

AMENDED PLAT OF THE EAST HALF OF LOT 17, EXCEPT THE SOUTH 100 FEET THEREOF,

McKAY ACRES

SITUATED IN THE NORTHWEST 1/4 OF SECTION 36, T. 1 N., R. 25 E., P.M.M.
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

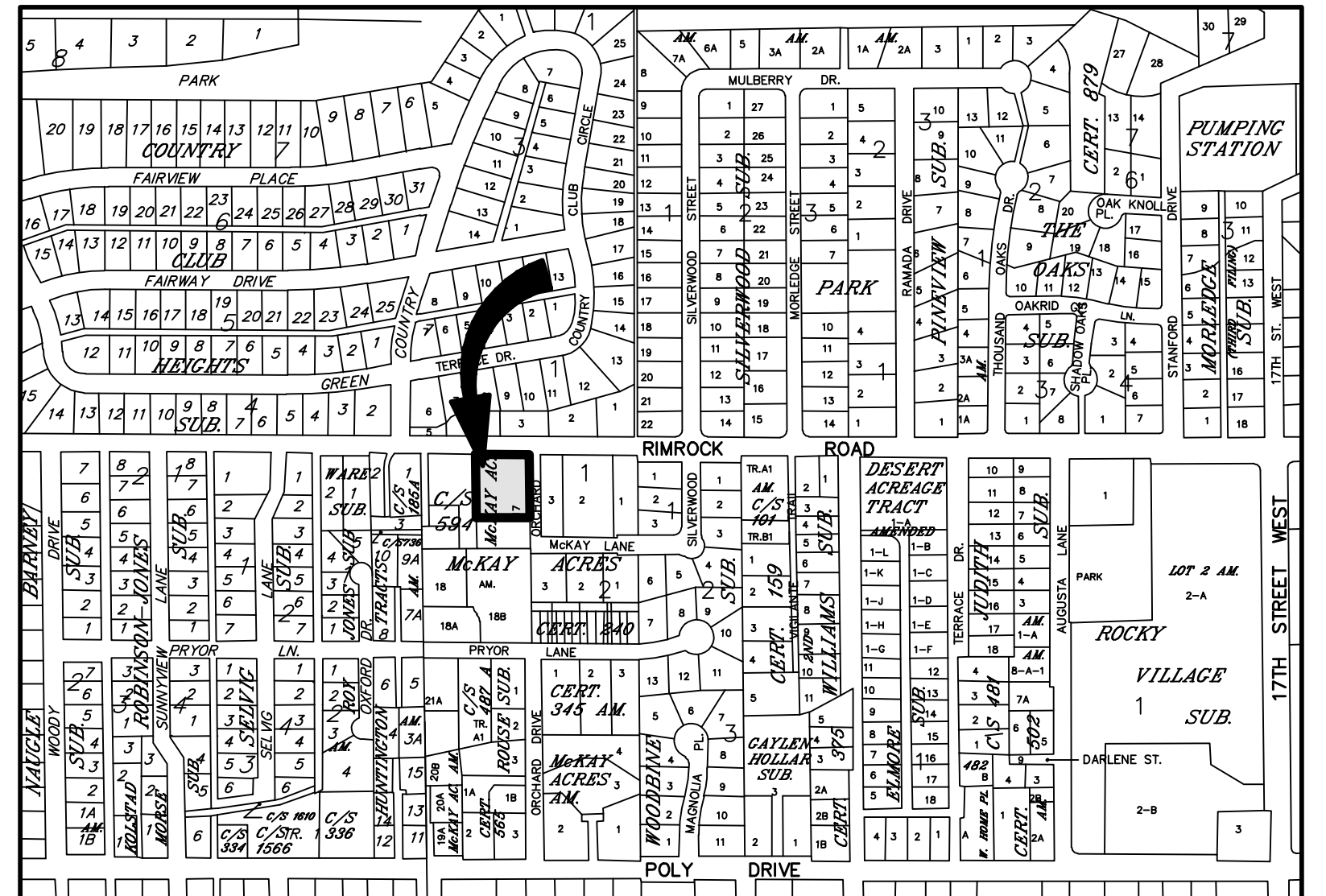
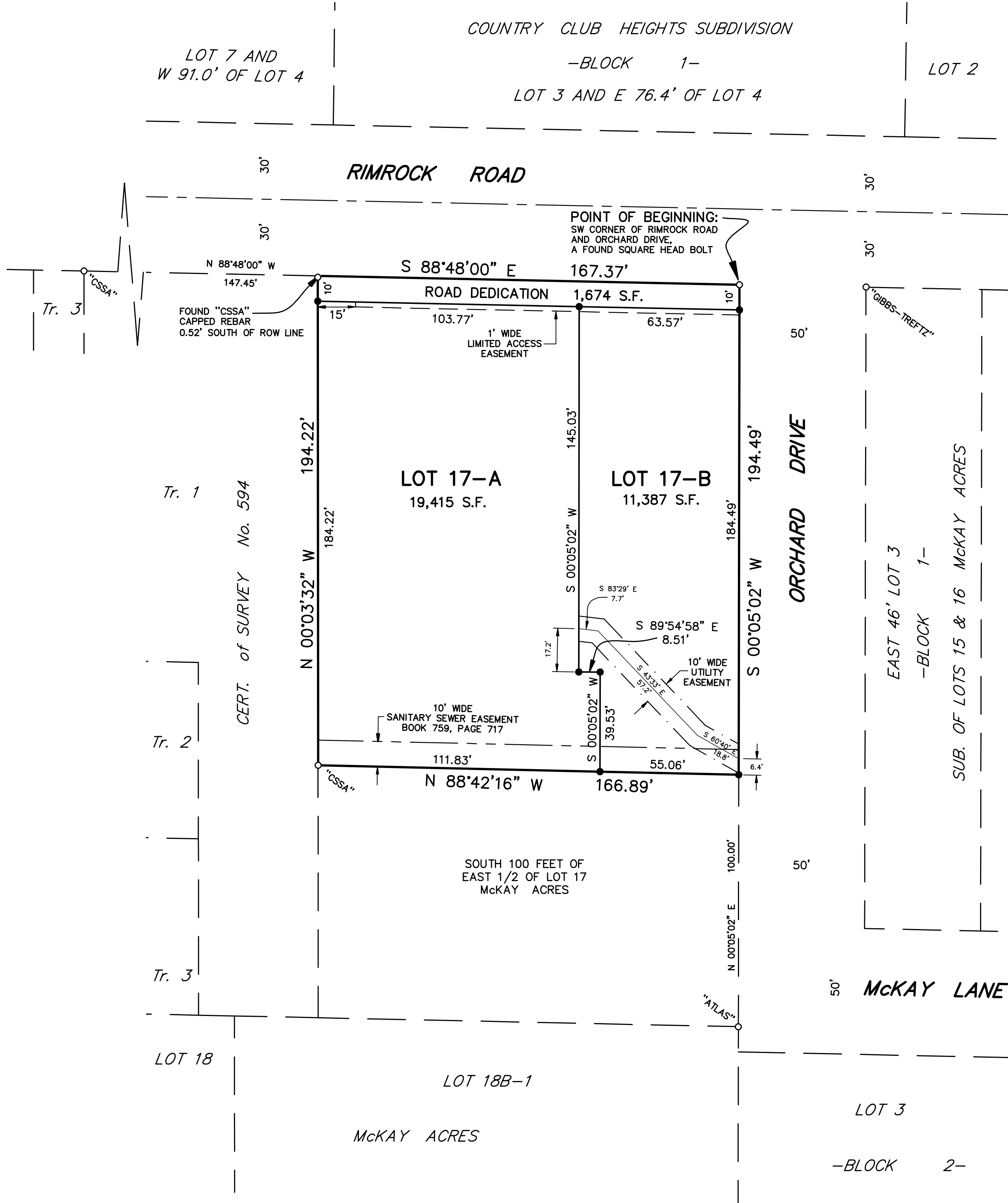
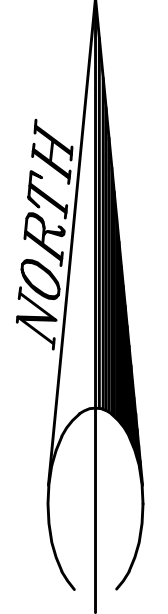
PREPARED FOR: KINCAID LAND, LLC

