

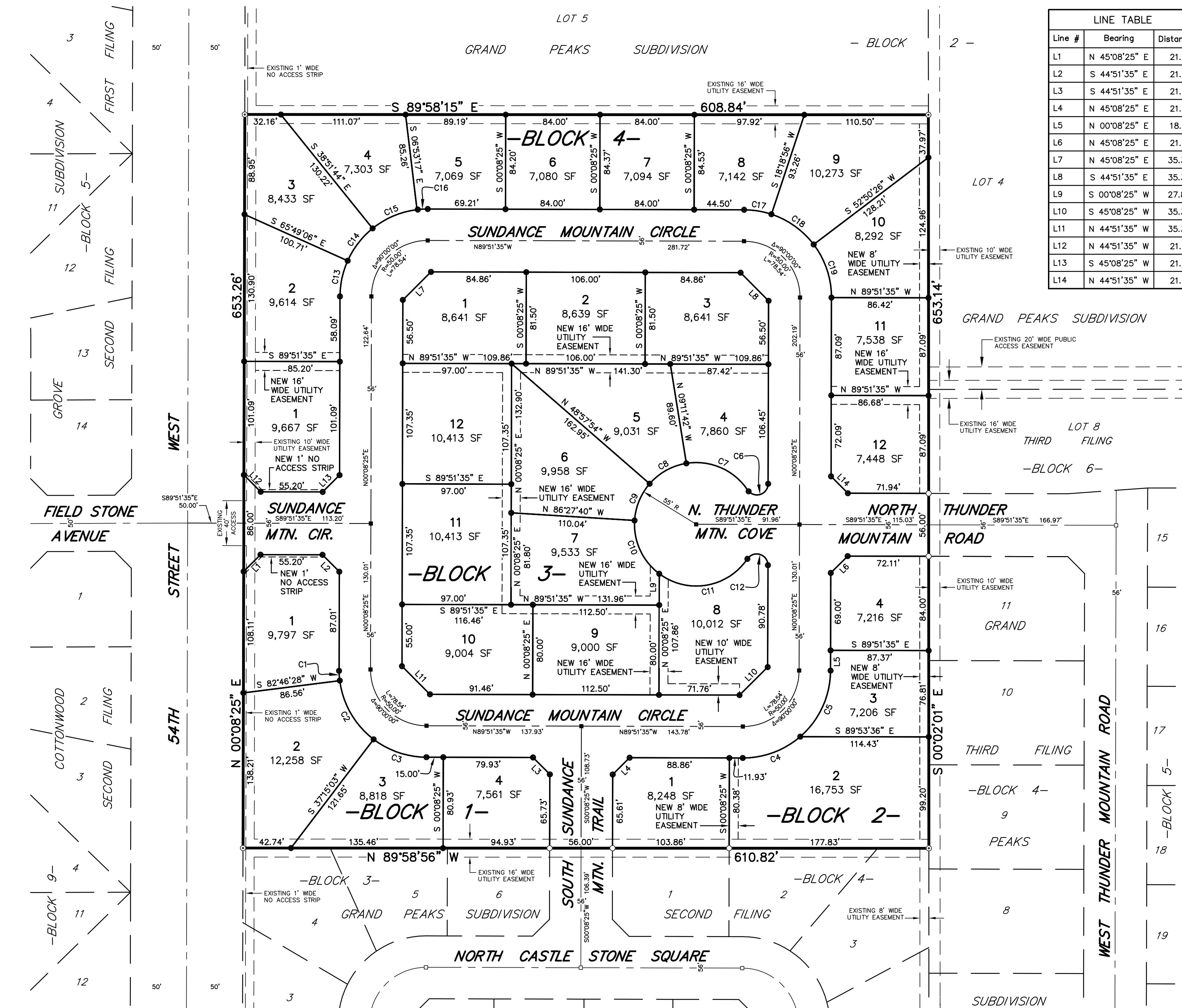
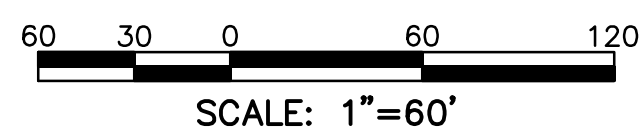
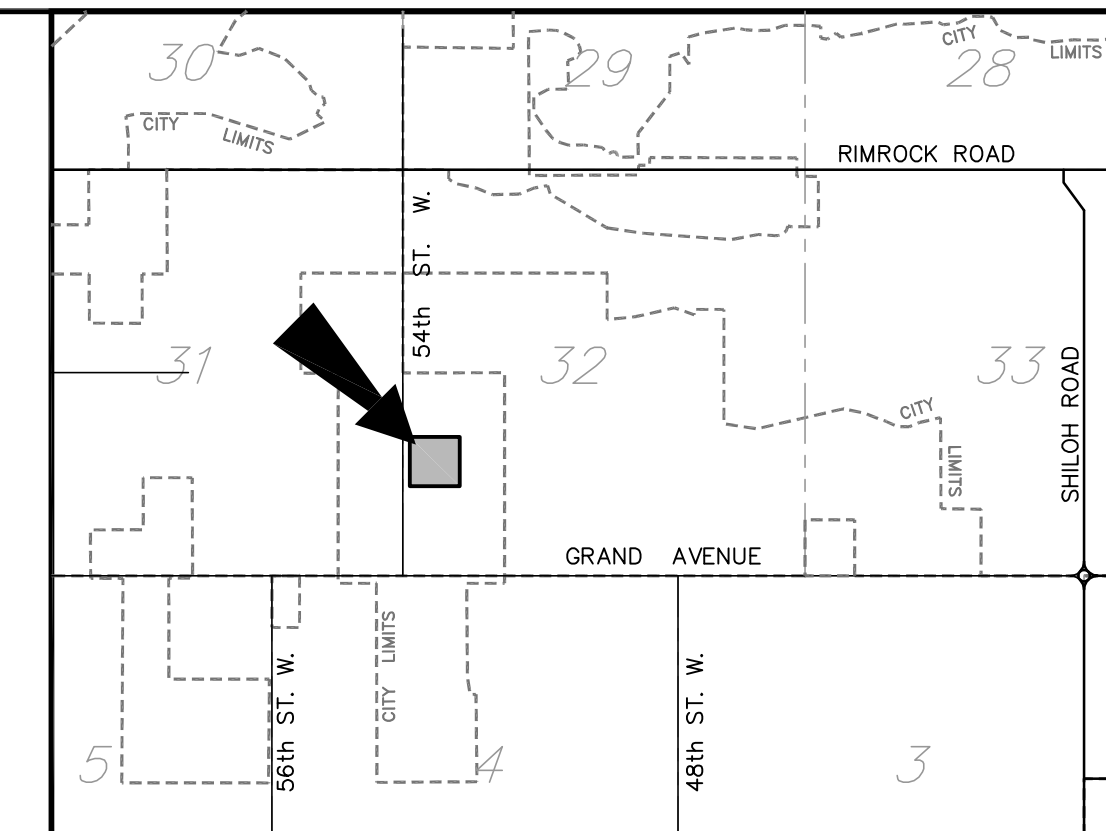
PLAT OF GRAND PEAKS SUBDIVISION, FOURTH FILING

