

# PLAT OF JOSEPHINE CROSSING SUBDIVISION, THIRD FILING

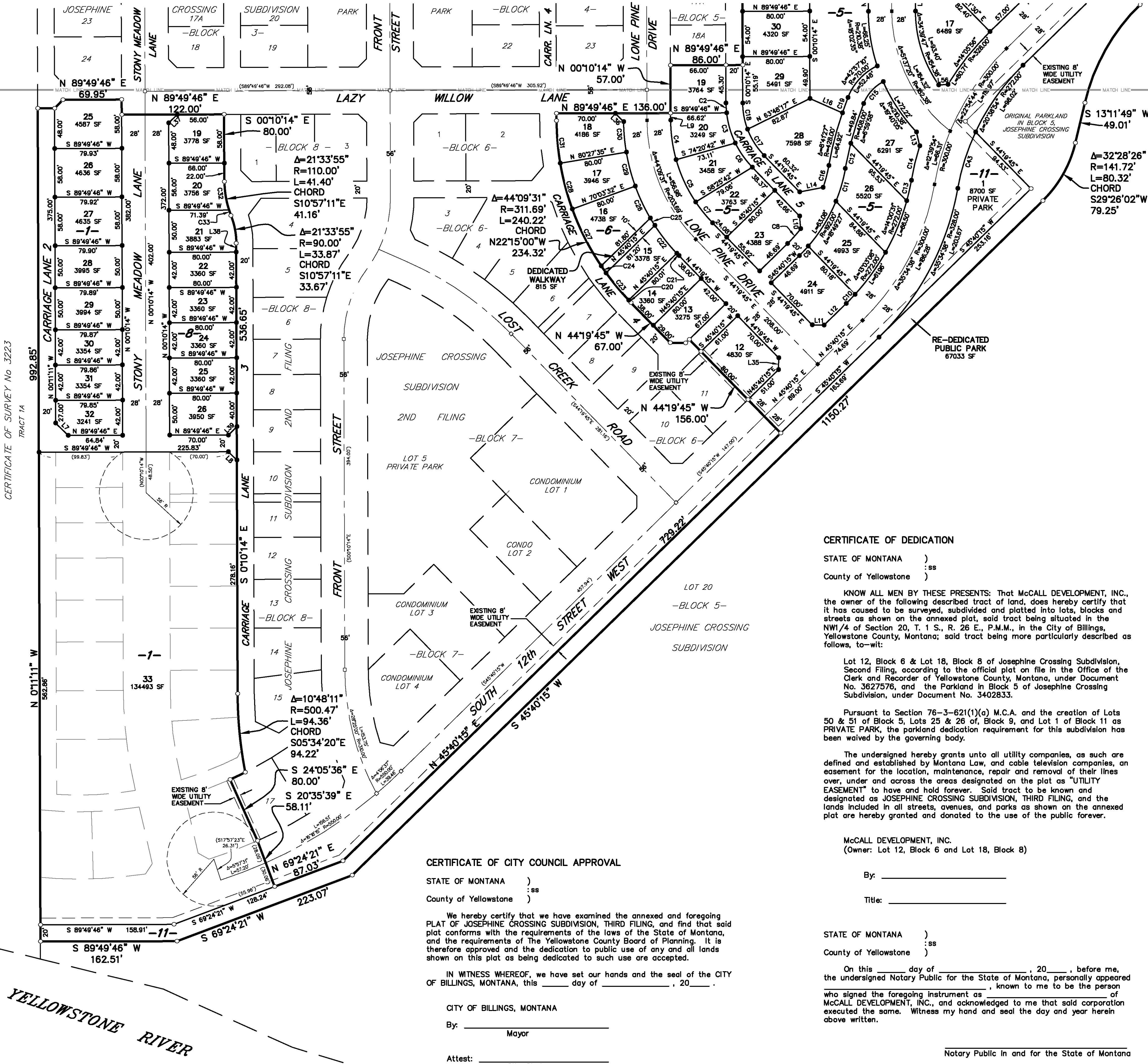
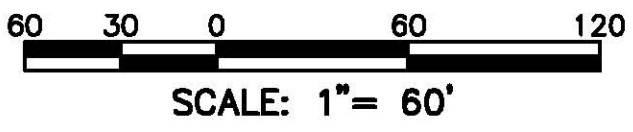
BEING LOT 12, BLOCK 6 AND LOT 18, BLOCK 8 OF JOSEPHINE CROSSING SUBDIVISION, SECOND FILING AND THE PARKLAND WITHIN BLOCK 5 OF JOSEPHINE CROSSING SUBDIVISION, SITUATED IN THE NW1/4 OF SECTION 20, T. 1 S., R. 26 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : McCALL DEVELOPMENT, INC.

SEPTEMBER, 2012

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



CERTIFICATE OF SURVEY No. 3223 TRACT 1A

### CERTIFICATE OF DEDICATION

STATE OF MONTANA )  
 ) ss  
 County of Yellowstone )

KNOW ALL MEN BY THESE PRESENTS: That McCALL DEVELOPMENT, INC., the owner of the following described tract of land, does hereby certify that it has caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract being situated in the NW1/4 of Section 20, T. 1 S., 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 12, Block 6 & Lot 18, Block 8 of Josephine Crossing Subdivision, Second Filing, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3627576, and the Parkland in Block 5 of Josephine Crossing Subdivision, under Document No. 3402833.

Pursuant to Section 76-3-621(1)(a) M.C.A. and the creation of Lots 50 & 51 of Block 5, Lots 25 & 26 of Block 9, and Lot 1 of Block 11 as PRIVATE PARK, the parkland dedication requirement for this subdivision has been waived by the governing body.

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 JOSEPHINE CROSSING SUBDIVISION, THIRD FILING, and the lands included in all streets, avenues, and parks as shown on the annexed plat are hereby granted and donated to the use of the public forever.

McCALL DEVELOPMENT, INC.  
 (Owner: Lot 12, Block 6 and Lot 18, Block 8)

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

STATE OF MONTANA )  
 ) ss  
 County of Yellowstone )

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 McCALL 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

The City of Billings, Montana  
 (Owner: Parkland in Block 5)

By: \_\_\_\_\_ Mayor  
 ATTEST: \_\_\_\_\_ City Clerk

STATE OF MONTANA )  
 ) ss  
 County of Yellowstone )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for the State of Montana, personally appeared \_\_\_\_\_ known to me to be the Mayor and City Clerk of Billings, Montana, respectively, and acknowledged to me that they executed the foregoing instrument. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana

### CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA )  
 ) ss  
 County of Yellowstone )

We hereby certify that we have examined the annexed and foregoing PLAT OF JOSEPHINE CROSSING SUBDIVISION, THIRD FILING, 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 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

### 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

### CONSENT TO PLATTING

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

### SUBDIVISION IMPROVEMENT AGREEMENT

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

### TEMPORARY TURNAROUND EASEMENT

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

ADDITIONAL APPROVALS AND CERTIFICATIONS FOUND ON SHEET 1 OF 2

SHEET 2 OF 2