SEPTEMBER 2010

PREPARED BY: SANDERSON STEWART

BILLINGS, MONTANA

SCALE : 1" = 30'



VICINITY MAP

BASIS OF BEARING: SOUTH RIGHT-OF-WAY LINE OF RIMROCK ROAD PER ORIGINAL PLAT OF McKAY ACRES.

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

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
:ss
County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That KINCAID LAND, LLC, 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 36, T. 1 N., R. 25 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Beginning at a point which is the southwest corner of the intersection of Rimrock Road and Orchard Drive; thence, from said Point of Beginning, along the west right-of-way line of Orchard Drive, S 00'05"02" W a distance of 194.49 feet; thence, along the north line of the south 100 feet of the east half of Lot 17 McKay Acres, N 88'42'16" W a distance of 166.89 feet; thence, along the east line of Tract 1 in Certificate of Survey No 594, N 00'03'32" W a distance of 194.22 feet to a point on the south right-of-way line of Rimrock Road; thence, along said south right-of-way line, S 88'48'00" E a distance of 167.37 feet to the Point of Beginning.

Pursuant to Section 76-3-621(3)(d), M.C.A. and Yellowstone County subdivision regulations, there is no parkland requirement for this minor subdivision in which only one additional lot is created.

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 THE EAST HALF OF LOT 17, EXCEPT THE SOUTH 100 FEET THEREOF, McKAY ACRES and the lands included in all roads are hereby granted and donated to the use of the public forever.

KINCAID LAND, LLC

By: _____
Title: _____

STATE OF MONTANA)
:ss
County of Yellowstone)

On this ____ day of _____, 20____, before me, the undersigned Notary Public for the State of Montana, personally appeared _____, known to me to be the person who signed the forgoing instrument as _____ of KINCAID LAND, LLC, and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

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

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 September 2010, a survey was performed under his supervision of a tract of land to be known as AMENDED PLAT OF THE EAST HALF LOT 17, EXCEPT THE SOUTH 100 FEET THEREOF, McKAY ACRES, 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 32,476 square feet and the net area is 30,802 square feet.

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 _____

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that annexed and forgoing 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 _____

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 _____

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 THE EAST HALF OF LOT 17, EXCEPT THE SOUTH 100 FEET THEREOF, McKAY ACRES, 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 and the dedication to public use of any and all lands shown on this plat as being dedicated to such use are accepted.

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 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

SUBDIVISION IMPROVEMENT AGREEMENT

Document No. _____

CONSENT TO PLATTING

Document No. _____