CHECKLIST ENVIRONMENTAL ASSESSMENT

Project Name:	Easement Application - Rocky Reef Ranch Right-of-Way Across State Lands
Proposed Implementation Date:	Fall/Winter 2026
Proponent:	Rocky Reef Ranch LLC
Location:	SE4SW4, Section 21, T21N, R6W & SE4SW4, Section 22, T21N, R6W
County:	Teton
Trust:	Capitol/Public Buildings (CB)

I. TYPE AND PURPOSE OF ACTION

Rocky Reef Ranch LLC requested a Right of Way (ROW) easement across state lands for an existing road that leads to privately owned residences and parcels of land, referred to herein as the "Project". The location of the Project is within the SE4SW4 of Section 21 and the SE4SW4 of Section 22, T21N, R6W. The Project is intended to provide Rocky Reef Ranch LLC with access to their privately owned parcels of land that are otherwise inaccessible. The Project is approximately 0.27 miles in length and encompasses 0.97 acres of easement area, see **Exhibit A**, Easement Maps and **Exhibit B**, Project Location Maps.

II. PROJECT DEVELOPMENT

1. PUBLIC INVOLVEMENT, AGENCIES, GROUPS OR INDIVIDUALS CONTACTED:

Provide a brief chronology of the scoping and ongoing involvement for this project.

The proponent is Rocky Reef Ranch LLC (Leland Wilson).
The proposed Project is located on state land, owned by the Department of Natural Resources and Conservation (DNRC).
Surface Lessee:
NW4NE4, E2NW4, SE4SW4, Section 21, T21N, R6W – Lease No. 6731 – Blenton Ranch Co.
S2SW4, Section 22, T21N, R6W – Lease No. 6731 – Blenton Ranch Co.

2. OTHER GOVERNMENTAL AGENCIES WITH JURISDICTION, LIST OF PERMITS NEEDED:

DNRC is not aware of any other agencies with jurisdiction or other permits needed to complete this Project. The Project will be permitted under a Right-of-Way Easement across state lands.

3. ALTERNATIVES CONSIDERED:

Alternative A (No Action) – Deny the proponent the requested ROW easement for access and maintenance purposes to private parcels of land.

Alternative B (the Proposed action) – Grant the proponent the requested ROW easement for access and maintenance purposes to private parcels of land.

III. IMPACTS ON THE PHYSICAL ENVIRONMENT

- *RESOURCES potentially impacted are listed on the form, followed by common issues that would be considered.*
- *Explain POTENTIAL IMPACTS AND MITIGATIONS following each resource heading.*
- *Enter "NONE" If no impacts are identified or the resource is not present.*

4. GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE:

Consider the presence of fragile, compactable or unstable soils. Identify unusual geologic features. Specify any special reclamation considerations. Identify any cumulative impacts to soils.

Soil Properties:

There are four soil types found within the Project area.

(111A) Ryell-Rivra complex, 0 to 2 percent slopes, occasionally flooded

These soils are very deep, with more than 80 inches to restrictive features. These soils are found within flood plains. Available water supply, 0 to 60 inches, is low at approximately 5.5 inches. The mean annual precipitation for the region is 11 to 14 inches. (Soil Survey of Choteau-Conrad Area; Parts of Teton and Pondera Counties, Montana).

(327C) Beanlake-Winspect cobbly loams, 2 to 15 percent slopes

These soils are very deep, with more than 80 inches to restrictive features. These soils are found within the landform moraines. Available water supply, 0 to 60 inches, is moderate at approximately 8.5 inches (Beanlake) and 6.3 inches (Winspect). The mean annual precipitation for the region is 15 to 19 inches (Soil Survey of Choteau-Conrad Area; Parts of Teton and Pondera Counties, Montana).

(327E) Winspect-Beanlake cobbly loams, 15 to 35 percent slopes

These soils are very deep, with more than 80 inches to restrictive features. These soils are found within moraines and hills. Available water supply, 0 to 60 inches, is moderate at approximately 6.3 inches (Winspect) and 8.5 inches (Beanlake). The mean annual precipitation for the region is 15 to 19 inches (Soil Survey of Choteau-Conrad Area; Parts of Teton and Pondera Counties, Montana).

(776C) Delpoint-Cabbart-Rootel loams, 2 to 15 percent slopes

These soils consist of moderate to shallow soils that are approximately 20 to 40 inches to paralithic bedrock (Delpoint & Rootel) and approximately 10 to 20 inches to paralithic bedrock (Cabbart), and which are well-drained. These soils are found within hills and plains. Available water supply, 0 to 60 inches, is low to very low at approximately 4.9 inches (Delpoint), about 2.5 inches (Cabbart), and about 4.5 inches (Rootel). The mean annual precipitation for the region is 15 to 19 inches (Soil Survey of Choteau-Conrad Area; Parts of Teton and Pondera Counties, Montana).

Soil Stability:

K – Factor:

The soils identified within the Project area have a Soil Erodibility (K) factor of 0.15 to 0.32, See **Table 1**, K-Factor Rating by Soil Type for further information (Soil Survey of Choteau-Conrad Area; Parts of Teton and Pondera Counties, Montana). The K-Factor range is 0.02 to 0.69 (0.69 being the most susceptible to sheet and rill erosion by water). The K-Factor is low for the Project site which indicates a low susceptibility to erosion by water.

Table 1 – K – Factor Rating by Soil Type

	Soil Type	Rating
111A	Ryell-Rivra complex, 0 to 2 percent slopes, occasionally flooded	0.32
327C	Beanlake-Winspect cobbly loams, 2 to 15 percent slopes	0.15
327E	Winspect-Beanlake cobbly loams, 15 to 35 percent slopes	0.15
776C	Delpoint-Cabbart-Rootel loams, 2 to 15 percent slopes	0.24

Wind Erodibility Group:

The soils identified within the Project area have a Wind Erodibility Group (WEG) of 4L to 7, See **Table 2**, WEG Rating by Soil Type for further information (Soil Survey of Choteau-Conrad Area; Parts of Teton and Pondera Counties, Montana). The WEG range is 1-8 (1 being the most susceptible to wind erosion and 8 being the lease susceptible). The WEG is low to moderate for the Project site which indicates a low to moderate susceptibility to erosion by wind.

