

**Amended Tract 1, of Zimmerman Acreage Tracts, 1st filing**

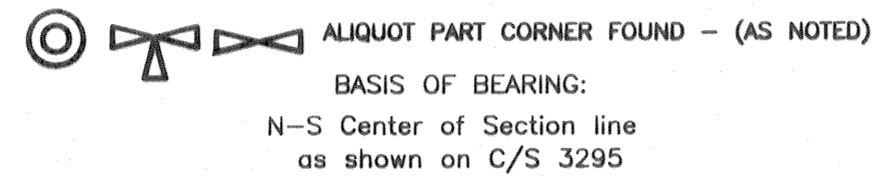
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

SURVEYED FOR: GRACE MONTESSORI ACEDAMY  
 SURVEYED BY: EGGART ENGINEERING COMPANY  
 SURVEYED: March, 2013

TOTAL AREA OF SURVEY  
 3.965 ACRES.

**LEGEND**

- PROPERTY CORNER FOUND - (AS NOTED)
- PROPERTY CORNER SET - 5/8" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "EEC - 13100ES", UNLESS OTHERWISE NOTED.



**CERTIFICATE OF CITY COUNCIL APPROVAL**

STATE OF MONTANA )  
 ) ss  
 County of Yellowstone )

We hereby certify that we have examined the annexed and foregoing amended plat of AMENDED TRACT 1, OF ZIMMERMAN ACREAGE TRACTS, 1ST FILING, and find that said plat conforms with the requirements of the laws of the State of Montana. 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

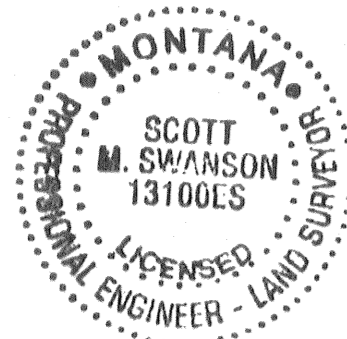
Attest: \_\_\_\_\_  
 City Clerk

**CITY ATTORNEY APPROVAL**

This document has been reviewed by the City Attorney's office and is acceptable as to form.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Reviewed by: \_\_\_\_\_



**CERTIFICATE OF SURVEYOR AND PROPERTY DESCRIPTION**

This is to certify that Scott Swanson, a Licensed Professional Engineer and Land Surveyor, Montana License No. 13100ES, performed a survey in March, 2013, of a tract of land which is situated in the SE 1/4 of Section 32, T. 1 N., R. 25E., P.M.M. Yellowstone County, Montana, said tracts being more particularly described as follows:

Beginning at the northeast section corner of Section 4, T1S., R25E, P.M.M. which is a brass cap in a monument box near the centerline of Grand Avenue, thence S89°55'43"W a distance of 189.12 feet to a calculated point along the centerline of Grand Avenue, thence N00°04'17"W a distance of 30 feet to a found yellow cap, thence S89°55'43" W a distance of 242.00 feet to a found yellow cap, thence N00°04'17"W a distance of 387.04 feet to a set yellow capped rebar, thence N89°55'43"E a distance of 429.60 feet to a set yellow capped rebar, thence S00°36'44"E a distance of 387.06 feet to a found aluminum cap marked "30"RP", thence S00°36'44"E a distance of 30 feet to a calculated point along the centerline of Grand Avenue, thence S89°50'53"W a distance of 2.41 feet to the northeast section corner of said Section 4, which is the point of beginning, containing an area of 3.965 acres.

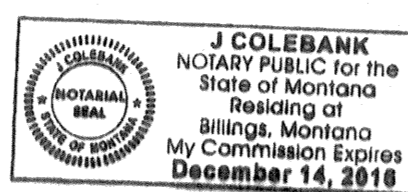
That monuments found and set are of the character and occupy the positions shown hereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

By: Scott Swanson Scott Swanson, Licensed Professional Engineer and Land Surveyor Montana License No. 13100ES

STATE OF MONTANA )  
 ) ss  
 County of Yellowstone )

On this 31 day of Mar, 2013, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Scott Swanson, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same.

