

**AMENDED PLAT OF  
LOTS 4-19, BLOCK 2, RIVERFRONT POINTE SUBDIVISION**

Situated in the SW 1/4 of Section 17, T1S, R26E, P4M  
City of Billings, Yellowstone County, Montana

PURPOSE - VACATION OF LOTS 4-19, BLOCK 2, &  
VACATED R.O.W. OF BOUNDARY WATERS CIRCLE (DOCUMENT # 3492605)

Prepared for: Frontier Apartments LLC  
By: North Star Land Services, P.C.  
Blueline Engineering LLC  
January 2010

**LEGAL DESCRIPTION, PROPERTY OWNERS CERTIFICATIONS  
AND DEDICATION**

The undersigned property owners, hereby certify that we have caused to be surveyed a tract of land, amending Lots 4-19, Block 2 as shown on Riverfront Pointe Subdivision, being located in the SW 1/4 of Section 17, T1S, R26E, P4M, City of Billings, Yellowstone County, Montana, more particularly described as follows:

Beginning at the northwest corner of Lot 20, Riverfront Pointe Subdivision; thence S11°01'13"E, 248.27 feet, thence S44°01'50"W, 208.43 feet; thence S56°31'57"W, 174.89 feet; thence S44°58'28"W, 166.29 feet; thence N89°54'00"W, 30.00 feet; thence N00°06'00"E, 555.63 feet to a point on the south Right-of-Way line of Frontier Drive; thence along said Right-of-Way on a curve to the right with a radius of 975.00 feet for a length of 471.63 feet (Chord Bearing N75°54'31"E, Chord length 467.05 feet) to the point of beginning and containing 4.926 acres along with and subject to all existing easements and/or right-of-way of record, apparent on the ground or reserved on this survey.

The above described tract of land is to be known as "AMENDED PLAT OF LOTS 4-19, BLOCK 2, RIVERFRONT POINTE SUBDIVISION". The undersigned hereby grants into each and every person, firm, corporation, whether public or private, providing or offering to provide telephone, telegraph, electric, power, gas, television, water or sewer service to the public, the right to joint use of any easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across designated on this plat as "Utility Easement" to have and to hold forever.

Frontier Apartments LLC, member \_\_\_\_\_ Date \_\_\_\_\_

STATE OF MONTANA )  
County of Yellowstone ) SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me a Notary Public for the State of Montana, personally appeared \_\_\_\_\_ member, Frontier Apartments LLC whose name is subscribed to the within instrument and acknowledges to me that he executed the same.

Print \_\_\_\_\_  
Sign \_\_\_\_\_  
Notary Public in and for the State of Montana  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**CERTIFICATION OF COUNTY TREASURERS**

I hereby certify, pursuant to section 76-3-61(1)(b), M.C.A., that all real property taxes and special assessments assessed and levied on the land described below and encompassed by this survey have been paid.

Yellowstone County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

**CITY ATTORNEY'S STATEMENT**

This document has been reviewed by the City Attorney's office and is acceptable as to form. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Reviewed by: \_\_\_\_\_ City Attorney