Table 2 – WEG – Rating by Soil Type

	Soil Type	Rating
111A	Ryell-Rivra complex, 0 to 2 percent slopes, occasionally flooded	4L
327C	Beanlake-Winspect cobbly loams, 2 to 15 percent slopes	7
327E	Winspect-Beanlake cobbly loams, 15 to 35 percent slopes	5
776C	Delpoint-Cabbart-Rootel loams, 2 to 15 percent slopes	4L

Suitabilities and Limitations for Use:

Unpaved Local Roads and Streets:

The soils identified within the Project area were identified as “somewhat limited” (327C). “The properties and qualities that affect the ease of excavation and grading are hardness of bedrock or a cemented pan, depth to bedrock or a cemented pan, depth to a water table, flooding, the amount of large stones, and slope. The properties that affect traffic-supporting capacity are soil strength as inferred from the AASHTO group index and the Unified classification, subsidence, shrink-swell behavior, potential frost action, and depth to the seasonal high-water table. The dust generating tendacy of the soil is also considered.” (Soil Survey of Choteau-Conrad Area; Parts of Teton and Pondera Counties, Montana).

Determination:

The Project resulted in a permanent disturbance of approximately 0.97 acres more than 30 years ago. The road has been well-maintained and poses no current concerns. The Project does not propose any future disturbance, just maintenance activities. Given the nature of the Project, operation and maintenance being restricted to the easement area, low to moderate susceptibility to erosion, and the suitability to construct unpaved local roads and streets, the Project is not expected to have negative cumulative effects on soil.

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5. WATER QUALITY, QUANTITY AND DISTRIBUTION:

Identify important surface or groundwater resources. Consider the potential for violation of ambient water quality standards, drinking water maximum contaminant levels, or degradation of water quality. Identify cumulative effects to water resources.

Surface or Groundwater Resources:

Section 21, Township 21N, Range 6W contains one "Statement of Claim" water right for stock use from the Sun River. There are no water rights associated with Section 22. The Project area is located near the Sun River, approximately 144 to 274 feet away in Section 21 and 1,046 feet away in Section 22. For additional information see https://gis.dnrc.mt.gov/apps/WRQS/.

Determination:
The Project area is located within 200 feet of the Sun River, which has the potential to be impacted by stormwater runoff via rain transferring sediment from the road into the river. However, it is unlikely that the impact would be significant as the road has been established for more than 30 years with hard, compacted soils. The area from the road to Sun River contains natural vegetation that will act as a buffer zone, and the Floweree Canal, adjacent to Sun River, may also collect sediment. It is unlikely that the Project will have an impact on existing Place of Use water rights and therefore, the Project is not expected to have negative cumulative effects on water quality.

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6. AIR QUALITY:
What pollutants or particulate would be produced? Identify air quality regulations or zones (e.g. Class I air shed) the project would influence. Identify cumulative effects to air quality.

There are no Nonattainment areas located on or near the Project area. For more information see Montana Air Quality Non-Attainment Areas. The Project will not affect air quality.

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7. VEGETATION COVER, QUANTITY AND QUALITY:
What changes would the action cause to vegetative communities? Consider rare plants or cover types that would be affected. Identify cumulative effects to vegetation.

Vegetative Community:
Vegetation around the Project site consists of native rangeland. A field evaluation conducted by DNRC staff on May 14, 2024, found the plant community to consist of Western Wheatgrass (*Pascopyrum smithii*), Prairie Sandreed (*Calamovilfa longifolia*), Bluebunch Wheatgrass (*Pseudoroegneria spicata*), Blue Grama (*Bouteloua gracilis*), Sandberg Bluegrass (*Poa secunda*), Prairie Junegrass (*Koeleria macrantha*), Threadleaf Sedge (*Carex filifolia*), Needle and Thread (*Hesperostipa comata*), and Fringed Sagewort (*Artemisia frigida*). Invasive species include Smooth Brome (*Bromus inermis*), Cheatgrass (*Bromus tectorum*), Broom Snakeweed (*Gutierrezia sarothrae*), and various invader forbs. Spotted Knapweed (*Centaurea stoebe*) was found along Floweree Canal and is a Priority 2B noxious weed. See **Exhibit C**, Natural Heritage Report for species of concern within the Project area.

Determination:
The Project resulted in a permanent disturbance of approximately 0.97 acres more than 30 years ago. The road has been well-maintained and poses no current concerns. The Project does not propose any future disturbance, just maintenance activities. Given the nature of the Project and that operation and maintenance of the road is restricted to the easement area, negative cumulative effects on vegetative resources are not expected.

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8. TERRESTRIAL, AVIAN AND AQUATIC LIFE AND HABITATS:
Consider substantial habitat values and use of the area by wildlife, birds or fish. Identify cumulative effects to fish and wildlife.

The Project area is not considered critical habitat, according to Critical Habitat for Threatened & Endangered Species [USFWS]. However, these state tracts provide habitat for a variety of big game species (mule deer, whitetail deer, and pronghorn antelope), predators (coyote, fox, and badger), upland game birds (sharp tail grouse, Hungarian partridge), and other non-game animals, raptors and various songbirds. The Project has the potential to

impact wildlife temporarily through the operation and maintenance of the road. However, given the nature of the Project and that operation and maintenance of the road will be restricted to the easement area, it is not likely that the Project would impact wildlife forage, cover, or travel corridors. Nor does this action change the juxtaposition of wildlife forage, water, or hiding and thermal cover. Overall, the Project is not expected to have negative cumulative effects on wildlife or habitat.

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9. UNIQUE, ENDANGERED, FRAGILE OR LIMITED ENVIRONMENTAL RESOURCES:
Consider any federally listed threatened or endangered species or habitat identified in the project area. Determine effects to wetlands. Consider Sensitive Species or Species of special concern. Identify cumulative effects to these species and their habitat.

Species of Concern/Threatened/Endangered:
Federally listed species that occur in Montana include the Grizzly Bear (*Ursus arctos horribilis*), Wolverine (*Gulo luscus*), Black-footed Ferret (*Mustela nigripes*), Canada Lynx (*Lynx canadensis*), Northern Long-eared Bat (*Myotis septentrionalis*), Whooping Crane (*Grus americana*), Red Knot (*Calidris canutus rufa*), Yellow-billed Cuckoo (*Coccyzus americanus*), and Piping Plover (*Charadrius melodus*). For additional information see Listed Species. The Natural Heritage Report identifies the North American Porcupine (*erethizon* dorsatum), Bald Eagle (*Haliaeetus laucocephalus*), Thick-billed Longspur (*Rhynchophanes mccownii*), Grizzly Bear (*Ursus arctos horribilis*), Great Blue Heron (*Ardea herodias*), and Greater Short-horned Lizard (*phrynosoma hernandesi*) as species of concern within the Project area. See **Exhibit C**, Natural Heritage Report for species of concern within the Project area. The proposed action has the potential to slightly impact wildlife temporarily during the operation and maintenance of the road. However, given the nature of the Project and that operation and maintenance of the road will be restricted to the easement area, it is not likely that the Project would impact wildlife forage, cover, or travel corridors. Nor does this action change the juxtaposition of wildlife forage, water, or hiding and thermal cover. Overall, the Project is not expected to have negative cumulative effects on wildlife or habitat.

