

THE AMENDED PLAT OF LOT 21, BLOCK 3 AND LOT 21, BLOCK 4, TWIN OAKS SUBDIVISION, 2ND FILING

Situated in the NW 1/4 of Section 22, T1N, R26E, PMM. City of Billings, Yellowstone County, Montana

Prepared for: Twin Oaks Corporation
By: North Star Land Services, P.C. BlueLine Engineering LLC
April 2013

LEGAL DESCRIPTION, PROPERTY OWNERS CERTIFICATIONS & DEDICATION

We, the undersigned property owners, hereby certify that we have caused to be surveyed a tract of land, Amending Lot 21, Block 3, and Lot 21, Block 4, as shown on Twin Oaks Subdivision 2nd filing, Doc No. 3598154 being located in the NW 1/4 of Section 22, T1N, R26E, PMM, City of Billings, Yellowstone County, Montana.

The above described tract of land is to be known as "Amended Plat of Lot 21, Block 3, and Lot 21, Block 4, Twin Oaks Subdivision, 2nd Filing". The undersigned hereby grants into each and every person, firm, corporation, whether public or private, providing or offering to provide telephone, 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 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.

Officer of Twin Oaks Corporation _____ Date _____

Its _____ Date _____

STATE OF MONTANA)
) ss
County of Yellowstone)

On this _____ day of _____, 2013 before me a Notary Public for the State of Montana, personally appeared _____, as _____ of Twin Oaks Corporation 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 _____

CERTIFICATION OF COUNTY TREASURERS

I hereby certify, pursuant to Section 76-3-611(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 _____, 2013

Reviewed by: _____
City Attorney

CERTIFICATE OF APPROVAL BY CITY ENGINEER'S OFFICE FOR ERRORS AND OMISSIONS

STATE OF MONTANA)
) ss
County of Yellowstone)

I hereby certify that I have examined the here to annexed plat of Amended Lot 21, Block 3, and Lot 21, Block 4, Twin Oaks Subdivision, 2nd Filing, 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 _____, 2013

Examining Land Surveyor for the City of Billings

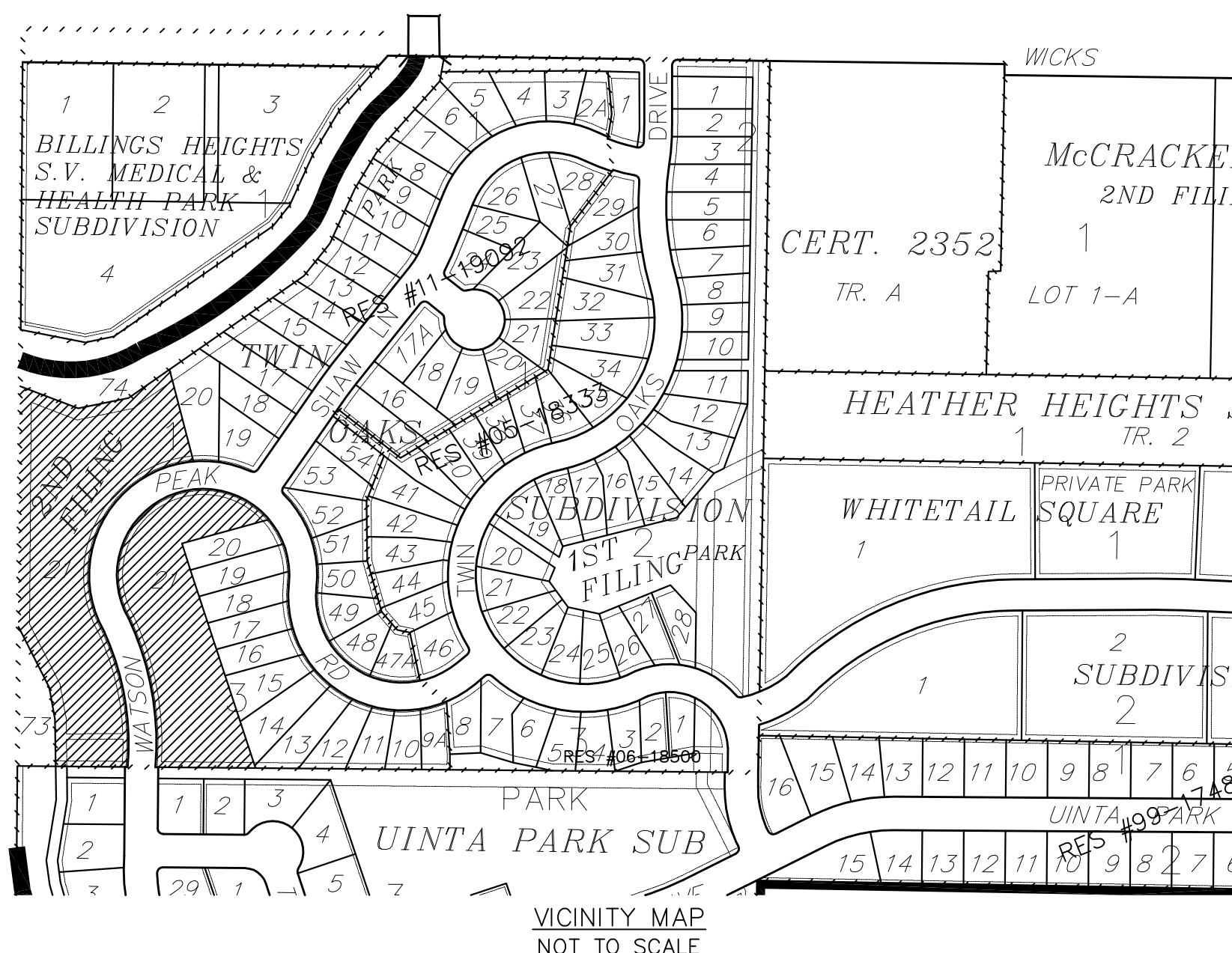
CERTIFICATE OF APPROVAL BY CITY ENGINEER'S OFFICE

