

LEGAL DESCRIPTION OF EASEMENT:

A 20-FOOT STRIP EASEMENT BEING LOCATED IN PARCEL 2 OF CERTIFICATE OF SURVEY 714 IN THE NE 1/4 OF SECTION 15, T. 1S. R. 26 E., P.M.M. YELLOWSTONE COUNTY, MONTANA, THE PERIMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF RIVERSIDE ACREAGE TRACTS SUBDIVISION LOT 2; FROM WHICH THE NORTHEAST CORNER OF SECTION 15 BEARS N43°56'39"E 749.48 FT.; THENCE S20°26'17"E 91.30 FT., MORE OR LESS, TO THE SOUTH LINE OF SAID PARCEL 2 OF CERTIFICATE OF 714, THIS LINE BEING COMMON TO THE RIPARIAN BOUNDARY OF THE YELLOWSTONE RIVER; THENCE S88°05'17"W 21.09 FT. ALONG THE SOUTH LINE OF SAID PARCEL 2 AND THE RIPARIAN BOUNDARY OF THE YELLOWSTONE RIVER; THENCE N20°26'17"W 91.90 FT., MORE OR LESS TO THE NORTH LINE OF SAID PARCEL 2; THENCE N89°36'01"E 21.29 FT. ALONG THE NORTH LINE OF SAID PARCEL 2 TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS AN AREA OF 1832 SQ. FT., MORE OR LESS.

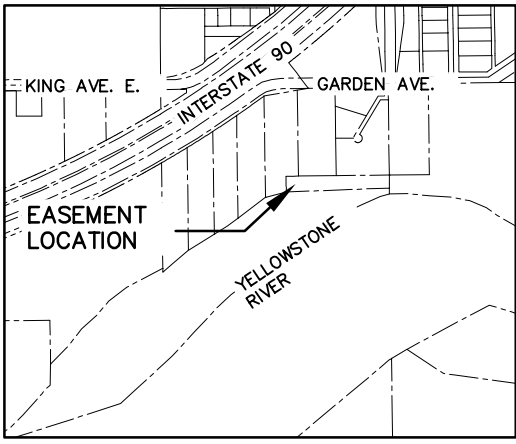
BASIS OF BEARINGS:

BEARINGS ARE MONTANA STATE PLANE NAD83-2011. DISTANCES SHOWN HEREON ARE GROUND DISTANCES BASED ON APPLYING A COMBINED SCALE FACTOR OF 0.99947271. AREAS SHOWN HEREON RELY ON THE GROUND DISTANCES.

SURVEYOR'S NOTE:

CERTIFICATE OF SURVEY NO. 714 PARCEL 2 AND RIVERSIDE ACREAGE TRACTS SUBDIVISION LOTS WEST OF PARCEL 2 ARE DESCRIBED WITH THEIR SOUTHERLY BOUNDARIES BEING THE BANK OF THE YELLOWSTONE RIVER. THIS SURVEY ASSUMES THE INTENT OF THOSE PLATS WAS TO MAKE THESE LOTS RIPARIAN. LOT LINES SHOWN HEREON REFLECT RECORD PLATTED LOCATIONS AND DO NOT DEFINE THE AMBULATORY RIPARIAN BOUNDARY.

**VICINITY MAP - NOT TO SCALE**



**CITY-COUNTY DRAIN**  
**WESTERN SUGAR COMPANY EASEMENT**  
 LOCATED IN NE1/4 SEC. 15, T. 1S. R 26 E., P.M.M.  
 YELLOWSTONE COUNTY, MT

PROJECT 4036.21707.01  
 DATE 11/29/2018

**EXHIBIT A**