Wetlands:
The Natural Heritage Program identifies a Palustrine (Aquatic Bed, Unconsolidated Shore, Emergent, Scrub-Scrub, and Forested), Riverine (Unconsolidated Bottom, Unconsolidated Shore, and Stream Bed), and Riparian (Scrub-Scrub and Forested) wetland near the Project area. See **Exhibit C**, Natural Heritage Report for more information. The Project has the potential to be impacted by stormwater runoff via rain transferring sediment from the road into the river. However, it is unlikely that the impact would be significant as the road has been established for more than 30 years with hard, compacted soils. The area from the road to Sun River contains natural vegetation that will act as a buffer zone, and the Floweree Canal, adjacent to Sun River, may also collect sediment. The Project is not expected to have negative cumulative effects on wetlands.

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10. HISTORICAL AND ARCHAEOLOGICAL SITES:
Identify and determine effects to historical, archaeological or paleontological resources.

A Class I (literature review) level review was conducted by the DNRC staff archaeologist for the APE. This entailed inspection of project maps, DNRC's sites/site leads database, land use records, General Land Office Survey Plats, and control cards. The Class I search revealed that no cultural or paleontological resources have been identified in the APE.

Because the area of potential effect on state land is cultivated, because the Holocene age soils in the APE are relatively thin, and because the local geology is not likely to produce caves, rock shelters, or sources of tool stone, no additional archaeological investigative work will be conducted in response to this proposed development. However, if previously unknown cultural or paleontological materials are identified during project-related activities, all work will cease until a professional assessment of such resources can be made.

11. AESTHETICS:

Determine if the project is located on a prominent topographic feature, or may be visible from populated or scenic areas. What level of noise, light or visual change would be produced? Identify cumulative effects to aesthetics.

This Project is located approximately 4 miles north of Augusta, MT. Access is via Young Road from Highway 287. The Project resulted in a permanent disturbance of approximately 0.97 acres more than 30 years ago. The road has been well-maintained and poses no current concerns. The Project does not propose any future disturbance, just maintenance activities. Given the nature of the Project and that operation and maintenance of the road will be restricted to the easement area, negative cumulative effects on aesthetics are not expected.

12. DEMANDS ON ENVIRONMENTAL RESOURCES OF LAND, WATER, AIR OR ENERGY:

Determine the amount of limited resources the project would require. Identify other activities nearby that the project would affect. Identify cumulative effects on environmental resources.

The Project does not propose the utilization of limited resources. There will be no effect on environmental resources.

13. OTHER ENVIRONMENTAL DOCUMENTS PERTINENT TO THE AREA:

List other studies, plans or projects on this tract. Determine cumulative impacts likely to occur as a result of current private, state or federal actions in the analysis area, and from future proposed state actions in the analysis area that are under MEPA review (scoped) or permitting review by any state agency.

Surrounding land is owned by the state and used as grazing land under State Lease No. 6731. Any future development in the area will likely be restricted to utility or mineral development, with minimal impacts to the surface. Future development of projects are not expected to have negative cumulative effects.

IV. IMPACTS ON THE HUMAN POPULATION

- *RESOURCES potentially impacted are listed on the form, followed by common issues that would be considered.*
- *Explain POTENTIAL IMPACTS AND MITIGATIONS following each resource heading.*
- *Enter "NONE" If no impacts are identified or the resource is not present.*

14. HUMAN HEALTH AND SAFETY:

Identify any health and safety risks posed by the project.

The Project resulted in a permanent disturbance of approximately 0.97 acres more than 30 years ago. The road has been well-maintained and poses no current concerns. The Project does not propose any future disturbance, just maintenance activities. Given the nature of the Project and that operation and maintenance of the road will be restricted to the easement area, negative cumulative effects on human health and safety are not expected.

15. INDUSTRIAL, COMMERCIAL AND AGRICULTURE ACTIVITIES AND PRODUCTION:

Identify how the project would add to or alter these activities.

Land Use:

The current land use on which the road easement is proposed is outlined in **Table 3**, Current Land Use. The Project is located on native rangeland that is accessible via Young Road from Highway 287. The Project will benefit the Capitol/Public Buildings Trust in terms of an application fee of $50.00 and a one-time easement fee of $1,164.00. The Project will not have negative effects on the industrial, commercial, or agricultural activities and production.

Table 3 – Current Land Use

STRID	Trust Tract Legal	Grazing Acres	Unsuitable Acres	Total Acres	Unsuitable Acres Comments
T21N, R6W, 21	SE4SW4	37.00	3.00	40	Floweree Canal
T21N, R6W, 22	S2SW4	73.00	7.00	80	Highway 287 & Young Road

16. QUANTITY AND DISTRIBUTION OF EMPLOYMENT:

Estimate the number of jobs the project would create, move or eliminate. Identify cumulative effects to the employment market.

The Project will not create nor eliminate jobs, therefore there will be no effect on the employment market.

17. LOCAL AND STATE TAX BASE AND TAX REVENUES:

Estimate tax revenue the project would create or eliminate. Identify cumulative effects to taxes and revenue.

The Project is expected to increase the tax revenue via easement fees, therefore having a beneficial effect on the Capitol/Public Buildings and Common Schools Trust.

18. DEMAND FOR GOVERNMENT SERVICES:

Estimate increases in traffic and changes to traffic patterns. What changes would be needed to fire protection, police, schools, etc.? Identify cumulative effects of this and other projects on government services

The Project is accessed by Young Road from Highway 287. The Project resulted in a permanent disturbance of approximately 0.97 acres more than 30 years ago. The road has been well-maintained and poses no current concerns. The Project does not propose any future disturbance, just maintenance activities. Given the nature of the Project and that operation and maintenance of the road will be restricted to the easement area, additional government services (e.g. fire protection, police, schools, etc.) are not required. There will be no excessive stress placed on the existing infrastructure of the area. Overall, there will be no negative cumulative effects on government services.

19. LOCALLY ADOPTED ENVIRONMENTAL PLANS AND GOALS:

List State, County, City, USFS, BLM, Tribal, and other zoning or management plans, and identify how they would affect this project.

The Project is in compliance with State and County laws. The Project will be granted under an easement issued by the DNRC. No other management plans are in effect for the area.