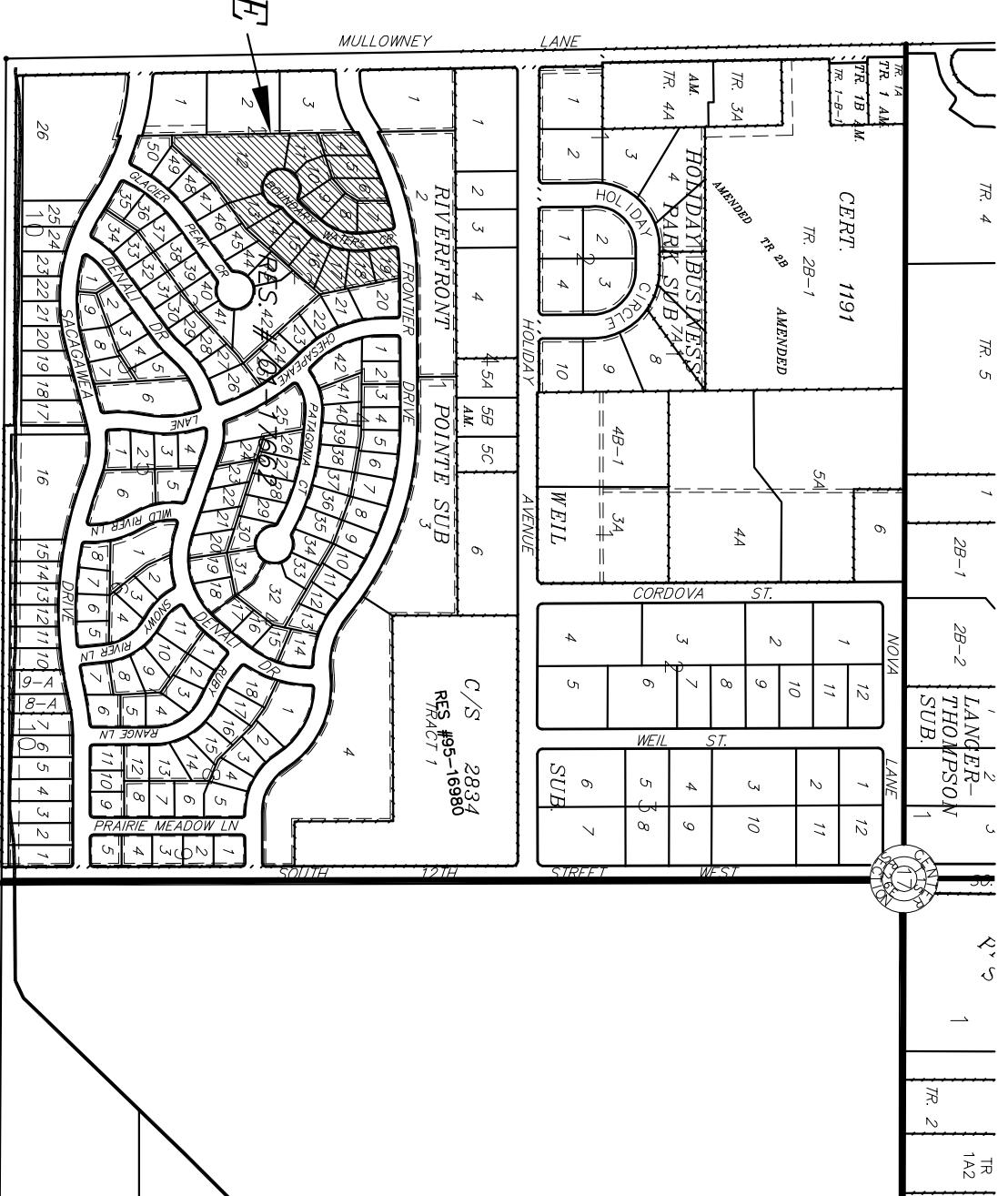
**CERTIFICATE OF APPROVAL BY CITY ENGINEER'S OFFICE  
FOR ERRORS AND OMISSIONS**

STATE OF MONTANA )  
County of Yellowstone ) SS

I hereby certify that I have examined the here to amended Amended Plat of Lots 4-19, Block 2, Riverfront Pointe Subdivision, to the City of Billings and find that said plat conforms with the requirements of the laws of the State of Montana and said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as circumstances will permit, and I have reviewed said plat for errors and/or omissions in calculation and drafting.

IN WITNESS WHEREOF, I have executed the Certificate of Approval by the City Engineer's Office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Examining Land Surveyor for the City of Billings \_\_\_\_\_



**CERTIFICATE OF APPROVAL BY CITY ENGINEER'S OFFICE**

STATE OF MONTANA )  
County of Yellowstone ) SS

I hereby certify that the annexed and foregoing subdivision plat conforms with Section 76-4-125(2)(d), MCA "divisions located within jurisdictional areas that have adopted growth policies pursuant to chapter 1 or within first-class or second-class municipalities for which the governing body certifies, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided."

IN WITNESS WHEREOF, I have executed this Certificate of Approval, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer's Office \_\_\_\_\_

**CERTIFICATE OF CITY COUNCIL APPROVAL**

STATE OF MONTANA )  
County of Yellowstone ) SS

We hereby certify that we have examined the annexed and foregoing Amended Plat of Lots 4-19, Block 2, Riverfront Pointe Subdivision, to the City of Billings and find that said annexed plat conforms with the requirements of the laws of the State of Montana and the requirements from the Yellowstone County Planning Board. It is therefore approved and the dedication of the public use of any land shown as dedicated to such use is accepted.

By: \_\_\_\_\_ Mayor

Attest: \_\_\_\_\_ City Clerk

**NOTICE OF PLANNING BOARD APPROVAL**

STATE OF MONTANA )  
County of Yellowstone ) SS

This amended plat has been approved by the Yellowstone County Board of Planning and conforms to the requirements of that board. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

President \_\_\_\_\_

Executive Secretary \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF MONTANA )  
County of Yellowstone ) SS

Thomas G. Kelly, a Registered Land Surveyor in the State of Montana, do hereby certify that I have performed the survey shown on this Plat Certificate of Survey and that such survey was made in January, 2010, that said survey is true and complete as shown and the monuments found and set out of the character and occupy the positions shown thereon.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Thomas G. Kelly  
Registration Number 11289 LS  
33 Centennial Road  
Columbus, MT 59019

STATE OF MONTANA )  
County of Yellowstone ) SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me a Notary Public for the State of Montana, personally appeared Thomas G. Kelly, whose name is subscribed to the within instrument and acknowledges to me that he executed the same.

Print \_\_\_\_\_  
Sign \_\_\_\_\_  
Notary Public in and for the State of Montana  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

