

TWIN OAKS SUBDIVISION, 2ND FILING,
PLAT OF

Including Portions of Vacated Right of Way Within an Oaks Subdivision, 2nd Filing, Block 3 and Block 4, and
 Including Portions of Vacated Right of Way Within an Oaks Subdivision, 2nd Filing, Block 1 and Block 2, T1N, R20E, P90M,
 Situated in Section 22, T1N, R20E, P90M, Yellowstone County, Montana
 City of Billings, Yellowstone County, Montana

Prepared for: Twin Oaks Corporation
 North Star Land Services, P.C.
 Billcline Engineering LLC
 May 2011

LEGAL DESCRIPTION, PROPERTY OWNERS CERTIFICATIONS & DEDICATION AND VACATED PORTIONS OF SHAW CIRCLE, AND PORTIONS OF PARKLAND

We, the undersigned property owners, hereby certify that we have caused to be surveyed a tract of land, Amending Lots 2, 17 & 35, Block 1, and Lot 9, Block 3, as shown on Twin Oaks Subdivision, including portion of vacated Right of Way within Twin Oaks Subdivision, Document No. _____, being located in the NW 1/4 of Section 22, T1N, R20E, P90M, City of Billings, Yellowstone County, Montana.

Beginning at the northwest corner of Lot 1, Block 1, Twin Oaks Subdivision, thence S5°00'00"E, 77.06 feet; thence S9°10'52"W, 44.64 feet; thence S9°36'03"E, 57.25 feet; thence S5°00'00"E, 126.56 feet; thence S9°00'00"W, 260.42 feet; thence S59°00'00"W, 309.20 feet; thence S52°00'00"W, 1,453.04 feet; thence S54°31'41"W, 13.02 feet; thence S52°00'00"E, 126.56 feet; thence S52°00'00"W, 83.70 feet; thence South 104.08 feet; thence S59°00'00"E, 126.56 feet; thence S52°00'00"E, 126.56 feet; thence S52°00'00"W, 88.57 feet; thence S11°00'00"E, 95.54 feet; thence S52°00'00"E, 61.05 feet; thence S52°00'00"E, 1,736.37 feet; thence S52°00'00"W, 28.06 feet; thence N89°32'51"W, 699.06 feet; thence N07°51'02"W, 84.68 feet; thence N107°44'43"W, 58.69 feet; thence N32°46'52"W, 108.01 feet; thence N02°20'04"W, 431.69 feet; thence S79°37'81"E, 118.42 feet; thence N78°15'12"E, 92.73 feet; thence N55°09'53"E, 383.93 feet; thence N38°35'47"E, 74.48 feet; thence N24°37'58"E, 108.14 feet; thence N30°49'13"E, 75.82 feet; thence N41°32'33"E, 171.84 feet; thence N9°49'13"E, 17.35 feet; thence N89°00'00"E, 221.48 feet; thence S88°30'21"E, 48.67 feet to the point of beginning and containing a gross area of 16,076 acres and a net area of 13,093 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 "Twin Oaks Subdivision, 2nd Filing". 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. The lands included in all streets, avenues, and parks as shown on the annexed plat are hereby granted and donated to the use of the public forever. The vacated portions of Shaw Right-of-Way and the Park areas within Twin Oaks Subdivision, 2nd Filing were approved by the Billings City Council.

Officer of Twin Oaks Corporation _____ Date _____

STATE OF MONTANA)
) ss
 County of _____)

On this _____ day of _____, 2011, before me a Notary Public for the State of Montana, personally appeared _____, as Officer of Twin Oaks Corporation 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 _____
 IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office this _____ day of _____, 2011.