20. ACCESS TO AND QUALITY OF RECREATIONAL AND WILDERNESS ACTIVITIES:

Identify any wilderness or recreational areas nearby or access routes through this tract. Determine the effects of the project on recreational potential within the tract. Identify cumulative effects to recreational and wilderness activities.

Legal Access and Recreation Opportunities:

The SE4SW4 of Section 21, T21N, R6W is not legally accessible to the public, while the S2W4 of Section 22, T21N, R6W is legally accessible via Young Road from Highway 287. The Project itself is considered a private

access road that is not open to the public. The Project is not expected to negatively affect recreational and wilderness activities.

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21. DENSITY AND DISTRIBUTION OF POPULATION AND HOUSING:

Estimate population changes and additional housing the project would require. Identify cumulative effects to population and housing

The Project does not require changes to housing or developments. There will be no negative cumulative effects on population and housing.

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22. SOCIAL STRUCTURES AND MORES:

Identify potential disruption of native or traditional lifestyles or communities.

The Project area is not located within 10 miles of native or traditional lifestyles, therefore there will be no effect on native or traditional lifestyles, or communities.

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23. CULTURAL UNIQUENESS AND DIVERSITY:

How would the action affect any unique quality of the area?

The Project will not affect the unique quality of the area.

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24. OTHER APPROPRIATE SOCIAL AND ECONOMIC CIRCUMSTANCES:

Estimate the return to the trust. Include appropriate economic analysis. Identify potential future uses for the analysis area other than existing management. Identify cumulative economic and social effects likely to occur as a result of the proposed action.

The Project will benefit the Capitol/Public Buildings Trust in terms of the application fee of $50.00 and a one-time fee of $1,164.00. The Project will not impede the existing production of State Lease No. 6731. Any future development in the area will likely be restricted to utility or mineral development, with minimal impacts to the surface. Future development of projects is not expected to have negative cumulative effects.

EA Checklist Prepared By:	**Name:**	Samantha Johnson	**Date:**	11/16/26
	Title:	Land Use Specialist, Conrad Unit, Central Land Office		

V. FINDINGS

25. ALTERNATIVE SELECTED:

Alternative B (the Proposed action) – Grant Rocky Reef Ranch LLC the requested ROW easement for access and maintenance purposes to their private parcels.

26. SIGNIFICANCE OF POTENTIAL IMPACTS:

No significant impacts are expected. The right-of-way is along an existing road and complies with DNRC private driveway policy.

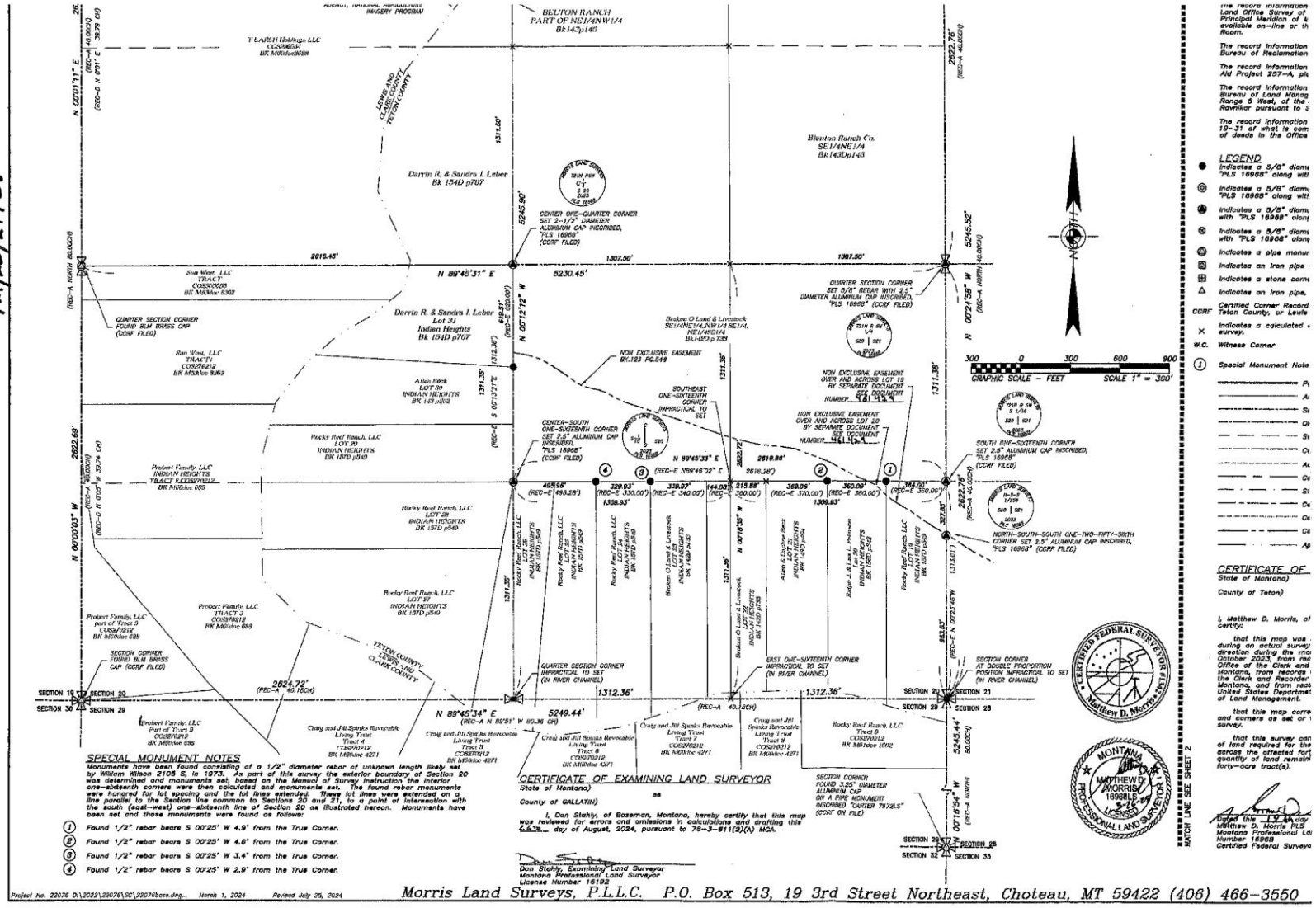
27. NEED FOR FURTHER ENVIRONMENTAL ANALYSIS:

	EIS		More Detailed EA	X	No Further Analysis

EA Checklist Approved By:	**Name:**	Erik Eneboe
	Title:	Conrad Unit Manager, CLO, DNRC
Signature: 		**Date**: 11/17/2026

Exhibit A
Easement Maps

#1241 #46/430 T21N R6W S 20/21/22/27/28



SPECIAL MONUMENT NOTES

Monuments have been found consisting of a 1/2" diameter rebar of unknown length likely set by William Wilson 2105 S. in 1973. As part of this survey the exterior boundary of Section 20 was determined and monuments set, based on the Manual of Survey Instruction the interior one-sixteenth corners were then calculated and monuments set. The found rebar monuments were honored for lot spacing and the lot lines extended. These lot lines were extended on a line parallel to the Section line common to Sections 20 and 21, to a point of intersection with the south (east-west) one-sixteenth line of Section 20 as illustrated hereon. Monuments have been set and these monuments were found as follows:

(1) Found 1/2" rebar bears S 00°25' W 4.9' from the True Corner.
(2) Found 1/2" rebar bears S 00°25' W 4.6' from the True Corner.
(3) Found 1/2" rebar bears S 00°25' W 3.4' from the True Corner.
(4) Found 1/2" rebar bears S 00°25' W 2.9' from the True Corner.

