

# PLAT OF SHELDON WOLF SUBDIVISION

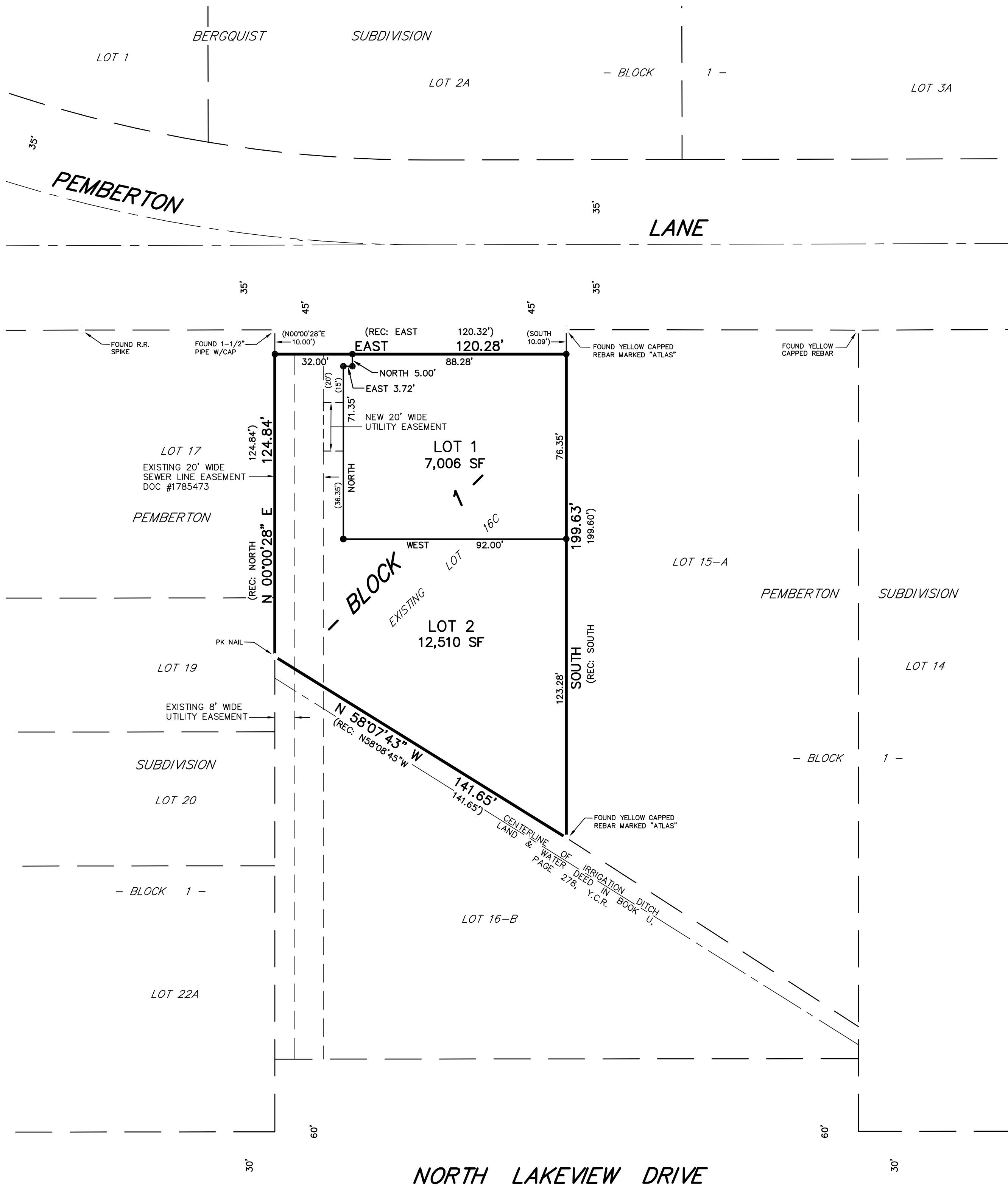
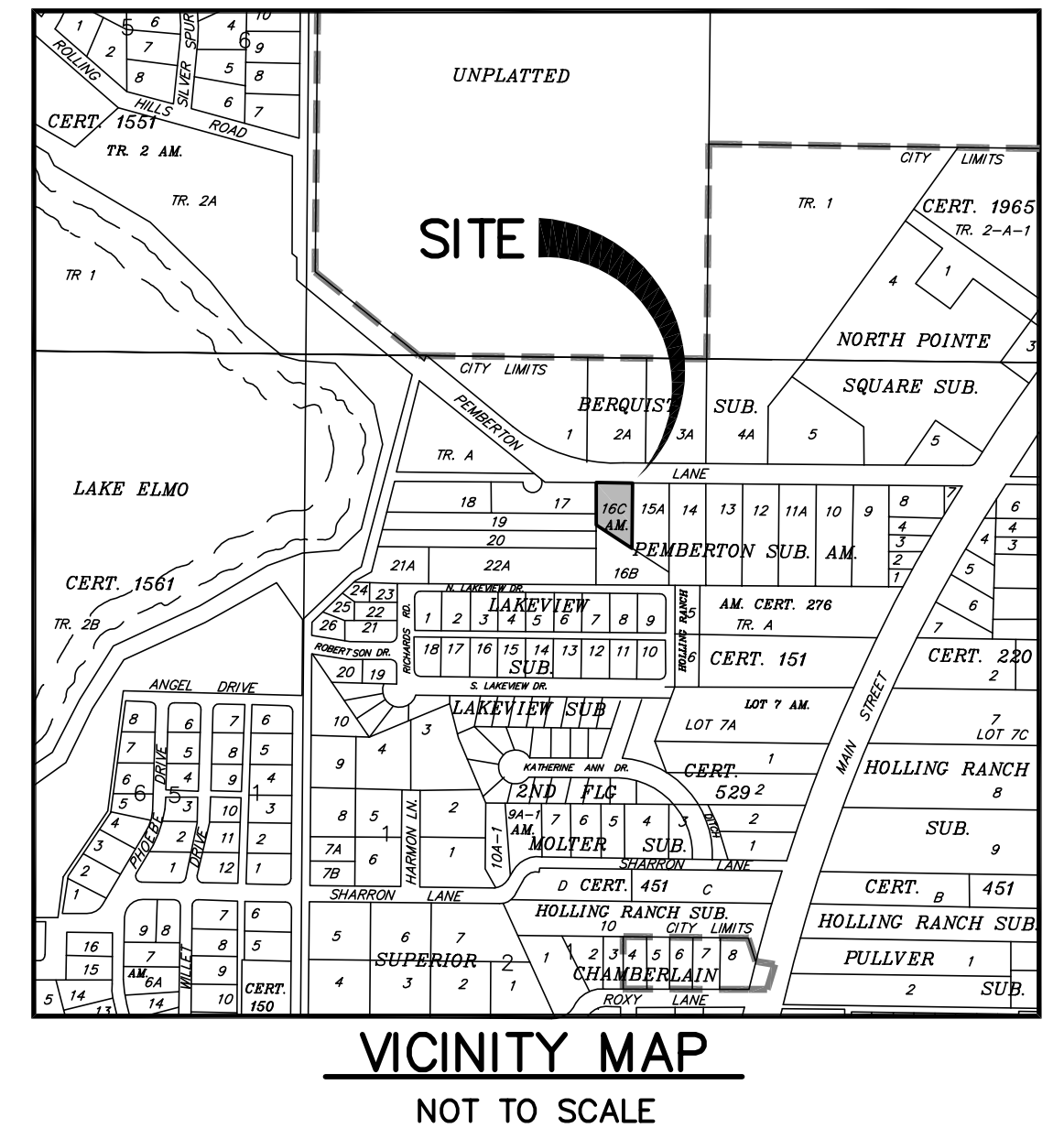
BEING LOT 16C, BLOCK 1 OF AMENDED PLAT OF LOT 16A, BLOCK 1 OF AMENDED PLAT OF LOTS 15 & 16, BLOCK 1, PEMBERTON SUBDIVISION SITUATED IN THE NE1/4 OF SECTION 15, T. 1 N., R. 26 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : SHELDON WOLF

