

**DRAFT**

# PLAT OF BDC HEIGHTS SUBDIVISION

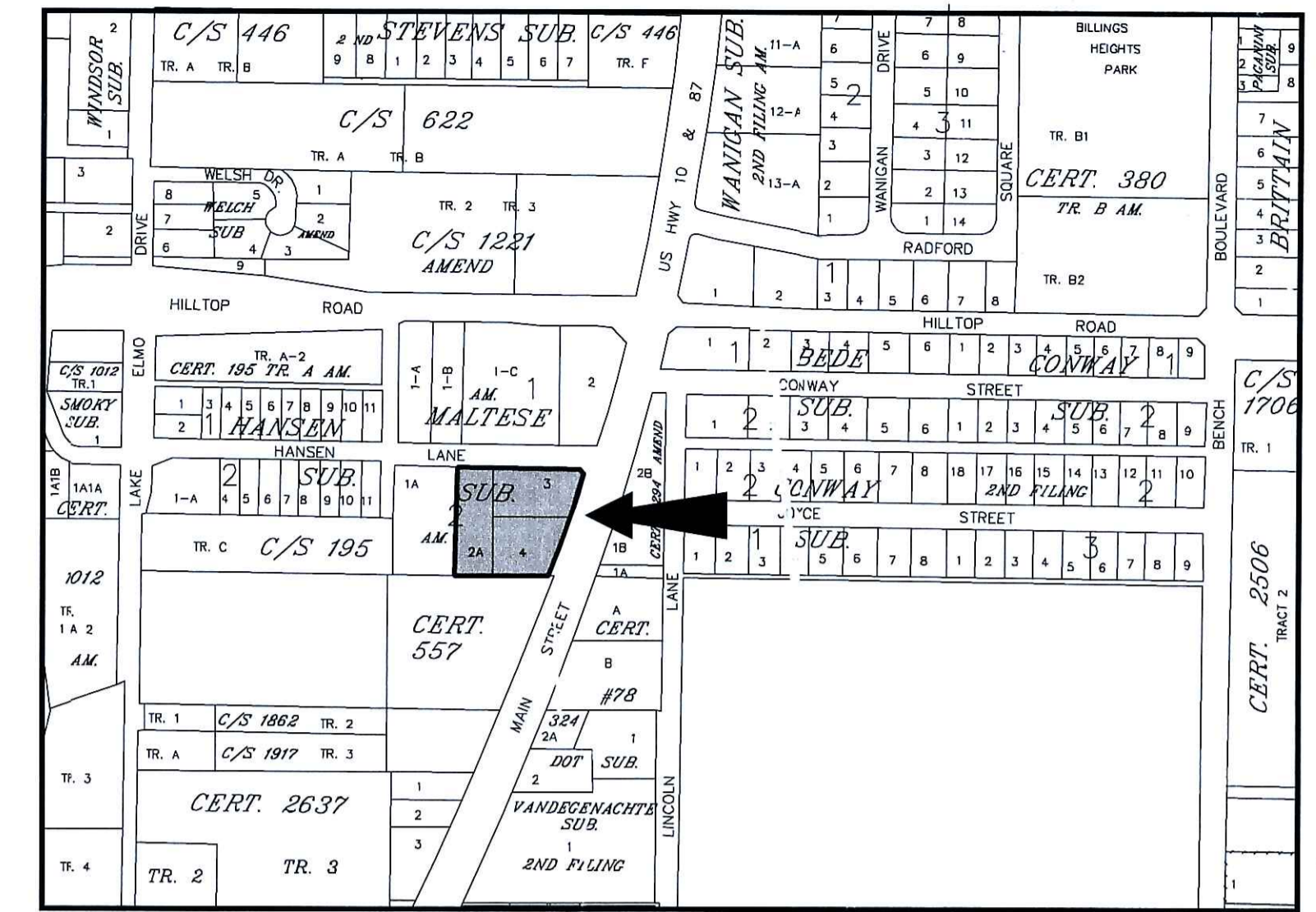
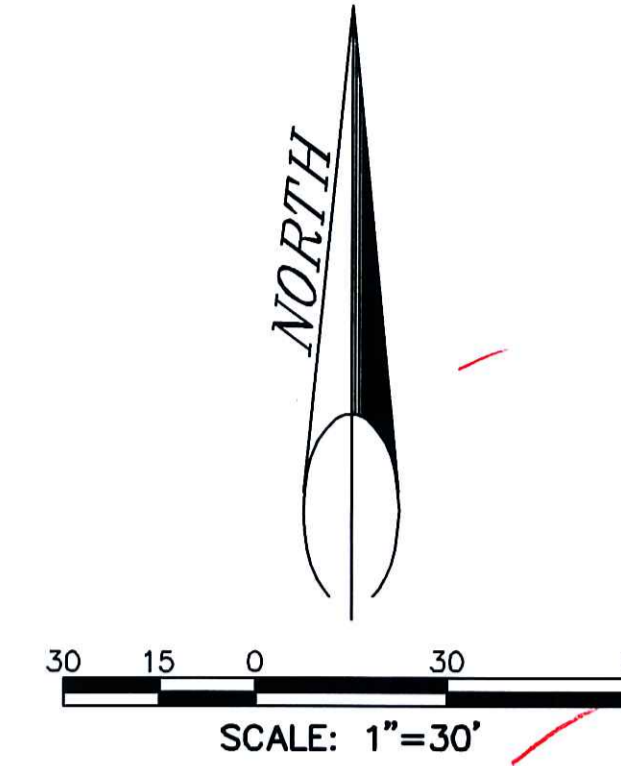
BEING LOT 2A OF SECOND AMENDED PLAT OF LOTS 1 & 2, BLOCK 2 OF MALTESE SUBDIVISION  
AND LOTS 3 & 4 OF AMENDED PLAT OF BLOCK 2 OF MALTESE SUBDIVISION  
SITUATED IN THE NE1/4 OF SECTION 27, T. 1 N., R. 26 E., P.M.M.,  
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : PK PROPERTIES, LLC