CERTIFICATE OF EXAMINING LAND SURVEYOR

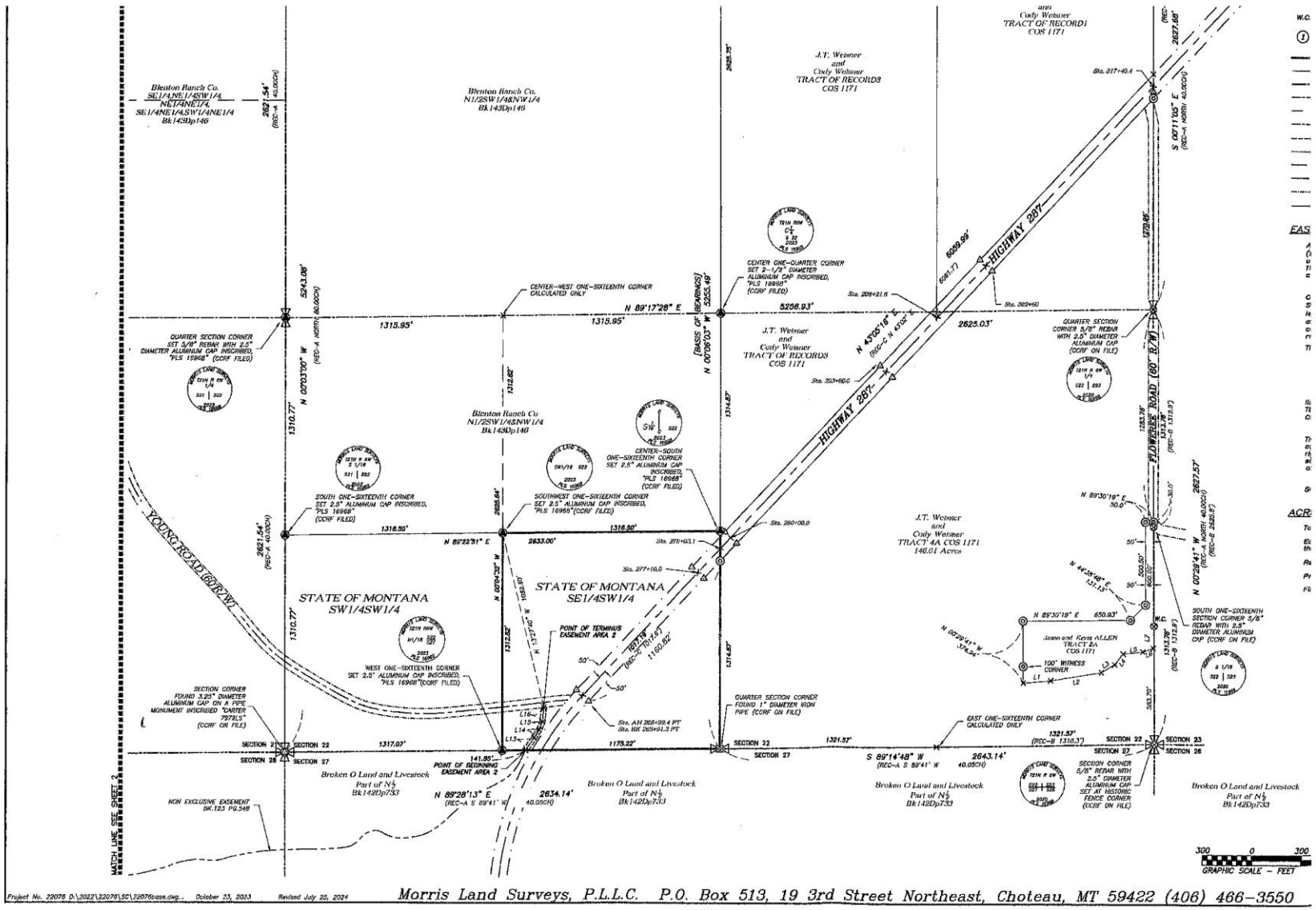
State of Montana)
ss
County of GALLATIN)