STATE OF MONTANA)
) ss
County of Yellowstone)

I hereby certify that the annexed and forgoing subdivision plat conforms with Section 76-4-125(2)(d), MCA "divisions located within jurisdictional areas that have adopted growth policies pursuant to Chapter 1 or within first-class or second-class municipalities for which the governing body certifies, pursuant to Section 76-4-127, MCA, that adequate storm water drainage and adequate municipal facilities will be provided.

IN WITNESS WHEREOF, I have executed this Certificate of Approval, this _____ day of _____, 2013

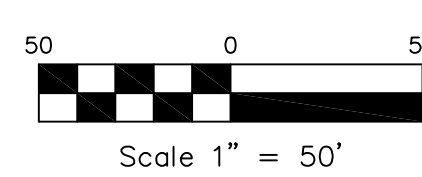
City Engineer's Office



SUBDIVISION DETAILS:
Gross Area = 4.248 ACRES
Net Area = 4.248 ACRES
Road Area = 0.000 ACRES

- = Set 5/8 Rebar with YPC 11289LS
- = Found Orange Capped Rebar or As noted

BASIS OF BEARING: Twin Oaks Subdivision



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 the Amended Plat of Lot 21, Block 3, and Lot 21, Block 4, Twin Oaks Subdivision, 2nd Filing, 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 to the public use of any land shown as dedicated is accepted.

By: _____
Mayor

Attest: _____
City Clerk

NOTICE OF PLANNING BOARD APPROVAL

STATE OF MONTANA)
) ss
County of Yellowstone)

