT
1.156 AC.±

PARCEL 'D', C.O.S. 3933CO
N/F
BROKEN SPUR LAND & LIVESTOCK, INC.

TRACT 1
C.O.S. #3841

PARCEL 'C'
C.O.S. 3933CO

U. S. HIGHWAY 93

P.O.B.
SEE NOTE #2

SEC.1
SEC.12

PARCEL 'E', C.O.S. 3933CO
N/F
BROKEN SPUR LAND & LIVESTOCK, INC.

PARCEL 'F', C.O.S. 3933CO
N/F
KYLE M. VADERS

C. O. S. # 3 9 3 3 C O

LINE	BEARING	DISTANCE
L1	S05°31'07"W	31.86'
L2	S05°31'07"W	31.86'
L3	S56°50'33"E	55.00'
L4	N57°02'45"E	55.00'
L5	N89°53'54"W	121.95'
L6	S75°51'38"W	128.92'

EASEMENT DESCRIPTION

A strip of land, sixty (60) feet wide, over that portion of the Southwest one-quarter (SW1/4) of Section One (1) and the Northwest one-quarter (NW1/4) of Section Twelve (12), all of Township Thirty-seven North (T37N), Range Twenty-seven West (R27W), Principal Meridian, Montana, Lincoln County, Montana, the perimeter of which is more particularly described:

Beginning at the southeasterly corner of Parcel 'D' of Certificate of Survey No. 3933CO, according to the map thereof on file at the office of the Clerk and Recorder of Lincoln County, Montana, said point being on the westerly right of way of U.S. Highway No. 93; thence South75°51'38"West 121.95 feet; thence North89°53'54"West 561.88 feet to the beginning of a non-tangent curve concave to the east having a radius of 55.00 feet and to which a radial line bears South56°50'33"East; thence westerly, northerly, and easterly 282.11 feet along said curve through a central angle of 293°53'19"; thence on a non-tangent line South89°53'54"East 554.38 feet; thence North75°51'38"East 135.89 to the westerly right of way of said U.S. Highway No. 93; thence South05°31'07"West 63.71 feet along said westerly right of way to the point of beginning and containing 1.156 acres of land, gross measure, more or less. All as shown hereon.

LEGEND

- FOUND REBAR W/CAP STAMPED 9525LS (UNLESS OTHERWISE NOTED)
- SET 5/8" X 24" REBAR W/PLASTIC CAP STAMPED 15627LS
- COMPUTED POINT
- P.O.B. POINT OF BEGINNING
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE PER CITED SURVEYS HEREON
- C— CENTERLINE OF EASEMENT

SAM CORDI
REGISTERED LAND SURVEYOR
974 COLORADO AVE.
P.O. BOX 323
WHITEFISH, MT 59937
PHONE: (406)-862-9977

CERTIFICATE OF SURVEYOR

THOMAS SIBSON-REGISTRATION NO. 15627LS
EXAMINED: 18 FEB. 2022

STEVEN A. BOYER, LINCOLN COUNTY
EXAMINING LAND SURVEYOR REG. NO. 9750LS
STATE OF MONTANA
County of Lincoln SS

Filed on the 22nd day of Feb
A.D. 2022 at 11:37 o'clock P.M.

Robin A. Benson
CLERK AND RECORDER
BY: Michelle Byrd
DEPUTY

INSTRUMENT REC. NO. 299096

CERTIFICATE OF SURVEY NO. 4856