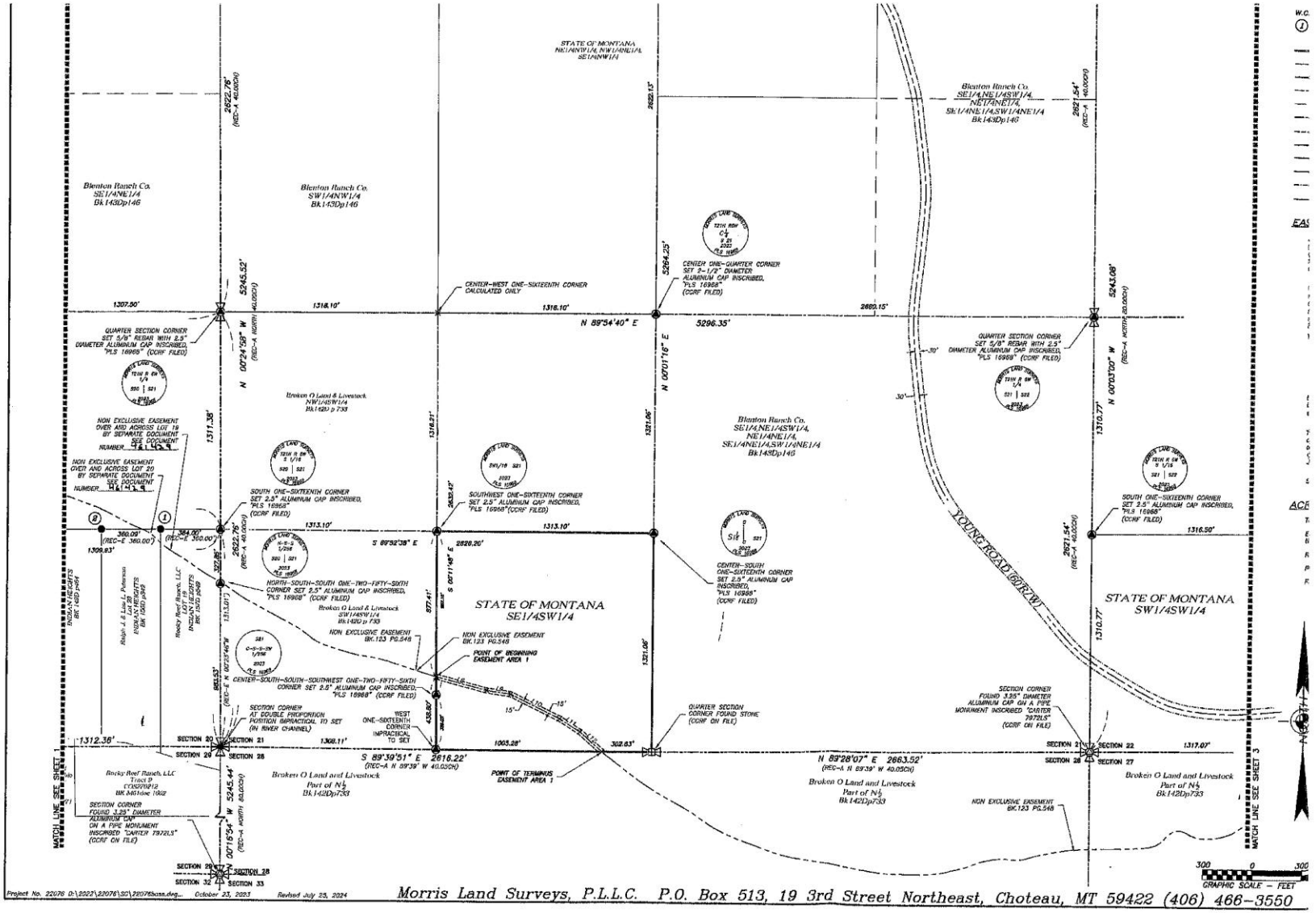
I, Don Stahly, of Bozeman, Montana, hereby certify that this map was reviewed for errors and omissions in calculations and drafting this 6 th day of August, 2024, pursuant to 76-3-611(2)(A) MCA.

Don Stahly, Examining Land Surveyor
Montana Professional Land Surveyor
License Number 16192

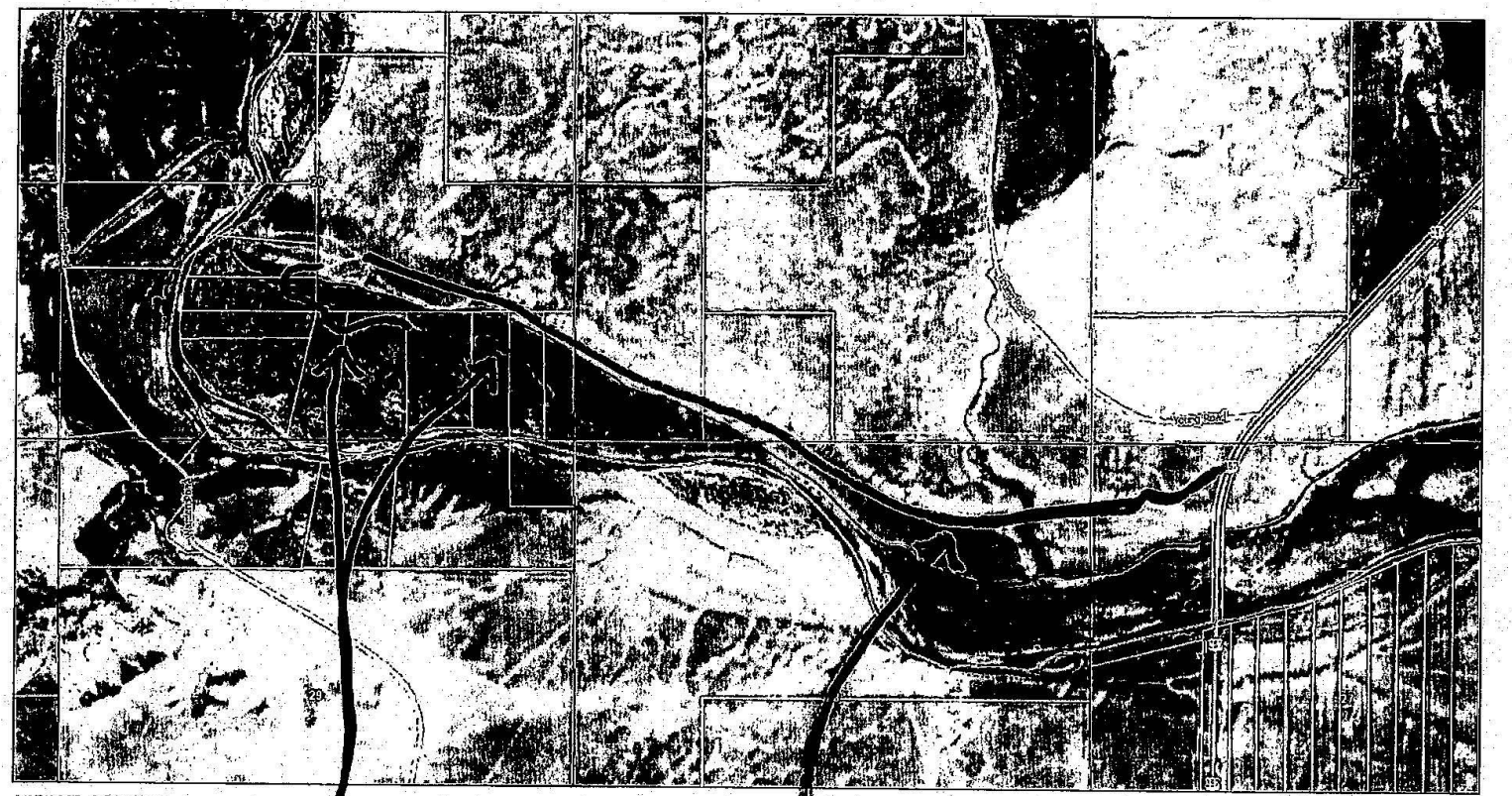
Project No. 22076 D:\2022\22076\SC\22076base.dwg... March 1, 2024 Revised July 25, 2024

