

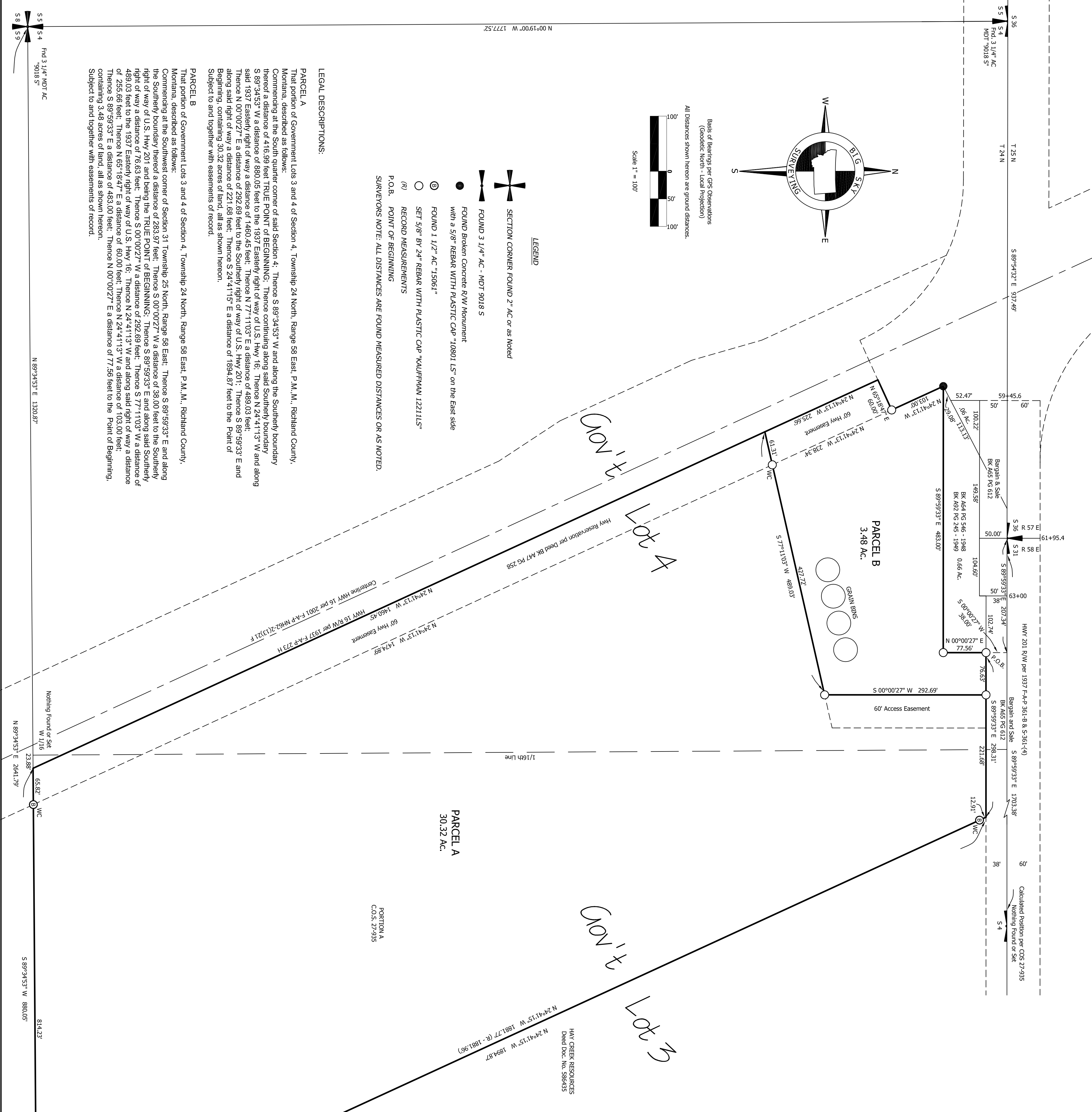
OWNER: RIVERSIDE HOLDINGS, INC.
 COMMISSIONED BY: Nathan Carrrier
 PROJECT: Agricultural Exemption
 DATE: 9-9-2025
 Project No: 25-068

CERTIFICATE OF SURVEY

Number: 27-
 Gov't Lot 3 and Gov't Lot 4, Section 4, T 24 N, R 58 E, P.M., M.
 Richland County, Montana

BIG SKY
 Surveying
 P.O. BOX 1170
 SPOKANE, IDAHO 83420
 409-550-9452

31	32	33	34
31	32	33	34
31	32	33	34
31	32	33	34



Owner Certifications
 We, RIVERSIDE HOLDINGS, INC., do hereby certify that the purpose of this survey is to create PARCEL B, to be used exclusively for agricultural purposes and that a covenant has been entered into by the parties to the transaction, running with the land and revocable only by the mutual consent of the governing body and the property owner, that the land will be used exclusively for agricultural purposes; and this survey is, therefore, exempt from review as a subdivision pursuant to Section 76-5-207(1)(c), MCA.

