

BASIS OF BEARING: AMENDED TRACTS 3-C & 3-D, CERTIFICATE OF SURVEY No. 1834, SECOND AMENDED

PLAT OF

# WHISPER RIDGE SUBDIVISION

## BEING TRACT 3-C-1 OF AMENDED TRACTS 3-C & 3-D, CERTIFICATE OF SURVEY No. 1834, SECOND AMENDED

### SITUATED IN THE SE1/4 & SW1/4 OF SECTION 29, T. 1 N., R. 25 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

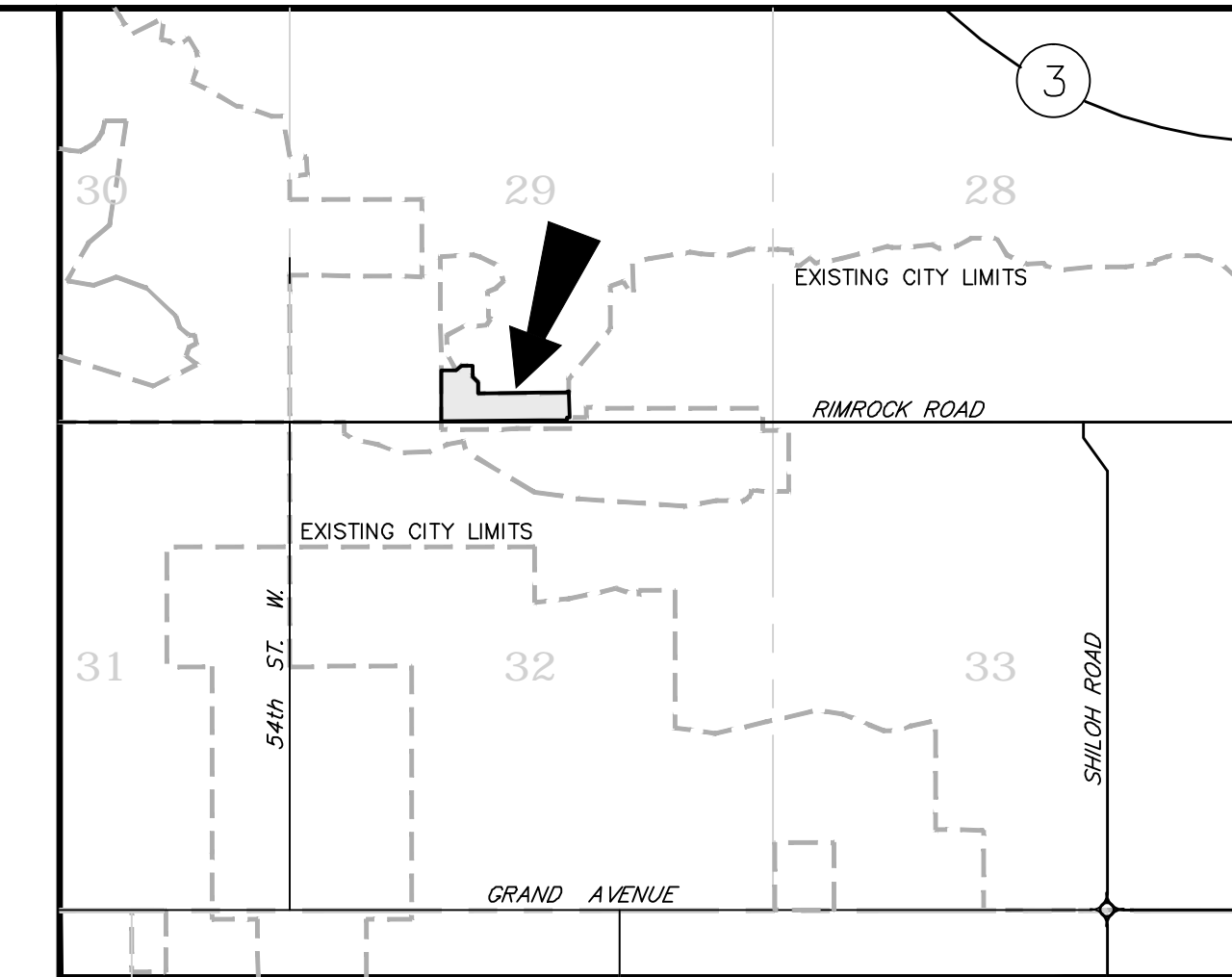
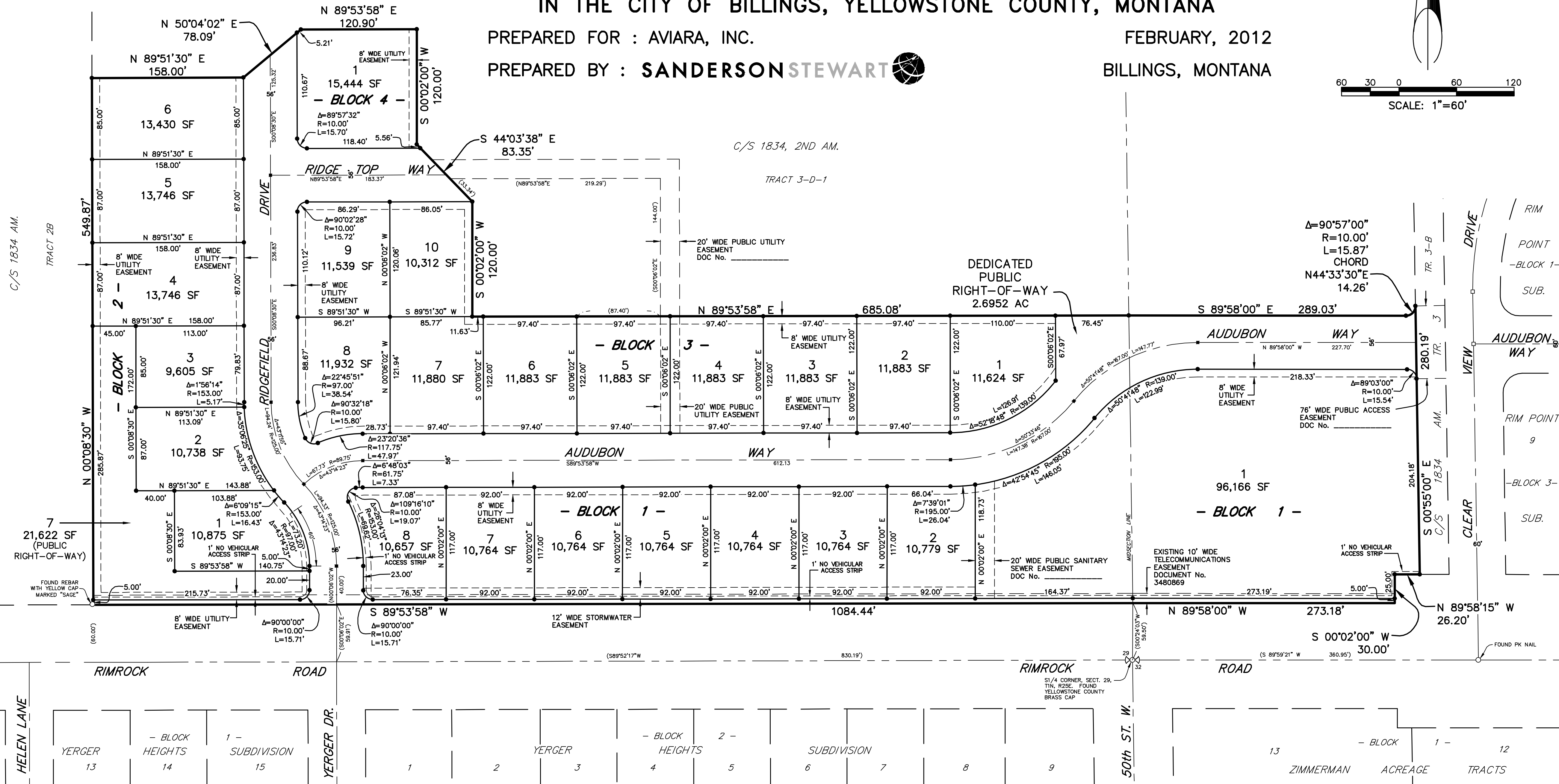
PREPARED FOR : AVIARA, INC.

