

AMENDED PLAT OF LOT 4A, BLOCK 5, HOGAN HOMESTEAD SUBDIVISION

SITUATED IN THE NW1/4 OF SECTION 18, T. 1 S., R. 26 E., P.M.M.

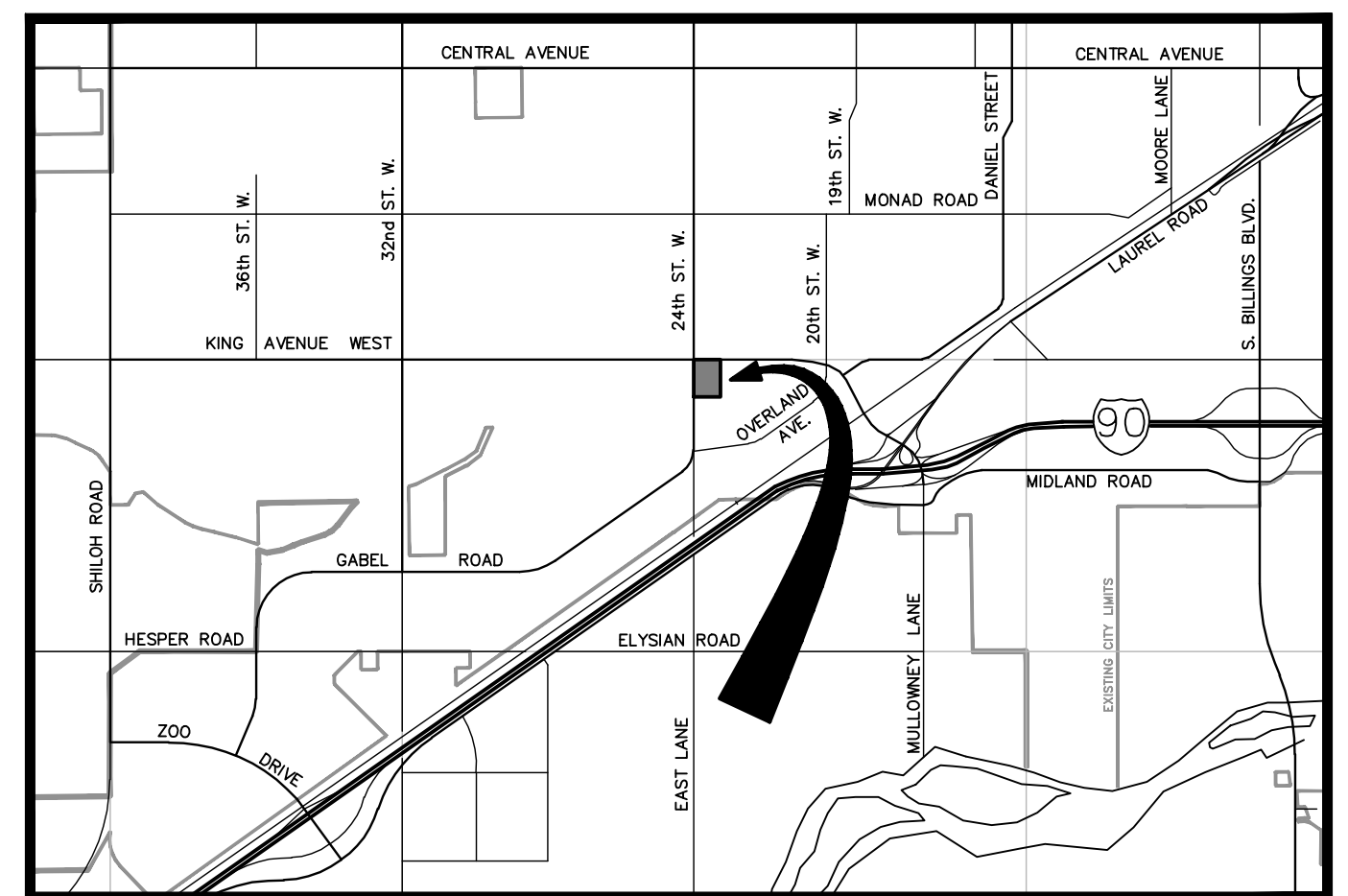
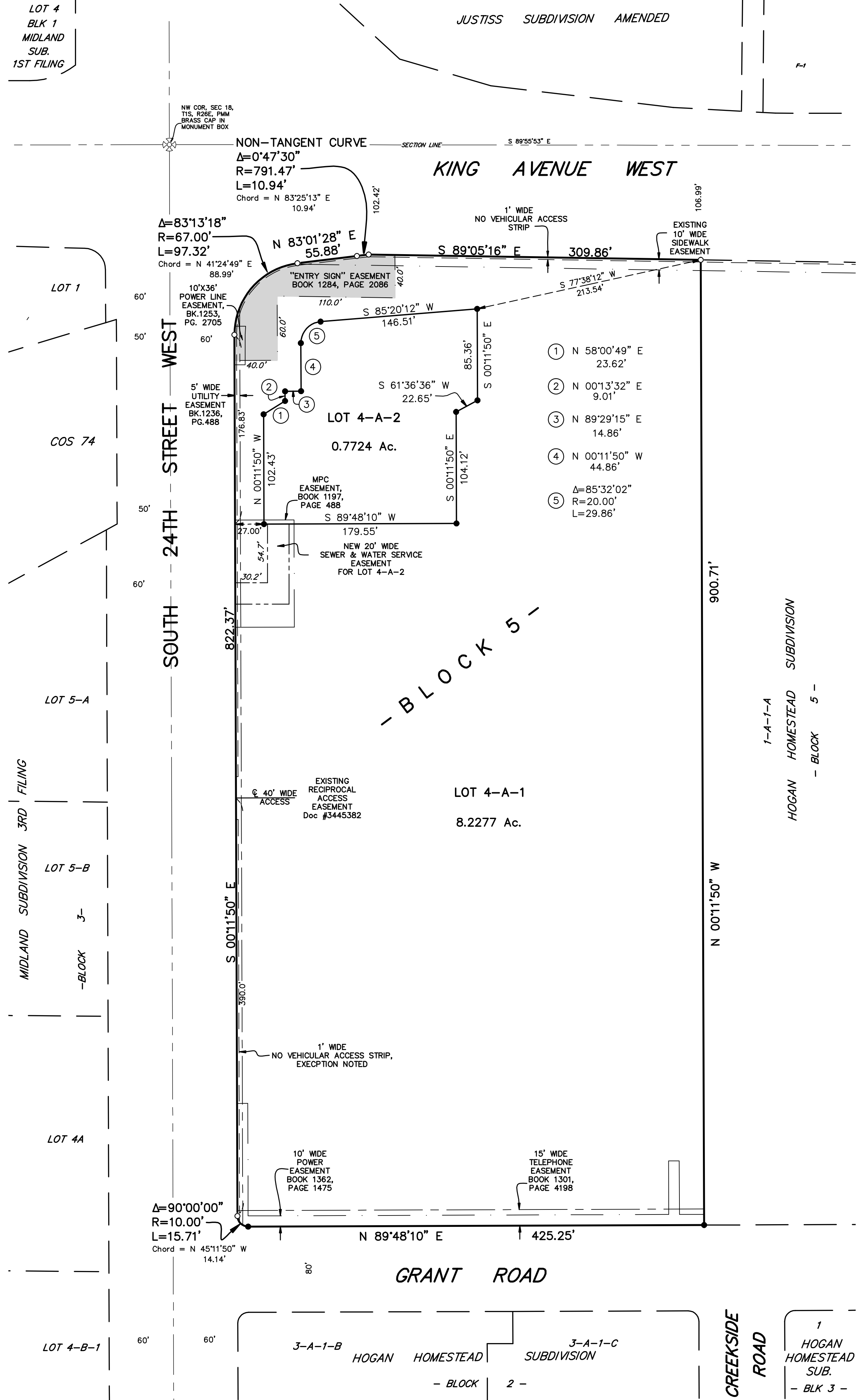
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : DEPIERRO REALTY ADVISORS

