

# AMENDED PLAT OF LOT 4 BLOCK 1 MONTANA SAPPHIRE SUBDIVISION

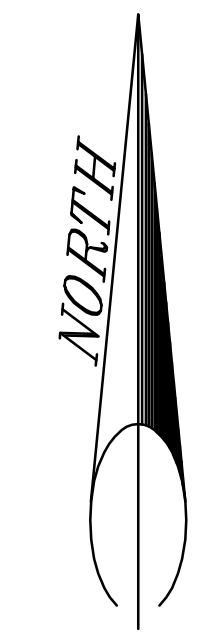
BEING ALL OF LOT 4 IN BLOCK 1  
SITUATED IN THE N.E.1/4 OF SECTION 15, T. 1 S., R. 25 E., P.M.M.  
CITY of BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : INLAND GROUP

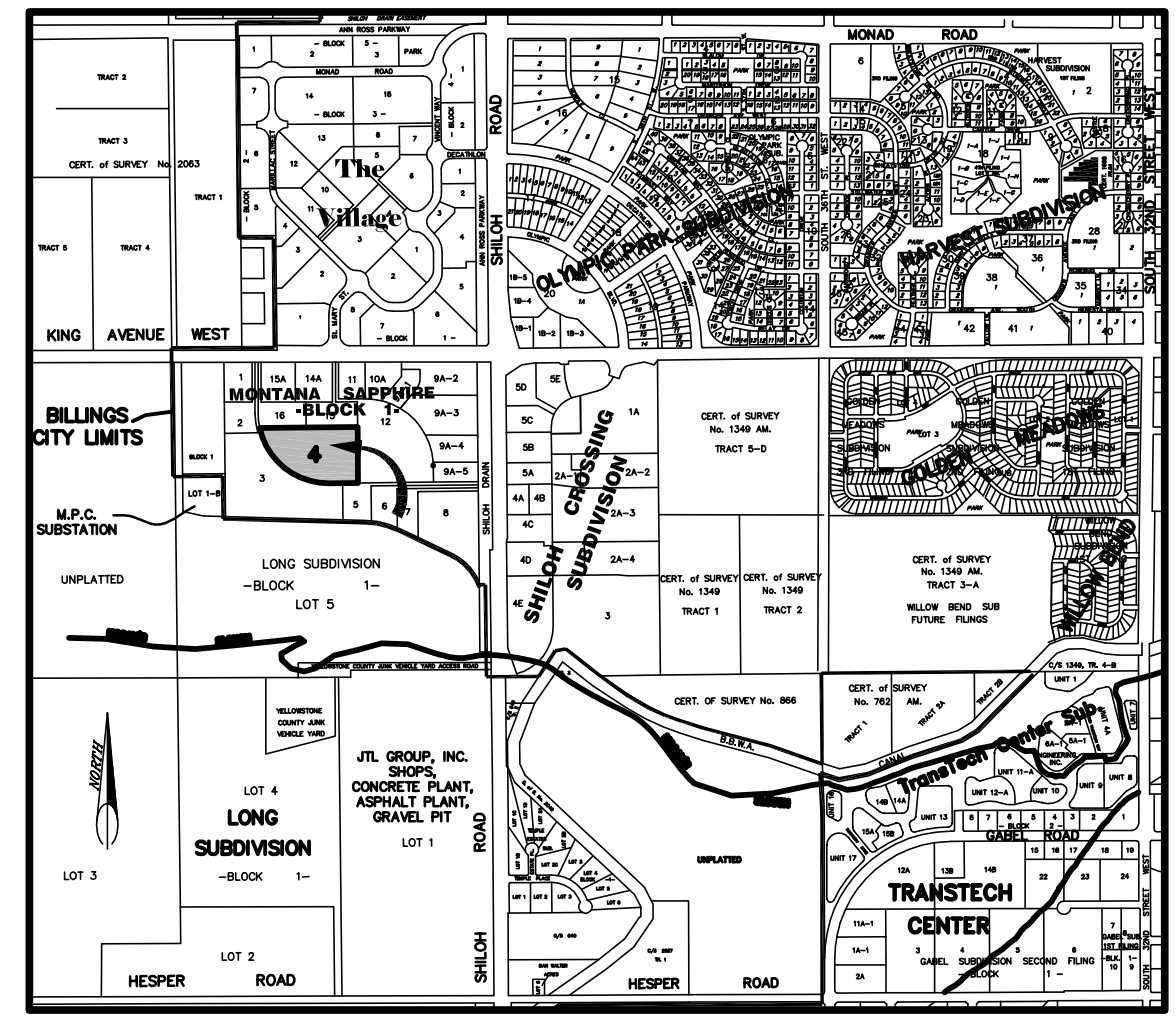
PREPARED BY : SANDERSON STEWART

BASIS OF BEARING: MONTANA SAPPHIRE SUBDIVISION  
DISTANCES ARE GROUND DISTANCES.

- FOUND SURVEY MONUMENT, REBAR & CAP MARKED "SANDERSON STEWART 8377LS", OR AS NOTED
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"



60 30 0 60 120  
SCALE: 1"=60'



VICINITY MAP  
NOT TO SCALE

JUNE 2013

BILLINGS, MONTANA

### CERTIFICATE OF SURVEYOR

The undersigned, a Montana Registered Land Surveyor hereby states that during the month of June, 2013, a survey was performed under his supervision of a tract of land to be known as AMENDED PLAT OF LOT 4, BLOCK 1, MONTANA SAPPHIRE 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 area is 7.283 acres.

SANDERSON STEWART

By: \_\_\_\_\_  
Montana Registration No. \_\_\_\_\_

### 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 \_\_\_\_\_, 2013.

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 COUNCIL APPROVAL

STATE OF MONTANA )  
County of Yellowstone ) :ss

We hereby certify that we have examined the annexed and foregoing plat of AMENDED PLAT OF LOT 4, BLOCK 1, MONTANA SAPPHIRE 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 \_\_\_\_\_, 2013.

CITY OF BILLINGS, MONTANA

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

Attest: \_\_\_\_\_  
City Clerk

### 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 \_\_\_\_\_

### CONSENT TO PLATTING

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

### SUBDIVISION IMPROVEMENTS AGREEMENT

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

### CERTIFICATE OF DEDICATION

STATE OF MONTANA )  
County of Yellowstone ) :ss

KNOW ALL MEN BY THESE PRESENTS: That MONTANA SAPPHIRE, LLC, & AFFINITY at BILLINGS, L.L.C. 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 S., R. 25 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Lot 4, Block 1 of Montana Sapphire Subdivision, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3173821.

Pursuant to 76-3-621(3)(d) M.C.A., there is no park requirement for this subdivision that creates only one additional parcel.

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 AMENDED PLAT OF LOT 4, BLOCK 1, MONTANA SAPPHIRE SUBDIVISION.

MONTANA SAPPHIRE, LLC

AFFINITY at BILLINGS, L.L.C.

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

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

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

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

STATE OF MONTANA )  
County of Yellowstone ) :ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 2013, 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 MONTANA SAPPHIRE, LLC, 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 \_\_\_\_\_

STATE OF MONTANA )  
County of Yellowstone ) :ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 2013, 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 AFFINITY at BILLINGS, LLC, 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 \_\_\_\_\_