FEBRUARY, 2012

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

- 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"
- FOUND MONUMENT BOX
- SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.



VICINITY MAP  
NOT TO SCALE

CERTIFICATE OF DEDICATION  
STATE OF MONTANA )  
County of Yellowstone ) ss

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 SE1/4 & SW1/4 of Section 29, T. 1 N., R. 25 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Tract 3-C-1 of Amended Tracts 3-C & 3-D, Certificate of Survey No. 1834, Second Amended, as recorded in the Office of the Clerk & Recorder of Yellowstone County, Montana, under Document No. 3375001.

Pursuant to Section 76-3-621(1), M.C.A., the park requirement for this subdivision has been met by a cash-in-lieu donation in the amount of \$ \_\_\_\_\_.

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 under the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever. Said tract to be known and designated as WHISPER RIDGE SUBDIVISION, and the lands included in all streets, avenues, and public right-of-way as shown on the annexed plat are hereby granted and donated to the use of the public forever.

DOUGLAS AND JOANN DAHLBERG LIVING TRUST  
By: Douglas Dahlberg, Trustee By: JoAnn Dahlberg, Trustee

STATE OF MONTANA )  
County of Yellowstone ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned Notary Public for the State of Montana, personally appeared Douglas Dahlberg and Joann Dahlberg, known to me to be the person who signed the foregoing instrument as trustees of the DOUGLAS AND JOANN DAHLBERG LIVING TRUST, 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 \_\_\_\_\_

BUSCHER CONSTRUCTION & DEVELOPMENT, INC.  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF MONTANA )  
County of Yellowstone ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned Notary Public for the State of Montana, personally appeared \_\_\_\_\_, known to me to be the person who signed the foregoing instrument as \_\_\_\_\_ of BUSCHER CONSTRUCTION & DEVELOPMENT, INC., 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 \_\_\_\_\_

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 \_\_\_\_\_

#### 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 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 ) ss

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 \_\_\_\_\_

#### PUBLIC UTILITY EASEMENT

DOCUMENT No. \_\_\_\_\_

#### PUBLIC ACCESS EASEMENT

DOCUMENT No. \_\_\_\_\_

#### WARRANTY DEED

DOCUMENT No. \_\_\_\_\_

#### SUBDIVISION IMPROVEMENT AGREEMENT

DOCUMENT No. \_\_\_\_\_

#### CONSENT TO PLATTING

DOCUMENT No. \_\_\_\_\_

#### RELEASE OF EASEMENT

DOCUMENT No. \_\_\_\_\_

#### PUBLIC SANITARY SEWER EASEMENT

DOCUMENT No. \_\_\_\_\_

#### CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA )  
County of Yellowstone ) ss

We hereby certify that we have examined the annexed and foregoing PLAT OF WHISPER RIDGE 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 ) ss

The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of February, 2012, a survey was performed under his supervision of a tract of land to be known as WHISPER RIDGE 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 area is 11.8166 acres and the net area is 9.1214 acres.

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 \_\_\_\_\_