Chuck  
 Notary Public for the State of Montana  
 Printed Name of Notary \_\_\_\_\_  
 Residing at \_\_\_\_\_  
 My Commission expires \_\_\_\_\_, 20\_\_\_\_



**OWNERS' CERTIFICATE, PURPOSE OF SURVEY AND CERTIFICATE OF EXEMPTION**

We the undersigned land owners hereby certify that the purpose of this survey is to relocate the common boundary line between a single lot within a platted subdivision and adjoining land outside a platted subdivision. Five or fewer lots are being affected and no additional lots are being hereby created. Therefore this survey is exempt from review as a subdivision pursuant to Section 76-3-207(1)(e), MCA.

We also certify that this survey is exempt from review by the Department of Environmental Quality pursuant to Section 76-4-125(2)(d), MCA, "divisions located within jurisdictional areas that have adopted growth policies pursuant to chapter 1 of within first-class or second class municipalities for which the governing body certified, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided".

Owners of Tract 1 of Zimmerman Acreage Tracts Subdivision first filing

Grace Montessori Academy Inc.

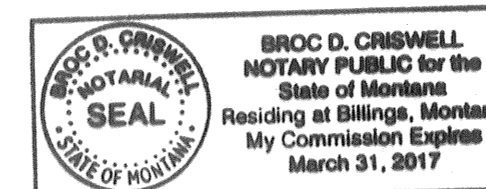
By: Mary Beth Gregory (Printed Name) Mary Beth Gregory (Signature)

Title: President

STATE OF MONTANA )  
 ) ss  
 County of Yellowstone )

On this 1st day of July, 2013, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Mary Beth Gregory, known to me to be the President of Grace Montessori Academy Inc., the corporation which executed the forgoing instrument, and acknowledged to me that said corporation executed the same.

B. D. Criswell  
 Notary Public for the State of Montana  
 Printed Name of Notary B. D. Criswell  
 Residing at Billings  
 My Commission expires March 31, 2013



Owners of Tract 2 - Remainder, Certificate of Survey 3295

Zimmerman Family LTD Partnership

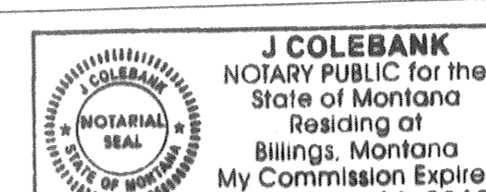
By: Betty Teigen (Printed Name) Betty Teigen (Signature)