### 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

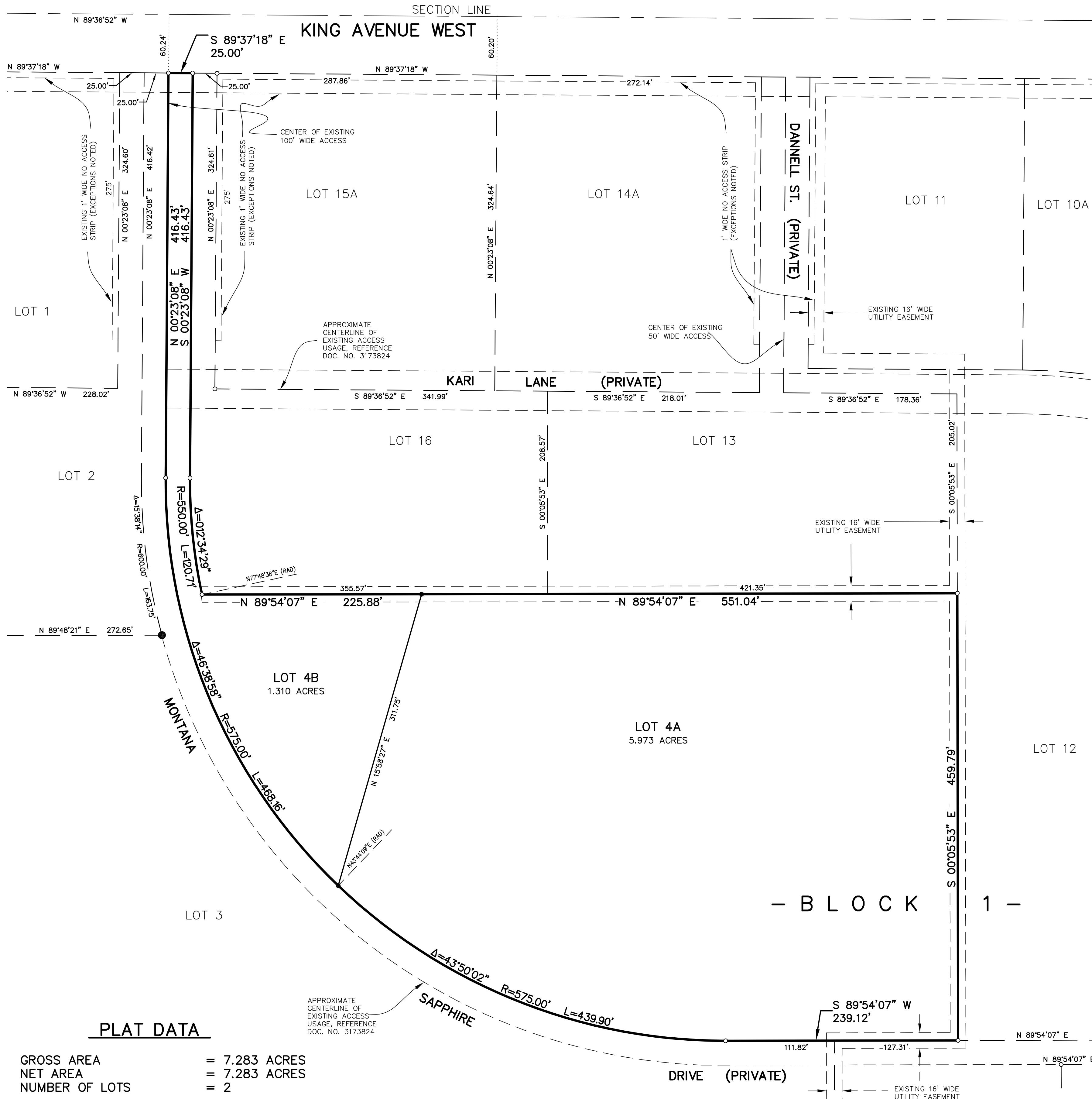
I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b)/76-3-207(3), M.C.A.

Date: \_\_\_\_\_

Yellowstone County Treasurer

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

RESERVED FOR CLERK AND RECORDER



### PLAT DATA

GROSS AREA = 7.283 ACRES  
NET AREA = 7.283 ACRES  
NUMBER OF LOTS = 2