MARCH 2010

PREPARED BY : **SANDERSON STEWART**

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE

BASIS OF BEARING: PLAT OF HOGAN HOMESTEAD SUBDIVISION.

- FOUND SURVEY MONUMENT, REBAR WITH "S/S/G ENG" CAP OR AS NOTED.
- SET 5/8" X 18" REBAR AND CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".

SCALE: 1"=60'

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that 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 inside a master planning area and said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

IN WITNESS WHEREOF, I have executed this CERTIFICATE OF APPROVAL this ____ day of _____, 20__.

City Engineer's Office

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 that 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 _____

CERTIFICATE OF CITY ATTORNEY

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

Date: _____

Reviewed by: _____

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b)/ 76-3-207(3), M.C.A.

Date: _____

Yellowstone County Treasurer _____

By: _____ Deputy

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
)ss
County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing AMENDED PLAT OF LOT 4A, BLOCK 5, HOGAN HOMESTEAD SUBDIVISION, and find that said plat conforms with the requirements of the laws of the State of Montana, and the requirements of the Yellowstone County Board of Planning. It is therefore approved.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA, this ____ day of _____, 20__.

CITY OF BILLINGS, MONTANA

By: _____ Mayor

Attest: _____ City Clerk

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
)ss
County of Yellowstone)

The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of March 2010, a survey was performed under his supervision of a tract of land to be known as AMENDED PLAT OF LOT 4A, BLOCK 5, HOGAN HOMESTEAD SUBDIVISION, in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that the monuments found and set are of the character and occupy the positions shown hereon and that the gross area is 9.0001 acres and the net area is 9.0001 acres.

SANDERSON STEWART

By: _____

Montana Registration No. _____

Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this ____ day of _____, 20__.

Notary Public in and for the State of Montana
Printed Name _____
Residing at _____
My commission expires _____

NOTICE OF APPROVAL

STATE OF MONTANA)
)ss
County of Yellowstone)

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

Date _____ President _____

Executive Secretary _____

CONSENT TO PLATTING

Document No. _____

SUBDIVISION IMPROVEMENT AGREEMENT

Document No. _____

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
)ss
County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned owner of the following described tract of land, does hereby certify that it has caused to be surveyed, subdivided and platted into lots and blocks as shown on the annexed plat, said tract being situated in the NW1/4 of Section 18, T. 1 S., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Lot 4A in Block 5 of the Amended Plat of Lots 1 and 4 of Block 5 of Hogan Homestead Subdivision, Montana under Document No 1363903.

Pursuant to Section 76-3-621(3)(b), M.C.A. there is no park requirement for this non-residential subdivision.

The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair and removal of their lines over, under and across the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever. Said tract to be known and designated as AMENDED PLAT OF LOT 4A, BLOCK 5, HOGAN HOMESTEAD SUBDIVISION, there is no public land dedication with this plat.

SPIRIT SPE PORTFOLIO 2006-1, LLC

By: _____
Title: _____

STATE OF _____)
)ss
County of _____)

This instrument was acknowledged before me on _____, 20__, by _____ as _____ of Spirit SPE Portfolio 2006-1, LLC.

Notary Public in and for the State of _____
Printed Name _____
Residing at (city) _____
My commission expires _____

RESERVED FOR CLERK AND RECORDER