This declaration, made by RIVERSIDE HOLDINGS, INC., hereinafter referred to as the "Declarants".

That whereas, Declarants are the owners of certain property described as PARCEL B hereon.

Now, therefore, Declarants hereby declare that the parcel described above shall be held, sold, and conveyed in any matter subject to the following covenant, which shall run with the real property and be binding on all parties having any right, title or interest in the described property or any part thereof, their heirs, executors, successors, administrators and assigns, and shall bind each owner thereof.

Any change in the use of the newly created agricultural parcel for anything other than agricultural purposes subjects the parcel to subdivision review. For purposes of this exemption, the term "agricultural purposes" means the use of land for raising crops or livestock, or for the preservation of open space, and specifically excludes residential, commercial, and industrial uses and structures, as well as any facilities for commercially or industrially processing agricultural products.

Residential, commercial, or industrial structures, including facilities for commercial processing of agricultural products, may not be utilized, constructed or erected on the parcel created under this exemption unless the covenant is revoked through subdivision review.

This covenant may be revoked by the governing body after receiving that subdivision approval, by restoring the original lot lines by aggregating the parcels to their configuration prior to the agricultural covenant, or if a government or public entity seeking to use the tract for public purposes such as utility stations, airports, cemeteries, water and/or wastewater facilities. The governing body is deemed to be party to and may enforce this covenant. TO WIT:

The parcel described above shall be used exclusively for agricultural purposes and no building, house, dwelling, or structure requiring water or sewerage facilities may be erected or utilized thereon.

MDEQ, Parcel A. We hereby certify that this division of land (PARCEL A) is greater than 20 acres (exclusive of public roadways) and are therefore exempt from sanitation review by the Department of Environmental Quality pursuant to 76-4-102(2)(1) MCA.

MDEQ, Parcel B. We hereby certify that PARCEL B is to be used for agricultural purposes only, and that this exemption complies with all conditions imposed on its use. Therefore, the parcel described above shall be used exclusively for agricultural purposes only. No building or structure requiring water or sewer facilities shall be utilized on Parcel B. This covenant is revocable only by the mutual consent of the governing body and the property owner.

We, RICHARD ALBIN and R.A. Remick, LLC the undersigned hereby create the 60 foot Access Easement as shown and described on this Certificate of Survey along the Eastern boundary of Parcel B for the benefit of Parcel A as shown hereon. Easement to run with the land (Heirs / Successors / Assigns).

Dated this ____ day of _____, 20__.

STATE OF _____)
 COUNTY OF _____)
 This instrument was acknowledged before me on _____, 2025, by
 NATHAN CARRIER, President of RIVERSIDE HOLDINGS, INC.

 NOTARY STAMP

RIVERSIDE HOLDINGS, INC.
 NATHAN CARRIER, President

9-9-25
 PRELIMINARY

Acceptance of Certificate of Survey - Agricultural Exemption
 A Certificate of Survey of the following described lands is being submitted for recordation in the office of the Richland County Clerk and Recorder. The lands described herein are the same as those shown on the attached plat was made by me or under my direct supervision. The said survey was performed in accordance with the Montana Subdivision and Platting Act in the Montana Code Annotated. The land shown hereon has been assessed and listed on the land shown hereon have been sold.

Legal Description: **PARCEL B of the Certificate of Survey - Agricultural Exemption**, lying in the Gov't Lot 4 of Section 4, T24N, R58E, P.M., M., Richland County, Montana.

Recorded as COS Number _____ and Document Number _____

Whereas the landowner has signed on the face of the Certificate of Survey, has intent and desire to enter into said covenant, the Board of County Commissioners of Richland County do hereby accept and agree to the covenant being placed upon the above described land. A change in use of the land for anything other than agricultural purposes subjects the land to the provisions of the Montana Subdivision and Platting Act in the Montana Code Annotated.

Dated this ____ day of _____, 2025.

Richard County Commissioners

Attest:
 Clerk & Recorder

CHAIRMAN _____
 Clerk & Recorder _____

Dan Sletty, FLS _____, 2025
 Montana Registration No. 16192 LS

By: Stephanie Verhasel, Clerk and Recorder _____, 2025

CERTIFICATE OF COUNTY TREASURER
 I hereby certify, pursuant to Sec. 76-3-207(3), MCA, that all real property taxes assessed and listed on the land shown hereon have been paid.

Dated the ____ day of _____, 2025
 Tax Statement No. 5588

Treasurer, Richland County, Montana, _____

By: _____, 2025

Evidenced by _____
 Sheet 1 of 1

TAX
 CERTIFICATE

CLERK & RECORDER

