

# PLAT OF JOSEPHINE CROSSING SUBDIVISION, FOURTH FILING

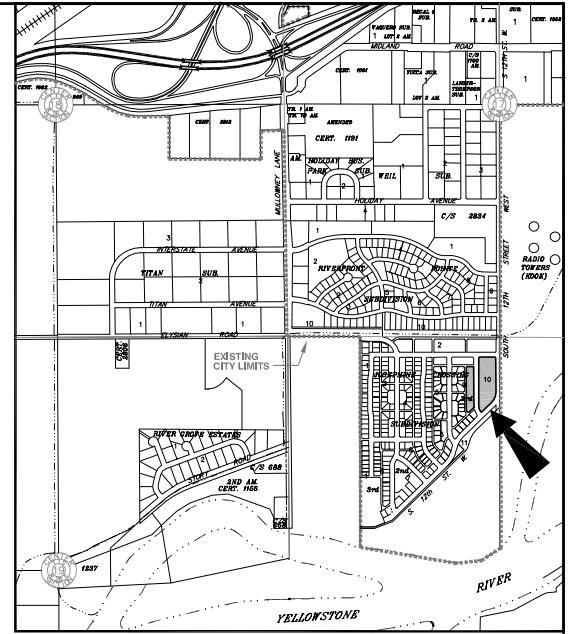
BEING LOT 23, BLOCK 9 & LOT 1, BLOCK 10 OF CORRECTED PLAT OF JOSEPHINE CROSSING SUBDIVISION, THIRD FILING  
SITUATED IN THE NW1/4 OF SECTION 20, T. 1 S., R. 26 E., P.M.M.,  
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : McCALL DEVELOPMENT, INC.

AUGUST, 2013

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



VICINITY MAP  
NOT TO SCALE



SCALE: 1"=30'

**BASIS OF BEARING:** CORRECTED PLAT OF JOSEPHINE CROSSING SUBDIVISION, THIRD FILING

- FOUND SURVEY MONUMENT, REBAR AND CAP MARKED "SANDERSON STEWART 8377-S", OR 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

**NOTE:** ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

**CERTIFICATE OF DEDICATION**

STATE OF MONTANA )  
County of Yellowstone ) ss

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 23, Block 9 & Lot 1, Block 10 of Corrected Plat of Josephine Crossing Subdivision, Third Filing, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3664550.

Pursuant to Section 76-3-621(1)(a) M.C.A., with the establishment of both public and private parks within Josephine Crossing, 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, FOURTH 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.

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 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 for the State of Montana

**CERTIFICATE OF SURVEYOR**

CERTIFICATE OF SURVEYOR

STATE OF MONTANA )  
County of Yellowstone ) ss

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of August, 2013, a survey was performed under his supervision of a tract of land to be known as JOSEPHINE CROSSING SUBDIVISION, FOURTH FILING, 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 150,941 square feet (3.465 acres) and the net area is 139,734 square feet (3.208 acres).

SANDERSON STEWART

By: \_\_\_\_\_  
Montana License No. \_\_\_\_\_  
Date: \_\_\_\_\_

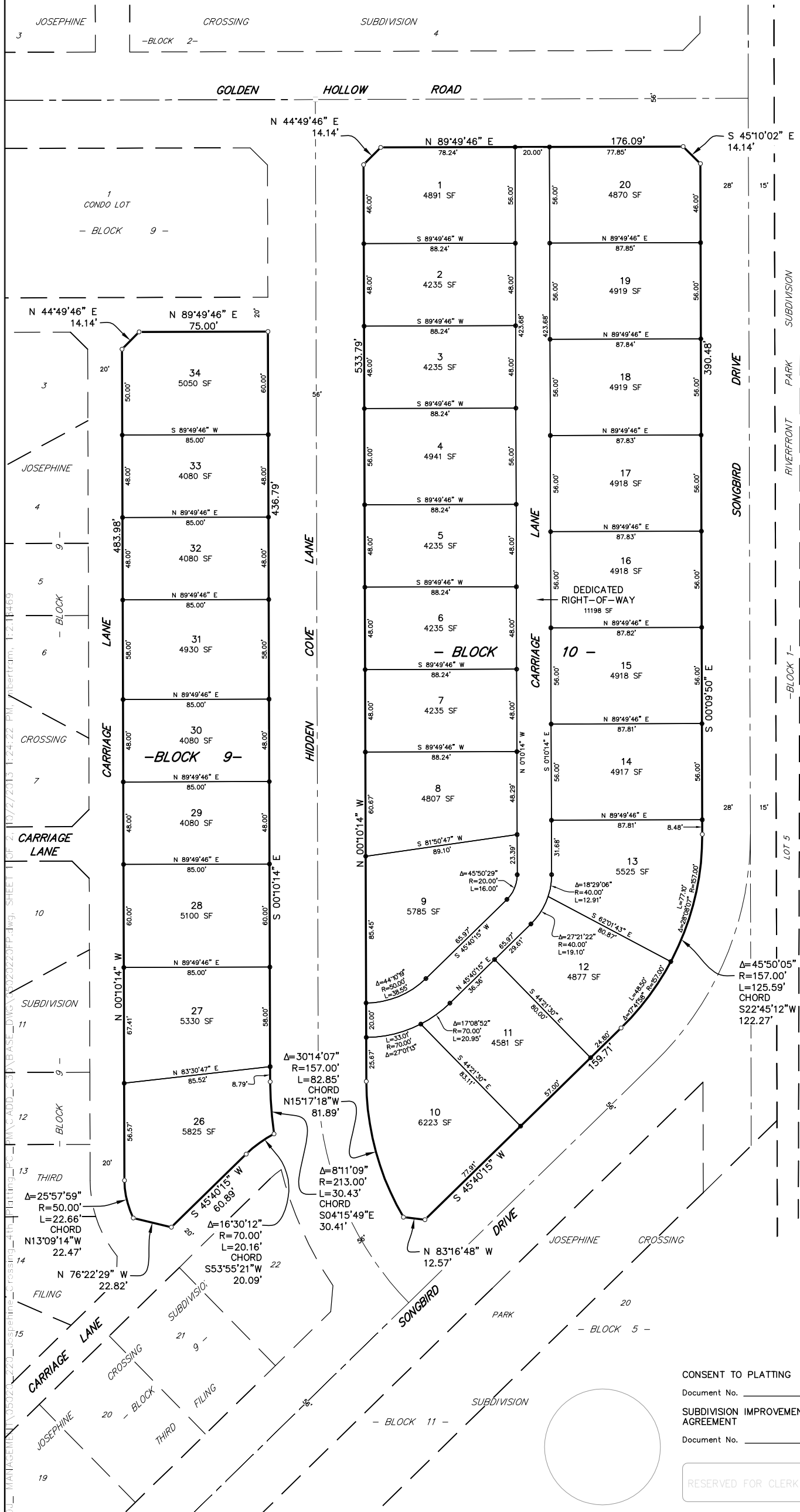
**CONSENT TO PLATTING**

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

**SUBDIVISION IMPROVEMENT AGREEMENT**

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

RESERVED FOR CLERK AND RECORDER



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