

EASEMENT EXHIBIT A

60' WIDE ACCESS AND UTILITY EASEMENT LOCATED IN
 NW 1/4 SECTION 4 T7S R3E AND SW 1/4 SECTION 33 T6S R3E P.M. GALLATIN COUNTY, MONTANA
 NE 1/4 SECTION 5 T7S R3E AND SE 1/4 SECTION 32 T6S R3E P.M. MADISON COUNTY, MONTANA

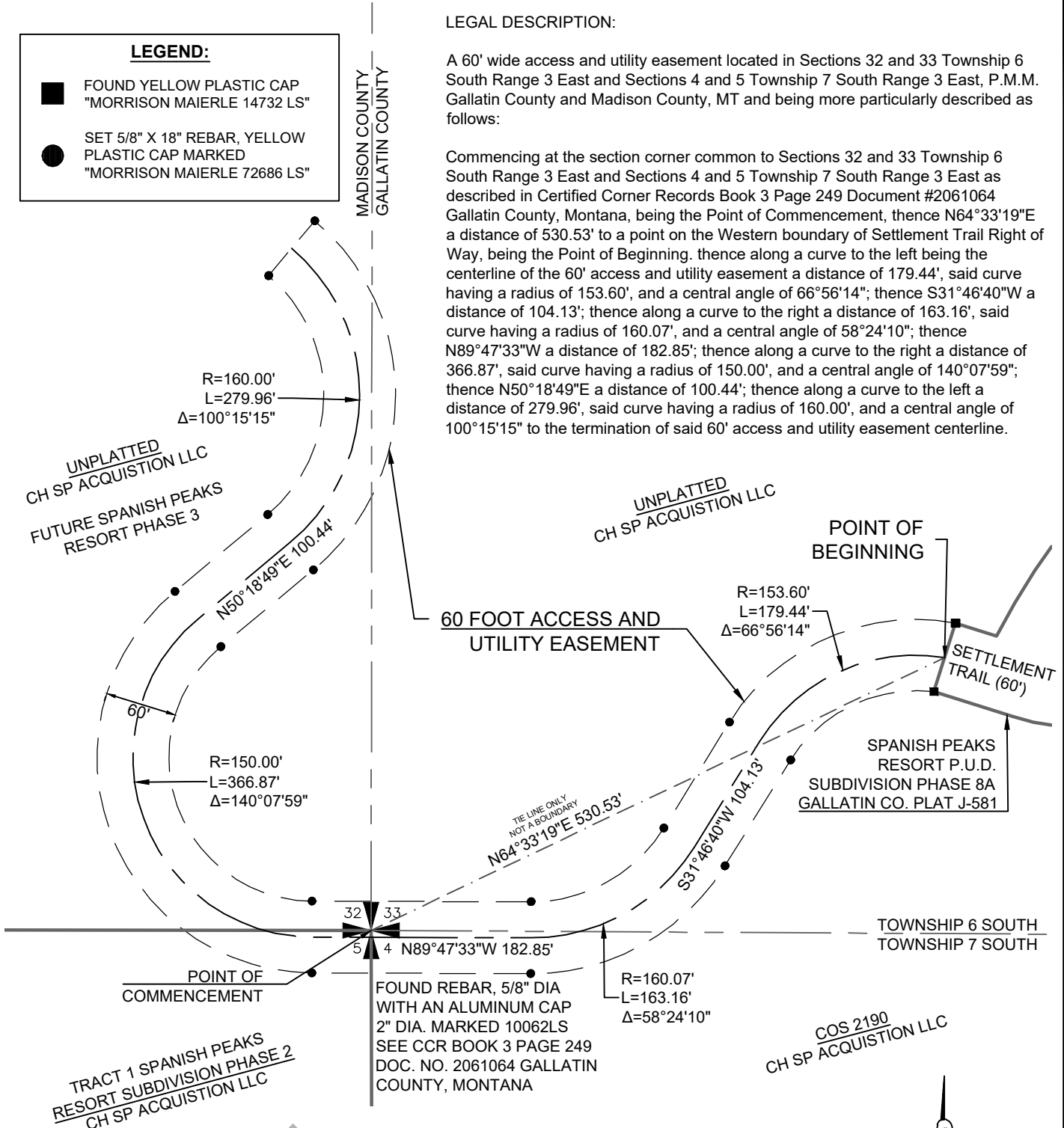
LEGEND:

- FOUND YELLOW PLASTIC CAP "MORRISON MAIERLE 14732 LS"
- SET 5/8" X 18" REBAR, YELLOW PLASTIC CAP MARKED "MORRISON MAIERLE 72686 LS"

LEGAL DESCRIPTION:

A 60' wide access and utility easement located in Sections 32 and 33 Township 6 South Range 3 East and Sections 4 and 5 Township 7 South Range 3 East, P.M.M. Gallatin County and Madison County, MT and being more particularly described as follows:

Commencing at the section corner common to Sections 32 and 33 Township 6 South Range 3 East and Sections 4 and 5 Township 7 South Range 3 East as described in Certified Corner Records Book 3 Page 249 Document #2061064 Gallatin County, Montana, being the Point of Commencement, thence N64°33'19"E a distance of 530.53' to a point on the Western boundary of Settlement Trail Right of Way, being the Point of Beginning, thence along a curve to the left being the centerline of the 60' access and utility easement a distance of 179.44', said curve having a radius of 153.60', and a central angle of 66°56'14"; thence S31°46'40"W a distance of 104.13'; thence along a curve to the right a distance of 163.16', said curve having a radius of 160.07', and a central angle of 58°24'10"; thence N89°47'33"W a distance of 182.85'; thence along a curve to the right a distance of 366.87', said curve having a radius of 150.00', and a central angle of 140°07'59"; thence N50°18'49"E a distance of 100.44'; thence along a curve to the left a distance of 279.96', said curve having a radius of 160.00', and a central angle of 100°15'15" to the termination of said 60' access and utility easement centerline.



SURVEYOR CERTIFICATE

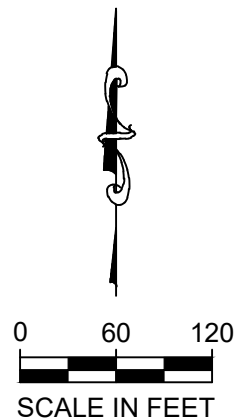
I, Nicholas J. Dougherty-McMichael, Professional Land Surveyor License No. 72686 LS, do hereby certify that I conducted this easement survey.

Dated this _____ day of _____, 2021

Nicholas J. Dougherty-McMichael, PLS

MT Reg. # 72686 LS

Morrison-Maierle



<p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 www.m-m.net COPYRIGHT © MORRISON-MAIERLE, INC. 2021</p>	DRAWN BY: MMI FLD WK. BY: NM CHK. BY: NM DATE: 05/2021	SPANISH PEAKS RESORT BIG SKY MONTANA	PROJECT NO. 5272.036
	60 FOOT WIDE ACCESS AND UTILITY EASEMENT		SHEET NUMBER EX. A