

AMENDED LOT 6A OF THE
AMENDED PLAT OF SUNNY COVE FRUIT FARMS
Being located in the NW 1/4 of Section 31, T1N, R25E, PMM, Billings, Yellowstone County, Montana.
Amending Lots 6A Sunny Cove Fruit Farms

Prepared for: Thomas E. Romine
North Star Land Services, P.C.
By: Blueline Engineering LLC
December 2011

LEGAL DESCRIPTION
PROPERTY OWNERS CERTIFICATIONS AND DEDICATION

We, the undersigned property owners, hereby certify that we have caused to be surveyed a tract of land, Amending Lot 6A, as shown on the Amended Plat of Sunny Cove Fruit Farms, being located in the northwest 1/4 of Section 31, T1N, R25E, PMM, City of Billings, Yellowstone County, Montana, more particularly described as follows: Commencing at the North 1/4 corner of section 31, T1N, R25E, PMM, Yellowstone County, Montana thence S89°35'05"W for 332.41 feet; thence S00°07'20"E for 30 feet; to the true point of beginning thence S00°07'20"E for 636.33 feet; thence S89°37'30"W for 972.27 feet; thence N0°07'51"W for 635.65 feet; thence N89°35'05"E for 972.37 feet to the point of beginning containing a Gross area of 14,196 acres and a Net area of 13,707 acres.

The above described tract of land is to be known as "Amended Plat of Lot 6A of the Amended Plat of Sunny Cove Fruit Farms". 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 lines situated in all streets, avenues as shown on the amended plat are hereby granted and dedicated to the use of the public forever.

Thomas E. Romine _____ Date _____

STATE OF MONTANA)
County of Yellowstone) ss

On this _____ day of _____, 2011, before me a Notary Public for the State of Montana, personally appeared, Thomas E. Romine 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
My commission expires _____

CERTIFICATION OF COUNTY TREASURERS

I hereby certify, pursuant to section 76-3-61(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)
County of Yellowstone) ss

I hereby certify that I have examined the here to amended Amended Lot 6A of the Amended Plat of Sunny Cove Fruit Farms, 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 _____

