

SURVEY REQUESTED BY OWNERS TO
CREATE 4 LOTS FROM 2 EXISTING
TRACTS WITHIN A PLATTED SUBDIVISION.

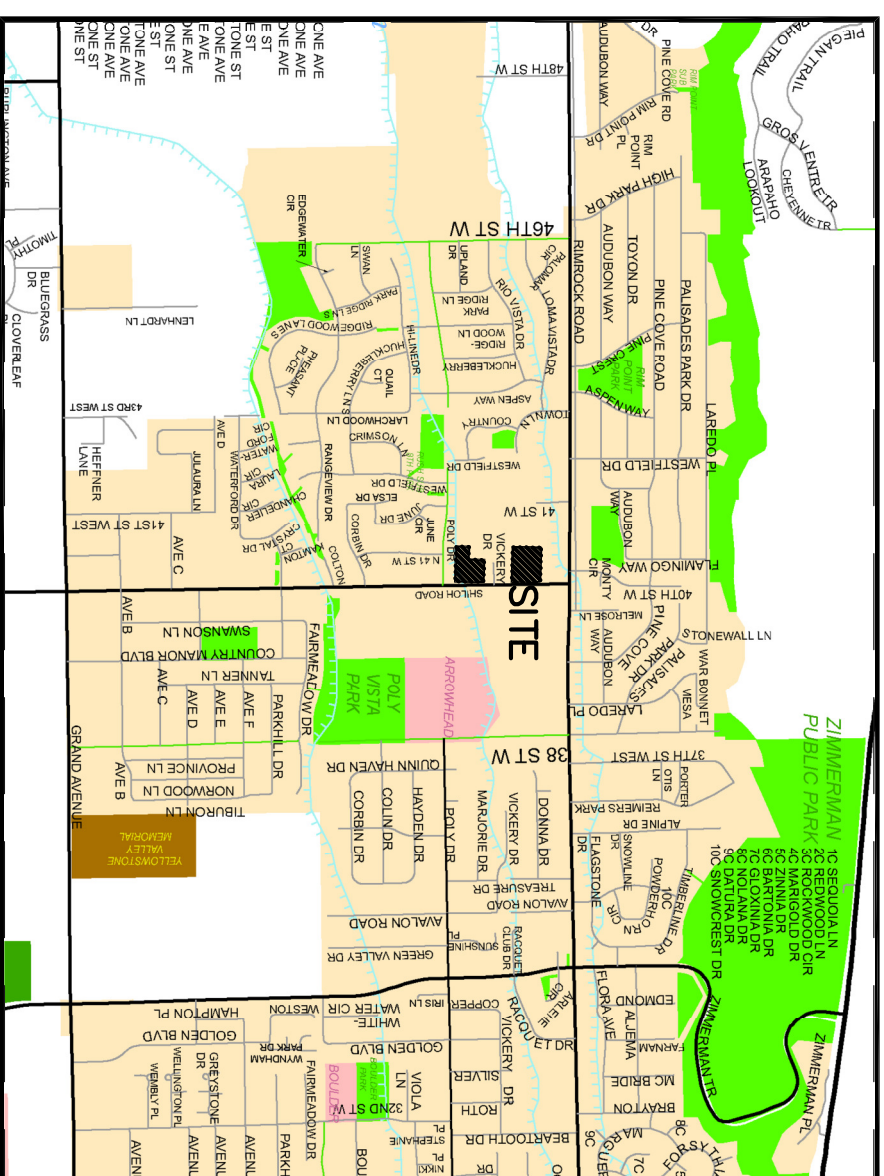
OWNER OF LOT 2A & TRACT 4A : KINCAID LAND, LLC
DEED REF: TRACT 4A = DOC. NO. 3354349
LOT 2A = DOC. NO. 3438917

LEGEND

- (R) RECORD DISTANCE OR AZIMUTH
- (M) MEASURED DISTANCE OR AZIMUTH
- FOUND 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP (#83775) OR AS NOTED
- SET 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED (C&H ENGR. #9518E5)
- FOUND 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP (#18275)

BASIS FOR AZIMUTHS FROM NORTH: THE EAST LINE OF LOT 2A, BLUE MEADOW ACREAGE TRACTS BEING 180°43'00" [500°43'00" W] AZIMUTH COMPUTED FROM BEARING SHOWN

TRACT 1-E
The development of
COS No. 674
Augusta L. Scribo

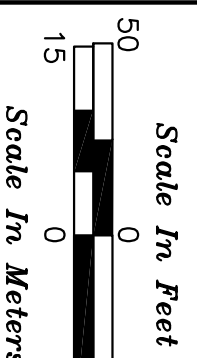
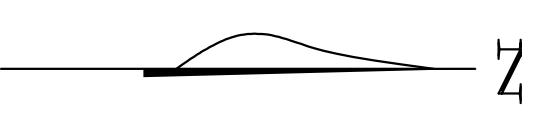


NOT TO SCALE

AREA TABULATION

Lot 2A-1	16,517 s.f.	0.3792 Ac.
Lot 2A-2	88,175 s.f.	2.0242 Ac.
Tract 4A-1	35,341 s.f.	0.8113 Ac.
Tract 4A-2	47,259 s.f.	1.0849 Ac.
Total Area of Lots	187,292 s.f.	4.2986 Ac.
Road Dedication #1	2,657 s.f.	0.0610 Ac.
Road Dedication #2	2,981 s.f.	0.0677 Ac.
Total Road Dedication	5,638 s.f.	0.1287 Ac.
Total Area	192,900 s.f.	4.4283 Ac.