Title: Managing Partner

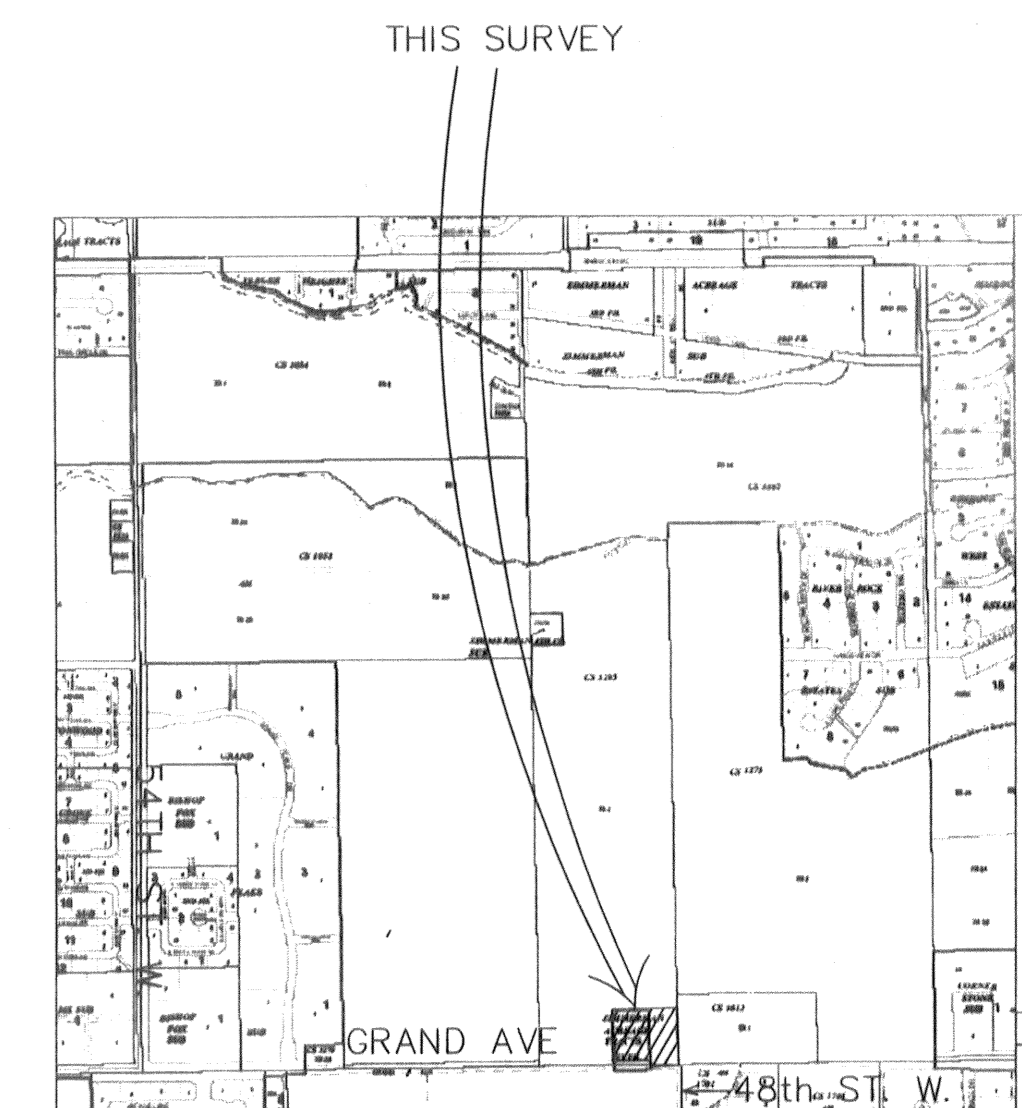
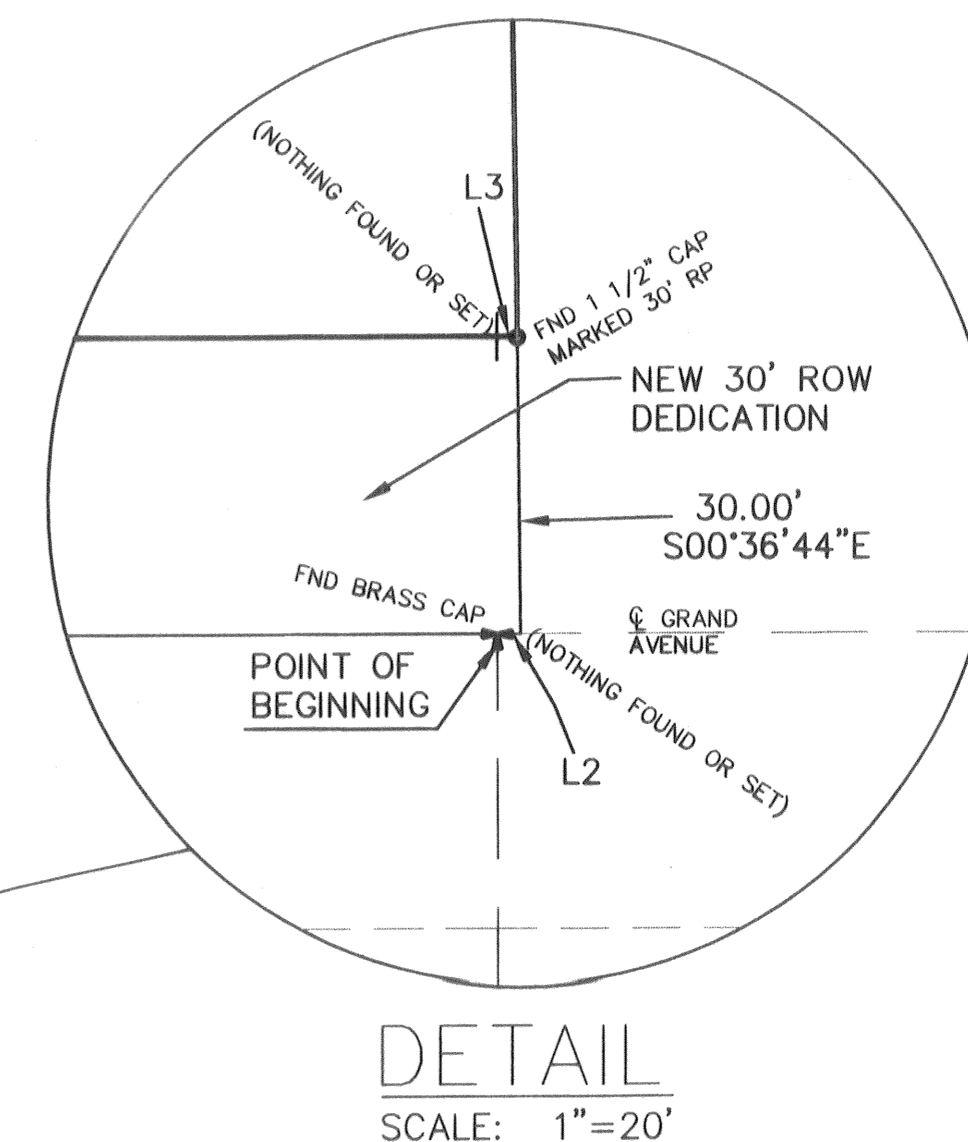