CERTIFICATION OF COUNTY TREASURERS

I hereby certify, pursuant to section 76-3-611(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 _____, 2011
 Reviewed by: _____ City Attorney

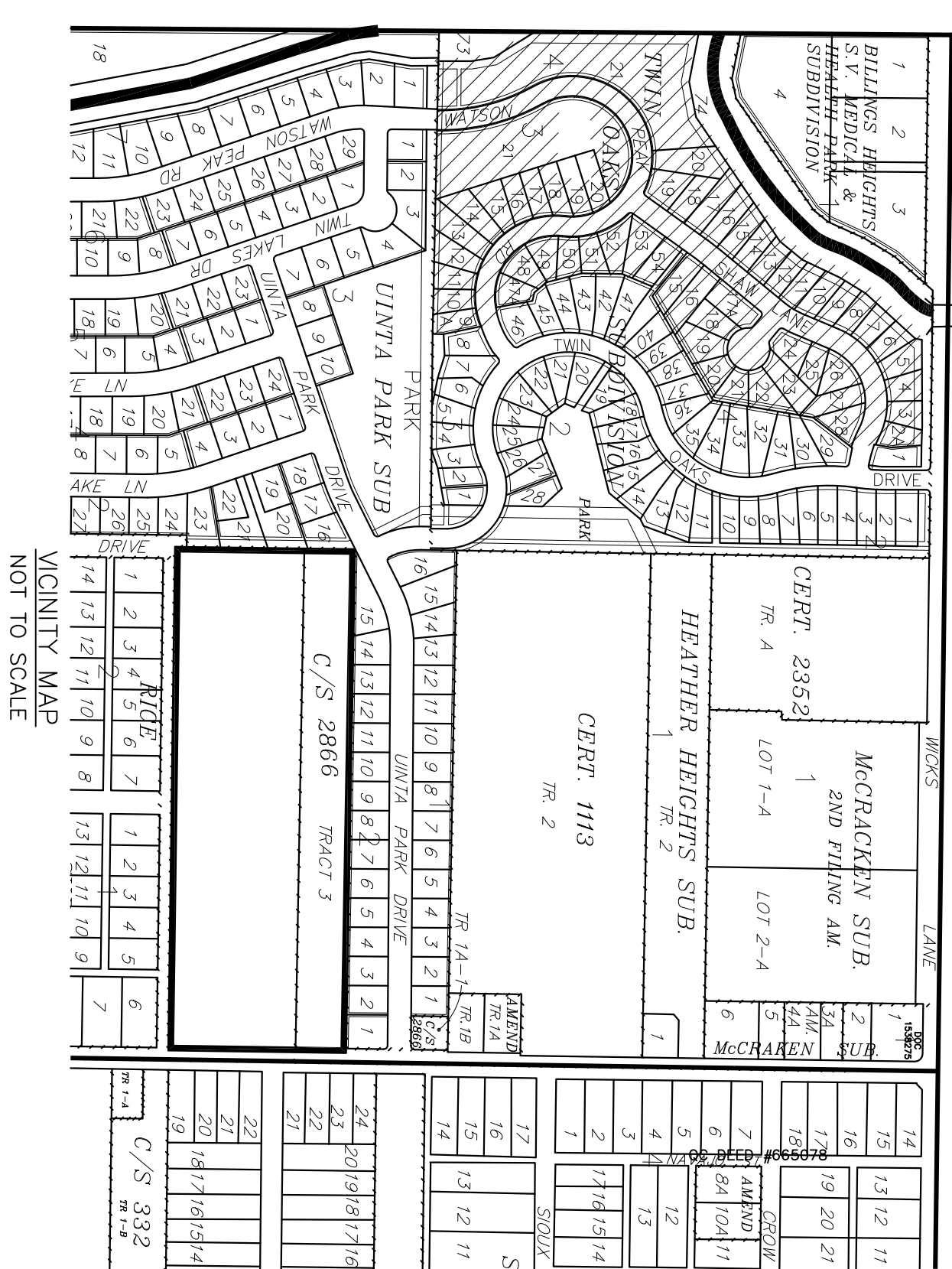
CERTIFICATE OF APPROVAL BY CITY ENGINEER'S OFFICE FOR ERRORS AND OMISSIONS

STATE OF MONTANA)
) ss
 County of Yellowstone)