Morris Land Surveys, P.L.L.C. P.O. Box 513, 19 3rd Street Northeast, Choteau, MT 59422 (406) 466-3550


Blenton Ranch Co.
SE1/4NE1/4SW1/4
NE1/4NE1/4SW1/4/NE1/4
SE1/4NE1/4SW1/4/NE1/4
Bk143Dp146
Blenton Ranch Co.
N1/2SW1/4&NW1/4
Bk143Dp146
J.T. Weisner
and
Cody Weisner
TRACT OF RECORD3
COS 1171
amn
Cody Weisner
TRACT OF RECORD1
COS 1171
J.T. Weisner
and
Cody Weisner
TRACT OF RECORD3
COS 1171
J.T. Weisner
and
Cody Weisner
TRACT 4A COS 1171
140.01 Acres
Jason and Kevin ALLEN
TRACT 2A
COS 1171
HIGHWAY 287
FLOWERS ROAD (60' R/W)
YOUNG ROAD (60' R/W)
STATE OF MONTANA
SW1/4SW1/4
STATE OF MONTANA
SE1/4SW1/4
Broken O Land and Livestock
Part of N½
Bk142Dp733
CENTER-WEST ONE-SIXTEENTH CORNER
CALCULATED ONLY
CENTER ONE-QUARTER CORNER
SET 2-1/2" DIAMETER
ALUMINUM CAP INSCRIBED,
"PLS 16968"
(CCRF FILED)
QUARTER SECTION CORNER
SET 5/8" REBAR WITH 2.5"
DIAMETER ALUMINUM CAP INSCRIBED,
"PLS 16968" (CCRF FILED)
QUARTER SECTION
CORNER 5/8" REBAR
WITH 2.5" DIAMETER
ALUMINUM CAP
(CCRF ON FILE)
SOUTH ONE-SIXTEENTH CORNER
SET 2.5" ALUMINUM CAP INSCRIBED,
"PLS 16968"
(CCRF FILED)
SOUTHWEST ONE-SIXTEENTH CORNER
SET 2.5" ALUMINUM CAP INSCRIBED,
"PLS 16968"(CCRF FILED)
CENTER-SOUTH
ONE-SIXTEENTH CORNER
SET 2.5" ALUMINUM CAP
INSCRIBED,
"PLS 16968"
(CCRF FILED)
SOUTH ONE-SIXTEENTH
SECTION CORNER 5/8"
REBAR WITH 2.5"
DIAMETER ALUMINUM
CAP (CCRF ON FILE)
WEST ONE-SIXTEENTH CORNER
SET 2.5" ALUMINUM CAP INSCRIBED,
"PLS 16968"(CCRF FILED)
SECTION CORNER
FOUND 3.25" DIAMETER
ALUMINUM CAP ON A PIPE
MONUMENT INSCRIBED "CARTER
7979LS"
(CCRF ON FILE)
POINT OF TERMINUS
EASEMENT AREA 2
POINT OF BEGINNING
EASEMENT AREA 2
QUARTER SECTION CORNER
FOUND 1" DIAMETER IRON
PIPE (CCRF ON FILE)
EAST ONE-SIXTEENTH CORNER
CALCULATED ONLY
SECTION CORNER
5/8" REBAR WITH
2.5" DIAMETER
ALUMINUM CAP
SET AT HISTORIC
FENCE CORNER
(CCRF ON FILE)
100' WITNESS
CORNER
NON EXCLUSIVE EASEMENT
BK.123 PG.548
MATCH LINE SEE SHEET 2
GRAPHIC SCALE – FEET
Morris Land Surveys, P.L.L.C. P.O. Box 513, 19 3rd Street Northeast, Choteau, MT 59422 (406) 466-3550


STATE OF MONTANA
NE1/4NW1/4, NW1/4NE1/4,
SE1/4NW1/4
Blenton Ranch Co.
SE1/4NE1/4
Bk143Dp146
Blenton Ranch Co.
SW1/4NW1/4
Bk143Dp146
Blenton Ranch Co.
SE1/4,NE1/4SW1/4,
NE1/4NE1/4,
SE1/4NE1/4,SW1/4NE1/4
Bk143Dp146
Broken O Land & Livestock
NW1/4SW1/4
Bk142D p 733
Blenton Ranch Co.
SE1/4,NE1/4SW1/4,
NE1/4NE1/4,
SE1/4NE1/4,SW1/4NE1/4
Bk143Dp146
STATE OF MONTANA
SE1/4SW1/4
STATE OF MONTANA
SW1/4SW1/4
YOUNG ROAD (60'R/W)
Broken O Land and Livestock
Part of N½
Bk142Dp733
Broken O Land and Livestock
Part of N½
Bk142Dp733
Broken O Land and Livestock
Part of N½
Bk142Dp733
Rocky Reef Ranch, LLC
Tract 9
COS270212
BK M61/doc 1662
QUARTER SECTION CORNER
SET 5/8" REBAR WITH 2.5"
DIAMETER ALUMINUM CAP INSCRIBED,
"PLS 16968" (CCRF FILED)
CENTER-WEST ONE-SIXTEENTH CORNER
CALCULATED ONLY
CENTER ONE-QUARTER CORNER
SET 3-1/2" DIAMETER
ALUMINUM CAP INSCRIBED,
"PLS 16968"
(CCRF FILED)
QUARTER SECTION CORNER
SET 5/8" REBAR WITH 2.5"
DIAMETER ALUMINUM CAP INSCRIBED,
"PLS 16968" (CCRF FILED)
NON EXCLUSIVE EASEMENT
OVER AND ACROSS LOT 19
BY SEPARATE DOCUMENT
SEE DOCUMENT
NUMBER
NON EXCLUSIVE EASEMENT
OVER AND ACROSS LOT 20
BY SEPARATE DOCUMENT
SEE DOCUMENT
NUMBER
SOUTH ONE-SIXTEENTH CORNER
SET 2.5" ALUMINUM CAP INSCRIBED,
"PLS 16968"
(CCRF FILED)
SOUTHWEST ONE-SIXTEENTH CORNER
SET 2.5" ALUMINUM CAP INSCRIBED,
"PLS 16968"(CCRF FILED)
SOUTH ONE-SIXTEENTH CORNER
SET 2.5" ALUMINUM CAP INSCRIBED,
"PLS 16968"
(CCRF FILED)
NORTH-SOUTH-SOUTH ONE-TWO-FIFTY-SIXTH
CORNER SET 2.5" ALUMINUM CAP INSCRIBED,
"PLS 16968" (CCRF FILED)
CENTER-SOUTH
ONE-SIXTEENTH CORNER
SET 2.5" ALUMINUM CAP
INSCRIBED,
"PLS 16968"
(CCRF FILED)
NON EXCLUSIVE EASEMENT
BK.123 PG.546
POINT OF BEGINNING
EASEMENT AREA 1
CENTER-SOUTH-SOUTH-SOUTHWEST ONE-TWO-FIFTY-SIXTH
CORNER SET 2.5" ALUMINUM CAP INSCRIBED,
"PLS 16968" (CCRF FILED)
SECTION CORNER
AT DOUBLE PROPORTION
POSITION IMPRACTICAL TO SET
(IN RIVER CHANNEL)
WEST
ONE-SIXTEENTH
CORNER
IMPRACTICAL
TO SET
QUARTER SECTION
CORNER FOUND STONE
(CCRF ON FILE)
POINT OF TERMINUS
EASEMENT AREA 1
SECTION CORNER
FOUND 3.25" DIAMETER
ALUMINUM CAP ON A PIPE
MONUMENT INSCRIBED "CARTER
7972LS"
(CCRF ON FILE)
SECTION CORNER
FOUND 3.25" DIAMETER
ALUMINUM "CAP"
ON A PIPE MONUMENT
INSCRIBED "CARTER 7972LS"
(CCRF ON FILE)
NON EXCLUSIVE EASEMENT
BK.123 PG.546
N 89°54'40" E 5296.35'
N 00°01'16" E
N 00°24'58" W
N 00°03'20" W
S 89°52'38" E 2629.26'
S 00°11'48" E
S 89°39'51" E 2616.22'
N 89°28'07" E 2663.52'
SECTION 20
SECTION 21
SECTION 28
SECTION 29
SECTION 32
SECTION 33
SECTION 22
SECTION 27
MATCH LINE SEE SHEET 2
MATCH LINE SEE SHEET 3
GRAPHIC SCALE – FEET
Project No. 22076 D:\2022\22076\SD\22076base.dwg... October 23, 2023 Revised July 25, 2024
Morris Land Surveys, P.L.L.C. P.O. Box 513, 19 3rd Street Northeast, Choteau, MT 59422 (406) 466-3550