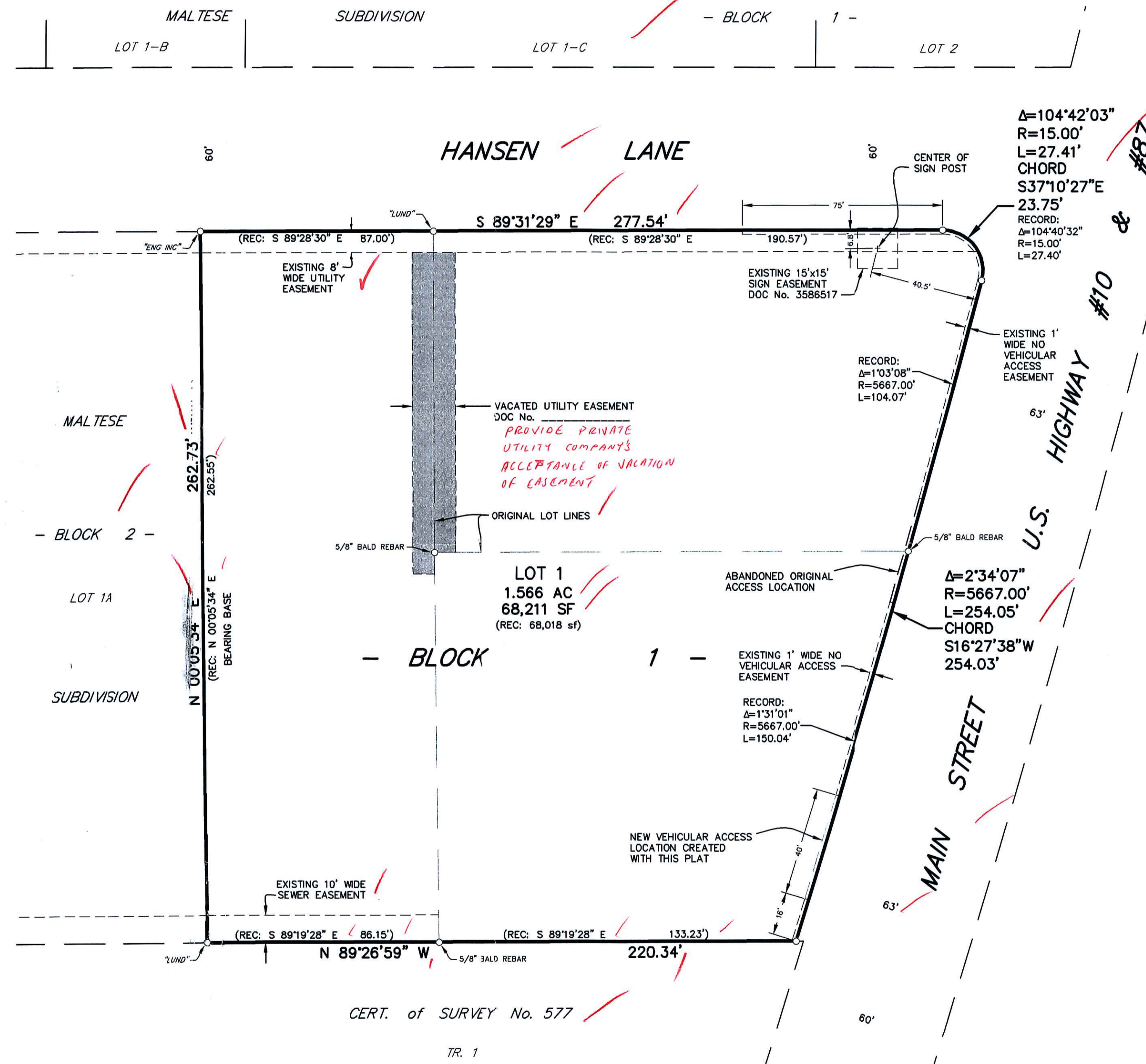
JUNE, 2011

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



VICINITY MAP  
NOT TO SCALE



BASIS OF BEARING: EAST LINE OF LOT 1A, BLOCK 2,  
SECOND AMENDED PLAT OF LOTS 1 & 2, BLOCK 2 OF  
MALTESE SUBDIVISION.

○ FOUND SURVEY MONUMENT, REBAR & CAP MARKED  
"S/S/G INC", OR AS NOTED.

### CERTIFICATE OF SURVEYOR

CERTIFICATE OF SURVEYOR  
STATE OF MONTANA )  
County of Yellowstone )

The undersigned, a Montana Registered Land Surveyor, being first duly sworn, deposes and says that during the month of June, 2011, a survey was performed under his supervision of a tract of land situated in the NE1/4 of Section 27, T. 1 N., 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 2A of Second Amended Plat of Lots 1 & 2, Block 2 of Maltese Subdivision, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3355858, and Lots 3 & 4 of Amended Plat of Block 2 of Maltese Subdivision, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 1294531; said described tract containing an area of 68,211 square feet (1.566 acres).

That the monuments found and set are of the character and occupy the positions shown hereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

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 COUNTY TREASURER

I hereby certify that all real property taxes and special assessment 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 ATTORNEY

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

Date: \_\_\_\_\_  
Reviewed by: \_\_\_\_\_

### ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting.

Examining Land Surveyor \_\_\_\_\_ Date \_\_\_\_\_