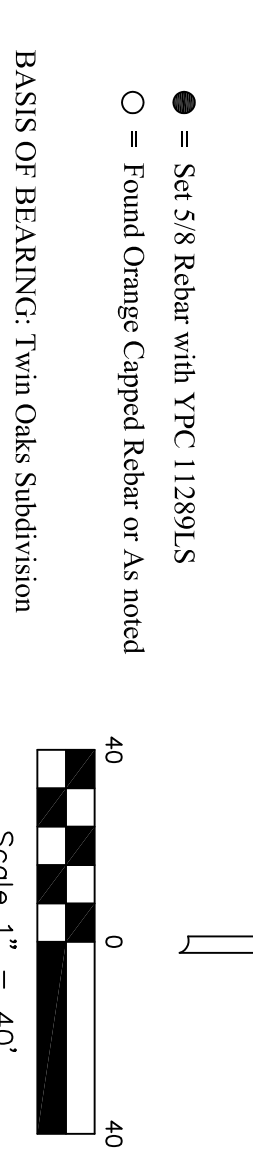
I hereby certify that I have examined the here to annexed plat of Twin Oaks Subdivision, 2nd Filing, to the City of Billings and find that said plat conforms with the requirements of the laws of the State of Montana and said plat conforms to the adjoining additions and plats of the City of Billings already 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 _____, 2011.

Examining Land Surveyor for the City of Billings _____

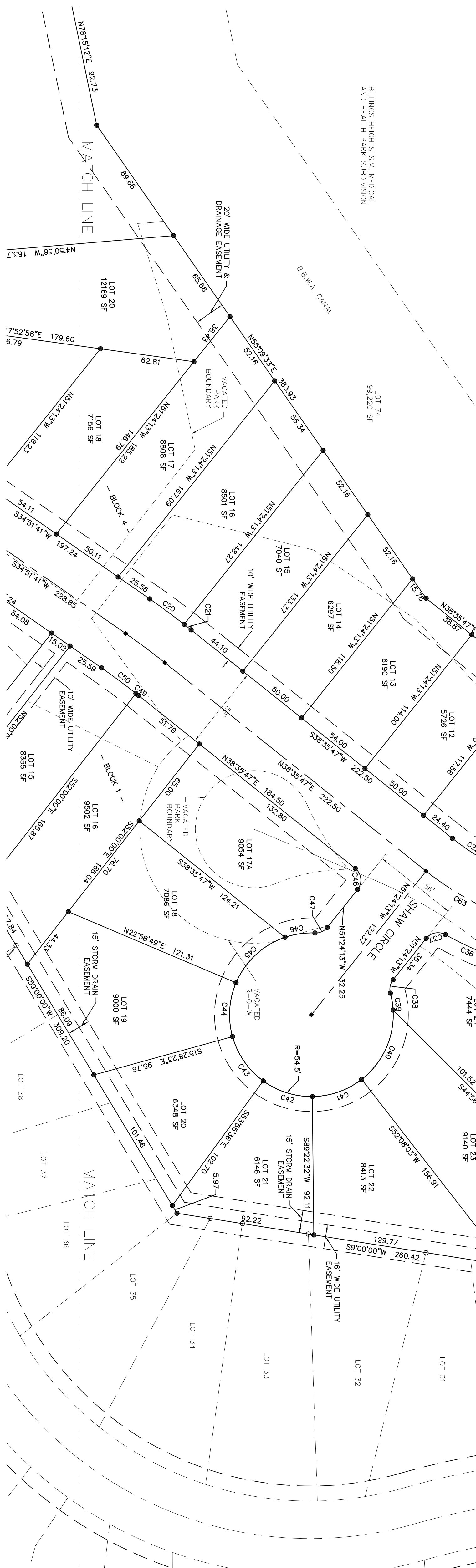


SUBDIVISION DETAILS:
 Gross Area = 16,076 ACRES
 Net Area = 13,093 ACRES
 Road Area = 2,983 ACRES
 Zoning = R-3000 & R-4000



● = Set 5/8 Rebar with NYC 112891.S
 ○ = Found Orange Capped Rebar or As noted

BASIS OF BEARING: Twin Oaks Subdivision
 Park Land Vacation Document No. _____



CERTIFICATE OF APPROVAL BY CITY ENGINEER'S OFFICE

STATE OF MONTANA)
) ss
 County of Yellowstone)

I hereby certify that the annexed and foregoing subdivision plat conforms with Section 76-4-125(2)(d), M.C.A. "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 _____, 2011.

City Engineer's Office _____

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
) ss
 County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing plat of Twin Oaks Subdivision, 2nd Filing, 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