

Amended Plat Lot 1, Block 2, of Vandegenachte Subdivision 2nd filing

LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 26 EAST, P.M.M., City of Billings, YELLOWSTONE COUNTY, STATE OF MONTANA
APRIL, 2010

SURVEYED FOR: MAIN STREET CAPITAL INC.
SURVEYED BY: EGGART ENGINEERING COMPANY

TOTAL AREA OF SURVEY
2.312 ACRES.

LEGEND

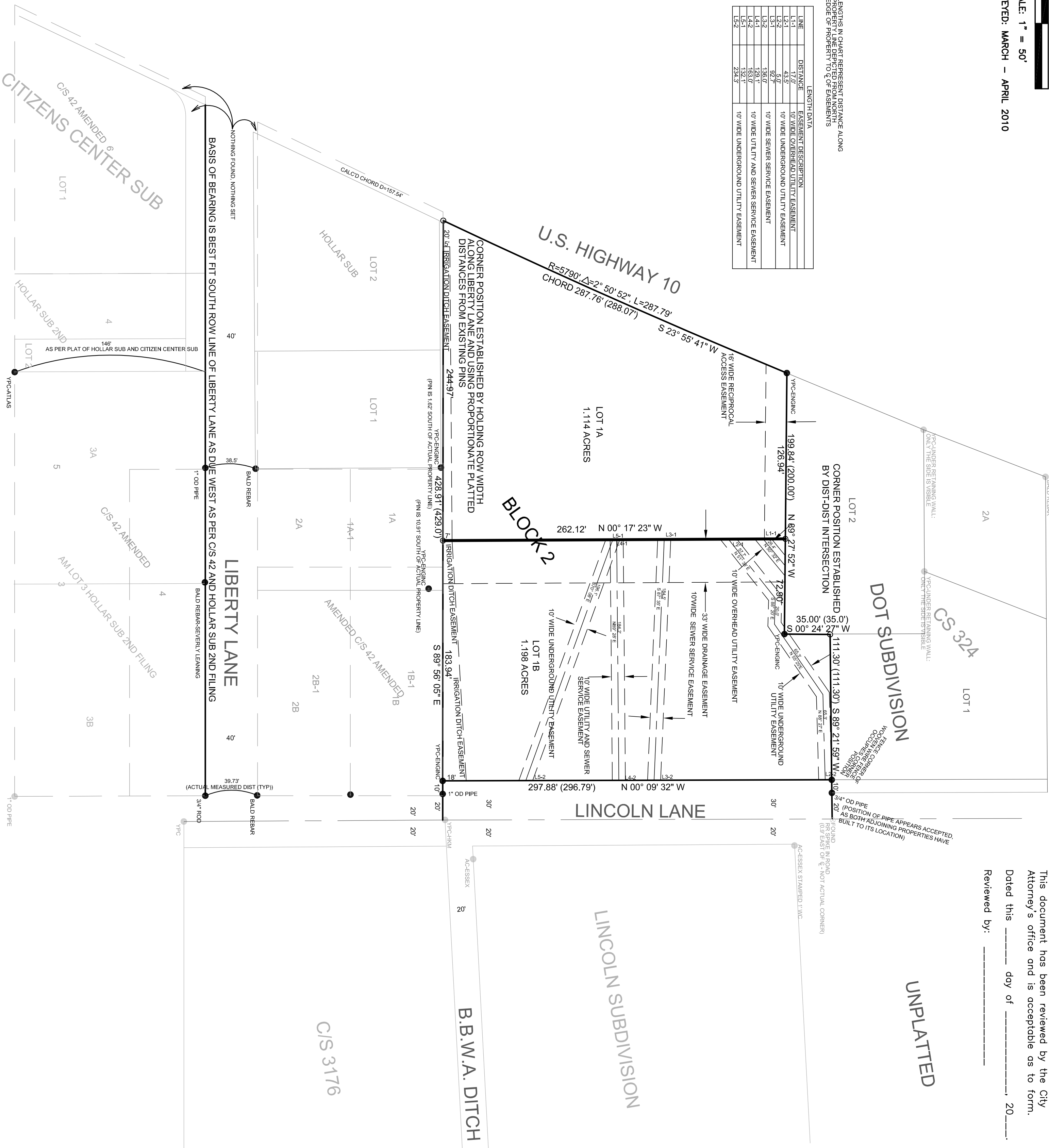
- PROPERTY CORNER FOUND - (AS NOTED)
- PROPERTY CORNER SET - 5/8" X 24" PEEK WITH YELLOW PLASTIC CAP-MARKED LEG - 1310085

0' 50' 100'