### LANDOWNERS STATEMENT - AGGREGATE LOTS / REVISE "NO VEHICULAR ACCESS EASEMENT"

The undersigned hereby certify that the purpose of this survey is to aggregate existing lots within a platted subdivision and no additional lots are being hereby created. A restriction or requirement on the original platted lot continues to apply to those areas.

The undersigned further certifies that the "common approach for Lots 3 & 4" depicted on the Amended Plat of Block 2 of Maltese Subdivision is moved to the location shown hereon and the original location is abandoned.

Therefore this amended plat is exempt from review as a subdivision pursuant to Section 76-3-207(1)(f), M.C.A. With reference to changes to the "No Vehicular Access Strip", this amended plat has been prepared pursuant to Section 76-3-404(1)(c), M.C.A. which "discloses evidence to suggest alternate locations of lines or points".

This amended plat is not subject to review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i) & (ii) for "a parcel that has no existing facilities for water supply, wastewater disposal or solid waste disposal other than those previously approved by the reviewing authority".

PK PROPERTIES, LLC.

By: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF MONTANA )  
County of Yellowstone )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, a Notary Public for the State of Montana, personally appeared \_\_\_\_\_, known to me to be the persons who signed the foregoing instrument as \_\_\_\_\_ of PK PROPERTIES, 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 CITY COUNCIL APPROVAL

STATE OF MONTANA )  
County of Yellowstone )

We hereby certify that we have examined the annexed and foregoing PLAT OF BDC HEIGHTS 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 and the revision to the "No Vehicular Access Easement" is 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

**DRAFT**  
RECEIVED  
JUL - 6 2011  
PLANNING & COMMUNITY SERVICES DEPARTMENT