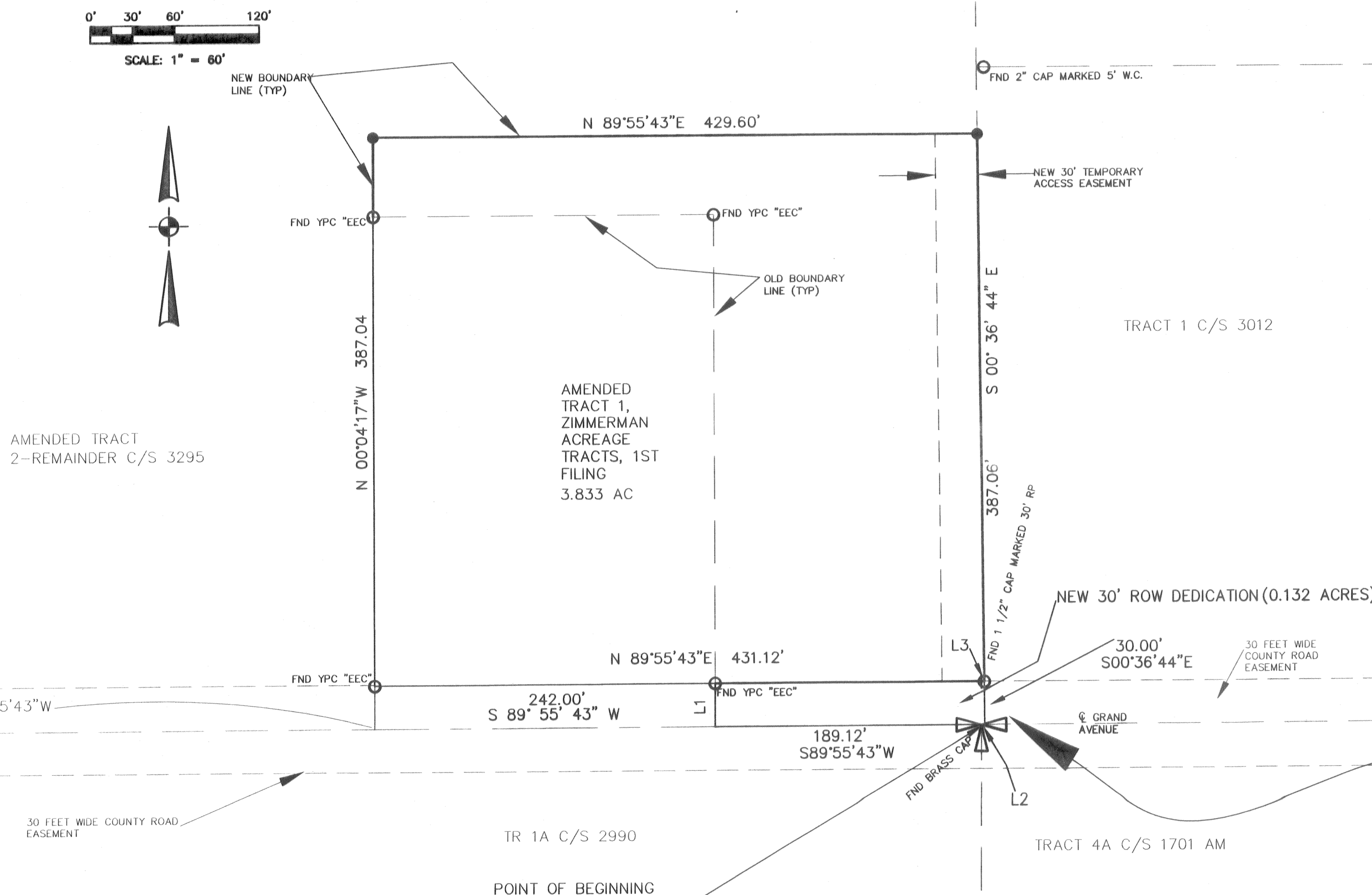
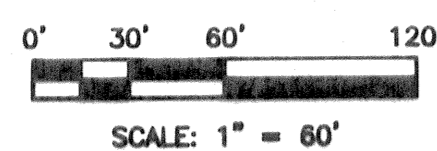
STATE OF MONTANA )  
 ) ss  
 County of Yellowstone )