ArcGIS Web Map



2/27/2025, 3:56:25 PM

1:16,857

0 0.13 0.25 0.5 mi
0 0.23 0.45 0.9 km

Black: Roadway crossing Lots 30, 29, 28, 26-24, 21

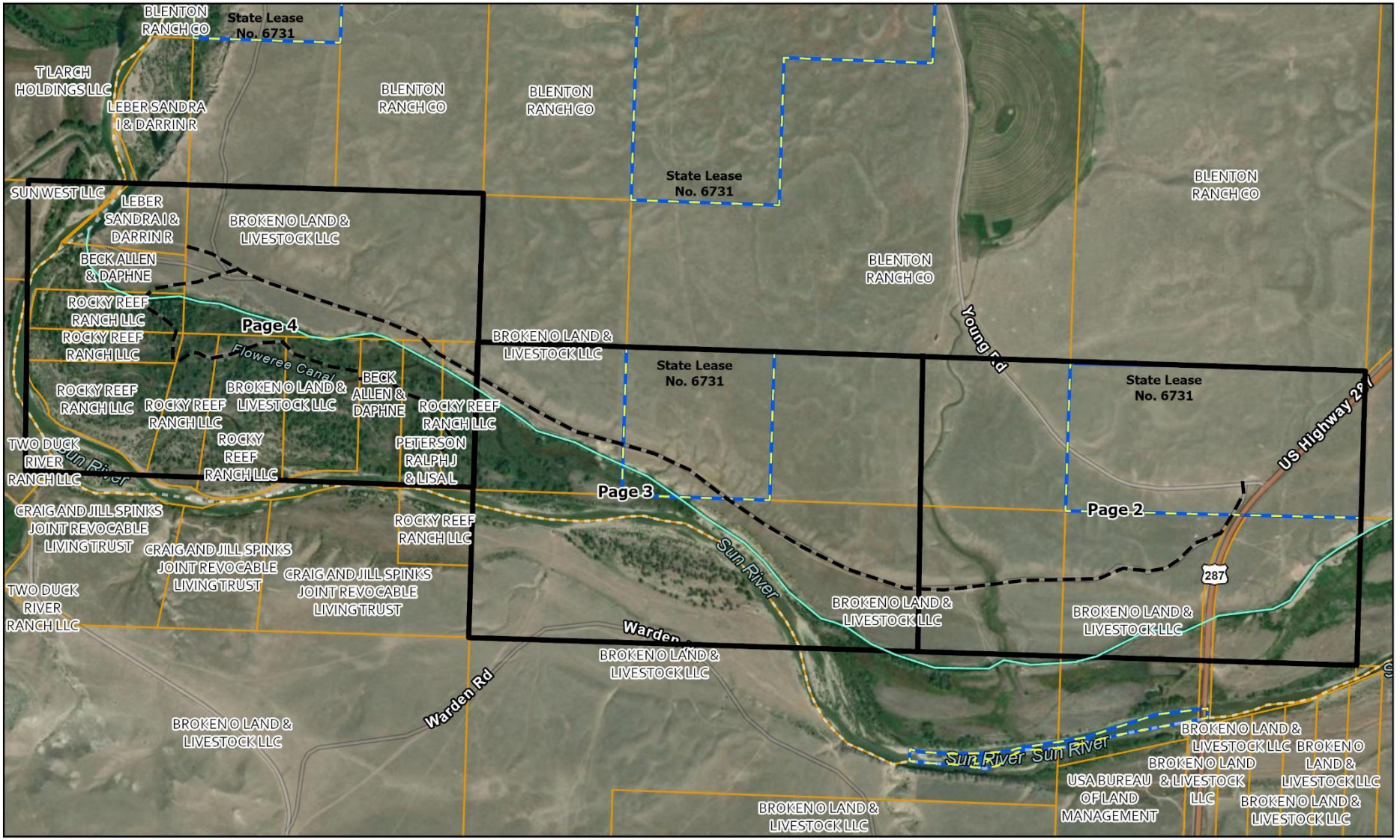
Blue: Roadway described in Paragraph 8

Exhibit F

Exhibit B
Project Location Maps

The Montana Department of Natural Resources & Conservation

Rocky Reef Ranch LLC ROW Easement Across State Land
Exhibit A - Project Location Overview Map (Page 1)



Floweree Canal
Proposed ROW Easement
DNRC Agreement Tracts
DNRC Surface Tracts
Cadastral

N

Scale: 1:13,911

0 0.25 0.5 Miles

Center: 112°23'1"W 47°33'17"N