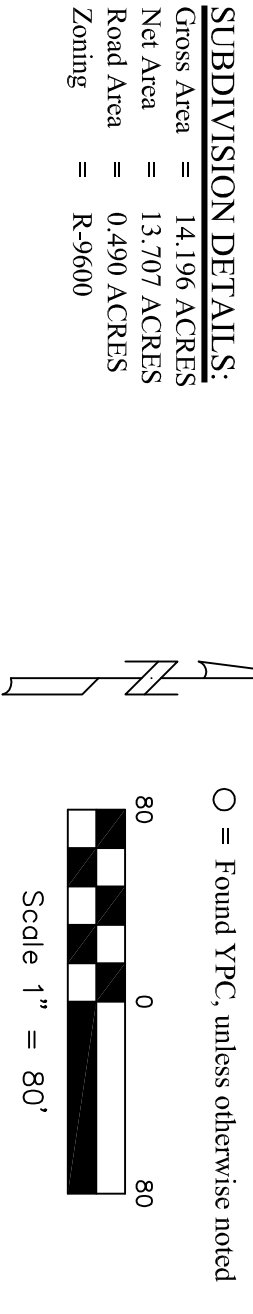
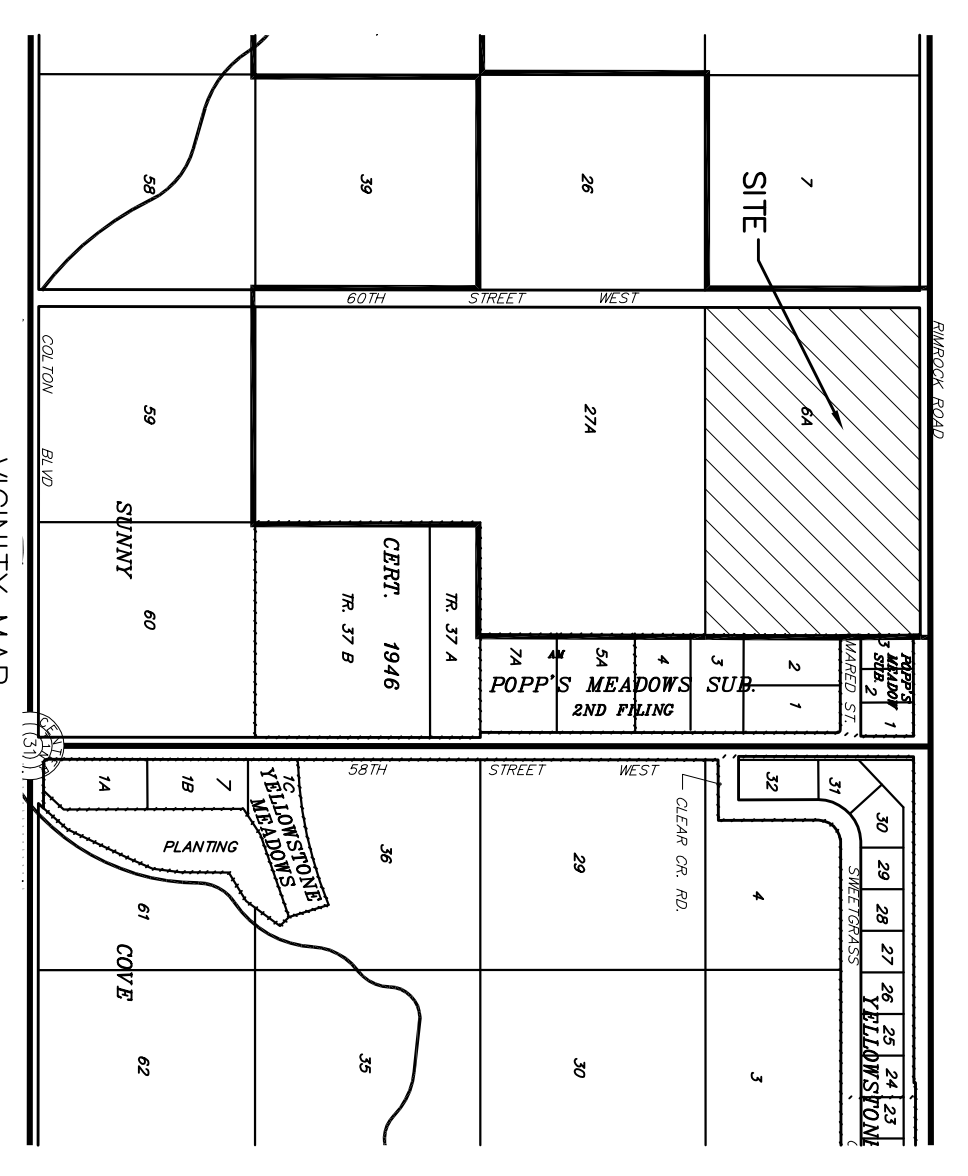
CERTIFICATE OF APPROVAL BY CITY ENGINEER'S OFFICE

STATE OF MONTANA)
County of Yellowstone) ss

I hereby certify that the amended and foregoing subdivision plat conforms with Section 76-4-126(2)(d), MCA "divisions located within jurisdictional areas that have adopted growth policies pursuant to chapter 11 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. _____
_____ day of _____, 2011

City Engineer's Office _____



Subdivision Details:
Gross Area = 14,196 ACRES
Net Area = 13,707 ACRES
Road Area = 0.490 ACRES
Zoning = R-3600

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
County of Yellowstone) ss

We hereby certify that we have examined the amended and foregoing Amended Lot 6A of the Amended Plat of Sunny Cove Fruit Farms, to the City of Billings and find that said amended 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 and all shown as dedicated to such uses is accepted.

By: _____ Mayor
_____ City Clerk

NOTICE OF PLANNING BOARD APPROVAL

STATE OF MONTANA)
County of Yellowstone) ss

This amended plat has been approved by the Yellowstone County Board of Planning and conforms to the requirements of that board. Dated this _____ day of _____, 2011.

President _____
Executive Secretary _____

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
County of Yellowstone) ss

Thomas G. Kelly, a Registered Land Surveyor in the State of Montana, do hereby certify that I have performed the survey shown on this Plat (Certificate of Survey) and that such survey was made in December 2011; that said survey is true and complete as shown and the monuments found and set are of the character and occupy the positions shown thereon.

Dated this _____ day of _____, 2011.

Thomas G. Kelly
Registration Number 11289 LS
201 Cabernet Drive
Columbus, MT 59019

STATE OF MONTANA)
County of Yellowstone) ss

On this _____ day of _____, 2011, before me a Notary Public for the State of Montana, personally appeared Thomas G. Kelly, 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 _____