On this 1st day of July, 2013, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Betty Teigen, known to me to be the Managing Partner of Zimmerman Family LTD Partnership, the entity which executed the forgoing instrument, and acknowledged to me that said family limited partnership executed the same.

Chuck  
 Notary Public for the State of Montana  
 Printed Name of Notary \_\_\_\_\_  
 Residing at \_\_\_\_\_  
 My Commission expires \_\_\_\_\_, 20\_\_\_\_



LINE	BEARING	DISTANCE
L1	N 00° 04' 17" W	30.00'
L2	S 89° 50' 53" W	2.41'
L3	S 89° 52' 25" W	2.13'



**VICINITY MAP**

Owners of Tract 2 - Remainder, Certificate of Survey 3295

Zimmerman Family LTD Partnership

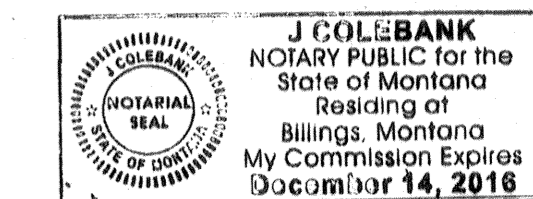
By: Janice Zimmerman (Printed Name) Janice Zimmerman (Signature)

Title: Managing Partner

STATE OF MONTANA )  
 ) ss  
 County of Yellowstone )

On this 1st day of July, 2013, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Janice Zimmerman, known to me to be the Managing Partner of Zimmerman Family LTD Partnership, the entity which executed the forgoing instrument, and acknowledged to me that said family limited partnership executed the same.

Chuck  
 Notary Public for the State of Montana  
 Printed Name of Notary \_\_\_\_\_  
 Residing at \_\_\_\_\_  
 My Commission expires \_\_\_\_\_, 20\_\_\_\_



Owners of Tract 2 - Remainder, Certificate of Survey 3295

Zimmerman Family LTD Partnership

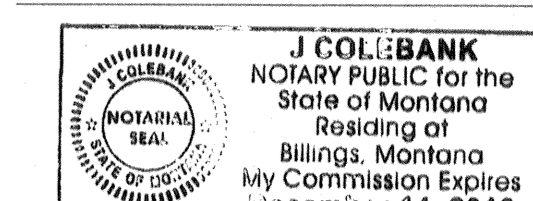
By: Jim Bronscheck (Printed Name) Jim Bronscheck (Signature)

Title: Managing Partner

STATE OF MONTANA )  
 ) ss  
 County of Yellowstone )

On this 1st day of July, 2013, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Jim Bronscheck, known to me to be the Managing Partner of Zimmerman Family LTD Partnership, the entity which executed the forgoing instrument, and acknowledged to me that said family limited partnership executed the same.

Chuck  
 Notary Public for the State of Montana  
 Printed Name of Notary \_\_\_\_\_  
 Residing at \_\_\_\_\_  
 My Commission expires \_\_\_\_\_, 20\_\_\_\_



**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 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.

Jim A. Grant  
 Examining Land Surveyor

Date 07-03-2013

**COUNTY TREASURER'S CERTIFICATION OF TAX PAYMENT**

I hereby certify that all real property taxes and special assessments assessed and levied on the land above described are paid pursuant to MCA 76-3-207.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Yellowstone County Treasurer

**CLERK AND RECORDER FILING INFORMATION**

**DETAIL**  
 SCALE: 1"=20'