TRACT 1-F
Third Amendment of
Augusta L. Scribo



AMENDED PLAT OF BLUE MEADOW ACREAGE TRACTS, AMENDING LOT 2A AND TRACT 4A LOCATED IN THE NE 1/4 OF SEC. 35, T. 1 N., R. 25 E. OF P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

CERTIFICATE OF DEDICATION

I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots, blocks, streets, and other divisions and dedications as shown by the plat herunto included, the following described tract of land, to wit:

LEGAL DESCRIPTION

Tract 4A, AMENDED PLAT OF TRACT 4 OF BLUE MEADOWS ACREAGE TRACTS AND TRACT 3C OF THE AMENDED PLAT OF LOT 3, BLUE MEADOW ACREAGE TRACTS (Doc. No. 3579937), and Lot 2A, AMENDED PLAT OF LOT 2 OF BLUE MEADOW ACREAGE TRACTS (Doc. No. 3311200), according to the plats hereon, on the one end of record in the office of the Clerk and Recorder, Yellowstone County, Montana, and located in the Northeast Quarter of Section 35, Township 1 North, Range 25 East of P.M.M.

Area = 192,900 square feet, 4.4283 acres or 17,921.0 square meters. Subject to existing easements.

the above described tract of land is to be known and designated as AMENDED PLAT OF BLUE MEADOW ACREAGE TRACTS, AMENDING LOT 2A AND LOT 2A hereon, and the lands included in all streets, avenues and parks or public squares shown on said plat are hereby granted and donated for the use of the public forever.

The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, internet, cable television or other similar utility or service, the right to the joint use of an easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each acre designated on this plat as Utility Easement to have and to hold forever.

KINCAID LAND, LLC.

Dated this _____ day of _____, 20____.

Gene Culver, Managing Member
STATE OF MONTANA
COUNTY OF YELLOWSTONE

On this _____ day of _____ in the year 20____ before me, the undersigned, a Notary Public for the State of Montana, personally appeared Gene Culver, known to me to be the Managing Member of Kincaid Land, LLC., a Montana Limited Liability Company, and the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC FOR THE STATE OF MONTANA

residing at _____

my commission expires _____

CONSENT OF MORTGAGEE

We, the undersigned mortgagee or encumbrancer, do hereby join in and consent to the described plat, releasing our respective liens, claims or encumbrances as to any portion of said lands now being platted into streets, avenues, parks or other public areas which are dedicated to the City of Billings for the public use and enjoyment, per 76-3-612(1) M.C.A.

Dated this _____ day of _____, 20____.

by: _____
its: _____

On this _____ day of _____ in the year 20____ before me, the undersigned, a Notary Public for the State of _____ Bank, a Montana personally appeared _____ known to me to be the _____ Bank, a Montana banking corporation, and the person whose name is subscribed to and acknowledged to me that he/she executed the same, for and on behalf of said corporation. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC FOR THE STATE OF MONTANA

residing at _____

my commission expires _____

CERTIFICATE OF CITY COUNCIL APPROVAL

We hereby certify that we have examined the amended and foregoing Amended Plat 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.

Dated this _____ day of _____, 20____.

By: _____ Mayor, City of Billings
Attest: _____ Billings City Clerk

YELLOWSTONE COUNTY BOARD OF PLANNING APPROVAL

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

Dated this _____ day of _____, 20____.

By: _____ President, Yellowstone County Board of Planning
Executive Secretary, Yellowstone County Board of Planning

I hereby certify that the amended and foregoing plat conforms with Section 76-4-126(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.

Dated this _____ day of _____, 20____.

By: _____ City Engineer's Office
City of Billings, Montana

CERTIFICATE OF SURVEYOR
I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 9518ES, do hereby certify that between Nov. 10, 2010 and Oct. 1, 2011 this Amended Plat was surveyed under my direct supervision and that I have platted the same as shown on the accompanying plat and as described, in accordance with the provisions of the current Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625 M.C.A., and the City of Billings Subdivision Regulations.

Dated this _____ day of _____, 20____.

By: _____ Mark A. Chandler
Montana Registration No. 9518ES

On this _____ day of _____ in the year 2011, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Mark A. Chandler, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC FOR THE STATE OF MONTANA

residing at _____

my commission expires _____

CERTIFICATE OF CITY ATTORNEY

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

Dated this _____ day of _____, 20____.

Reviewed by: _____

CERTIFICATE OF COUNTY TREASURER

I hereby certify that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid per 76-3-611, M.C.A.

Dated this _____ day of _____, 20____.

By: _____ Yellowstone County Treasurer

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the amended 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.

Dated this _____ day of _____, 20____.

By: _____ Examining Land Surveyor

Shiloh Road (40th St. W.)

Vickery Drive

Poly Drive