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 _____, 2013

President _____
Executive Secretary _____

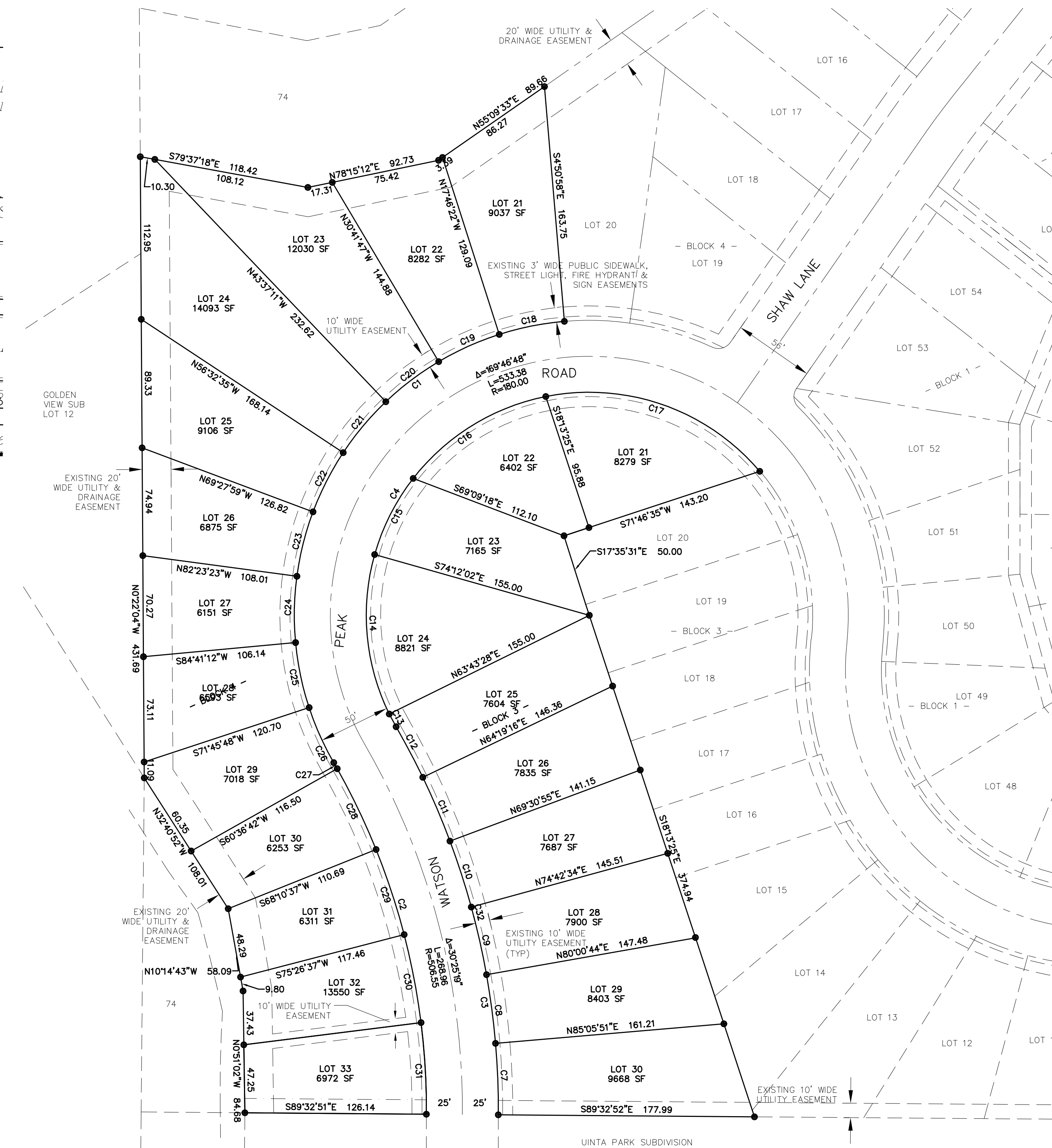
CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
) ss
County of Yellowstone)

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 April 2013; 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 _____, 2013

Thomas G. Kelly
Registration Number 11289 LS
33 Centennial Road
Columbus, MT 59019



OUTSIDE BOUNDARIES

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	413.89	205.00	115°40'40"	S27°52'13"W	347.09
C2	255.69	481.55	30°25'20"	S14°45'29"E	252.69
C3	282.23	531.55	30°25'20"	N14°45'29"W	278.93
C4	459.30	155.00	169°46'50"	N54°55'16"E	308.77

LOT BOUNDARIES

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C7	49.69	531.55	5°21'20"	N21°3'29"W	49.67
C8	48.19	531.55	5°11'40"	N7°29'58"W	48.17
C9	48.19	531.55	5°11'40"	N12°41'37"W	48.17
C10	48.19	531.55	5°11'40"	N17°53'16"W	48.17
C11	48.19	531.55	5°11'40"	N23°04'54"W	48.17
C12	39.80	531.55	4°17'25"	N27°49'26"W	39.79
C13	9.99	155.00	3°41'35"	N28°07'20"W	9.99
C14	113.82	155.00	42°04'30"	N5°14'17"W	111.28
C15	59.68	155.00	22°03'40"	N26°49'48"E	59.31
C16	110.61	155.00	40°53'15"	N58°18'15"E	108.28
C17	165.19	155.00	61°03'50"	N70°43'14"W	157.48

LOT BOUNDARIES

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C18	46.24	205.00	12°55'25"	S78°41'20"W	46.14
C19	46.24	205.00	12°55'25"	S65°45'55"W	46.14
C20	46.24	205.00	12°55'25"	S52°50'31"W	46.14
C21	46.24	205.00	12°55'25"	S39°55'07"W	46.14
C22	46.24	205.00	12°55'25"	S26°59'43"W	46.14
C23	46.24	205.00	12°55'25"	S14°04'19"W	46.14
C24	46.24	205.00	12°55'25"	S1°08'55"W	46.14
C25	46.24	205.00	12°55'25"	S11°46'30"E	46.14
C26	41.98	205.00	11°43'55"	S24°06'10"E	41.90
C27	4.88	481.55	0°34'50"	S29°40'43"E	4.88
C28	62.33	481.55	7°24'55"	S25°40'49"E	62.28
C29	62.33	481.55	7°24'55"	S18°15'52"E	62.28
C30	62.33	481.55	7°24'55"	S10°50'55"E	62.28
C31	63.82	481.55	7°35'35"	S3°20'37"E	63.77