SCALE: 1" = 50'
SURVEYED: MARCH - APRIL 2010

NOTE: LINES IN CAPS REPRESENTS REFERENCE ALONG PROPERTY LINE DERIVED FROM SURVEYS. EDGE OF PROPERTY TO 1/2 OF EASEMENTS

LINE	LENGTH	EASEMENT DESCRIPTION
L-1	47.2'	10' WIDE OVERHEAD UTILITY EASEMENT
L-2	5.6'	10' WIDE UNDERGROUND UTILITY EASEMENT
L-3	158.6'	10' WIDE SEWER SERVICE EASEMENT
L-4	183.1'	10' WIDE UTILITY AND SEWER SERVICE EASEMENT
L-5	182.2'	10' WIDE UNDERGROUND UTILITY EASEMENT
L-6	283.3'	10' WIDE UNDERGROUND UTILITY EASEMENT



CERTIFICATE OF SURVEYOR AND PROPERTY DESCRIPTION

This is to certify that Scott Swanson, a Licensed Professional Engineer and Land Surveyor, Montana License No. 1310085, performed a survey in March and April, 2010, in accordance with the Montana Subdivision and Platting Act, Title 76, Chapter 3, MCA inclusive of a tract of land being: Lot 1, Block 2, of Vandegenachte Subdivision, 2nd filing, being Document #771279, on file at the office of Yellowstone County, Montana, containing a gross area of 2.312 acres and net area of 2.312 acres.

Scott Swanson, Licensed Professional Engineer and Land Surveyor
Montana License No. 1310085

Subscribed and sworn to before me, a Notary Public for the State of Montana,
Day of _____, 20____.

Notary Public for the State of Montana

Printed Name of Notary _____
Residing at _____
My Commission expires: _____, 20____.

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that the annexed and foregoing plat conforms with Section 76-4-125(2)(d), M.C.A., for the removal of sanitary restrictions since the plat is for a residential subdivision and that said plat conforms to the requirements of the laws of the State of Montana, and that said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as circumstances will permit.

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 AMENDED PLAT OF LOT 1, BLOCK 2 OF VANDEGENACHTE SUBDIVISION, 2ND FILING, and find that said plat conforms with the requirements of the laws of the State of Montana, and the requirements of the City of Billings. It is therefore approved and the date of this approval is _____ day of _____, 20____.

IN WITNESS WHEREOF, we have set our hands and seals at Billings, Montana, this _____ day of _____, 20____.

By: _____ Mayor
Attest: _____ City Clerk

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting and find said plat conforms with the requirements of the laws of the State of Montana, and that said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as circumstances will permit.

Examining Land Surveyor _____
Date _____

CITY ATTORNEY APPROVAL

This document has been reviewed by the City Attorney's office and is acceptable as to form.

Dated this _____ day of _____, 20____.
Reviewed by: _____

COUNTY TREASURER'S CERTIFICATION OF TAX PAYMENT

I hereby certify that all real property taxes and special assessments assessed and levied on the land above described are paid pursuant to MCA 76-3-611.

Dated this _____ day of _____, 20____.

Yellowstone County Treasurer

NOTICE OF APPROVAL

STATE OF MONTANA)
County of Yellowstone) ss

This plat has been approved for filing by the Yellowstone County Planning and conforms to the recommendations of this board.

Date _____ President
Executive Secretary _____

OWNERS' CERTIFICATE, PURPOSE OF SURVEY AND CERTIFICATE OF DEDICATION

We, the undersigned land owners, certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat hereunto annexed, the following described land:

Being Lot 1, Block 2 of Vandegenachte Subdivision, 2nd filing, Document #771279, on file at the Office of Yellowstone County Clerk located in the Northeast 1/4 of Section 27, Township 1 North, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana containing 2.312 acres, and all according to the attached Plat. Subject to all easements and/or rights-of-way of record, appurtenant on the ground or reserved per this survey.

The lands included in all ROW dedications and parks as shown on the annexed plat are hereby granted to the public forever. The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television on easement for the location, maintenance, repair and removal of their lines over, under and across the areas designated on the "UTILITY EASEMENT" to have and hold forever.

There is no park requirement for this minor subdivision pursuant to Section 76-3-621(3)(e), M.C.A.

Owners of Lot 1, Block 2 of Vandegenachte Subdivision, 2nd filing
Mainstreet Capital Inc. By: Edward V. Rondosh(Signature) _____ (Title) _____
Edward V. Rondosh (Signature) _____

Linda Rondosh (Signature) _____
STATE OF MONTANA)
County of Yellowstone) ss

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Edward V. Rondosh and Linda Rondosh, known to me to be the persons whose names are subscribed within instrument, and acknowledged to me that he/she executed the same.

Notary Public for the State of Montana
Printed Name of Notary _____
Residing at _____
My Commission expires _____, 20____.



CLERK AND RECORD