SEPTEMBER, 2011

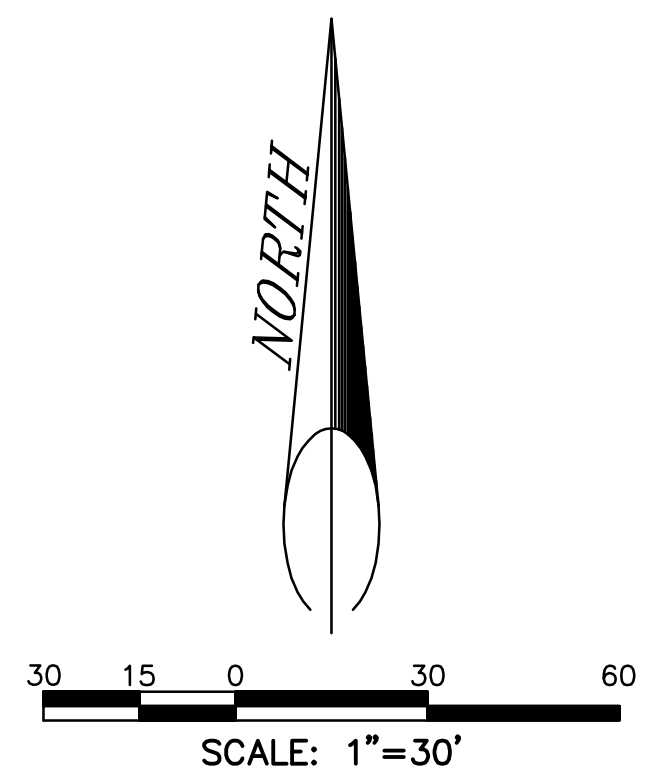
PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



BASIS OF BEARING: AMENDED PLAT OF LOT 16A, BLOCK 1 OF AMENDED PLAT OF LOTS 15 & 16, BLOCK 1 OF PEMBERTON SUBDIVISION

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



### CERTIFICATE OF DEDICATION

STATE OF MONTANA )  
County of Yellowstone )

KNOW ALL MEN BY THESE PRESENTS: That the undersigned owners of the following described tract of land, do hereby certify that they have caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract being situated in the NE1/4 of Section 15, 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 16C, Block 1 of Amended Plat of Lot 16A, Block 1 of Amended Plat of Lots 15 & 16, Block 1, Pemberton Subdivision, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 1817046.

There is no park requirement for this subdivision pursuant to Section 76-3-621(3)(d), M.C.A. and local subdivision regulations.

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 SHELDON WOLF SUBDIVISION; there is no public land dedication with this plat.

Sheldon Wolf )  
Nickala Wolf )

STATE OF MONTANA )  
County of Yellowstone )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned Notary Public for the State of Montana, personally appeared Sheldon Wolf and Nickala Wolf, known to me to be the persons who signed the foregoing instrument and who acknowledged to me that they 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 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

### NOTICE OF APPROVAL

STATE OF MONTANA )  
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 \_\_\_\_\_

### 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 )  
County of Yellowstone )

We hereby certify that we have examined the annexed and foregoing PLAT OF SHELDON WOLF 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 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 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 September, 2011, a survey was performed under his supervision of a tract of land to be known as SHELDON WOLF 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 and the net area is 19,516 square feet.

SANDERSON STEWART

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

Montana Registration No. \_\_\_\_\_

STATE OF MONTANA )  
County of Yellowstone )

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 \_\_\_\_\_

### SUBDIVISION IMPROVEMENT AGREEMENT

Document No. \_\_\_\_\_

RESERVED FOR CLERK AND RECORDER