BEING LOT 4 IN BLOCK 1 OF BISHOP-FOX SUBDIVISION
SITUATED IN THE SW1/4 OF SECTION 32, T. 1 N., R. 25 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : J&S DEVELOPMENT COMPANY
PREPARED BY : SANDERSON STEWART

AUGUST, 2013
BILLINGS, MONTANA

- BASIS OF BEARING:** PLAT OF BISHIP-FOX SUBDIVISION
- FOUND SURVEY MONUMENT, REBAR W/CAP MARKED "ENGINEERING INC"
 - FOUND SURVEY MONUMENT, REBAR W/CAP MARKED "SANDERSON STEWART", 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
 - SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.



Line #	Bearing	Distance
L1	N 45°08'25" E	21.21'
L2	S 44°51'35" E	21.21'
L3	S 44°51'35" E	21.21'
L4	N 45°08'25" E	21.21'
L5	N 00°08'25" E	18.01'
L6	N 45°08'25" E	21.21'
L7	N 45°08'25" E	35.36'
L8	S 44°51'35" E	35.36'
L9	S 00°08'25" W	27.86'
L10	S 45°08'25" W	35.36'
L11	S 44°51'35" W	35.36'
L12	N 44°51'35" W	21.21'
L13	S 45°08'25" W	21.21'
L14	N 44°51'35" W	21.21'

Curve #	Delta	Radius	Length	Chord Bearing	Chord Dist.
C1	72°15'7"	78.00'	10.03'	S 03°32'34" E	10.02'
C2	45°31'25"	78.00'	61.97'	S 29°59'15" E	60.36'
C3	37°06'38"	78.00'	50.52'	S 71°18'16" E	49.64'
C4	40°59'50"	78.00'	55.81'	N 69°38'30" E	54.63'
C5	49°00'10"	78.00'	66.71'	N 24°38'30" E	64.70'
C6	146°07'09"	10.00'	25.50'	S 73°12'00" W	19.13'
C7	65°27'16"	55.00'	62.83'	N 66°28'04" W	59.47'
C8	39°46'12"	55.00'	38.18'	S 60°55'12" W	37.41'
C9	37°29'47"	55.00'	35.99'	S 22°17'13" W	35.35'
C10	56°47'25"	55.00'	54.51'	S 24°51'23" E	52.31'
C11	92°43'39"	55.00'	89.01'	N 80°23'05" E	79.61'
C12	146°07'09"	10.00'	25.50'	S 72°55'10" E	19.13'
C13	24°02'29"	78.00'	32.73'	S 12°09'39" W	32.49'
C14	26°57'22"	78.00'	36.70'	S 37°39'35" W	36.36'
C15	31°58'27"	78.00'	43.53'	S 67°07'29" W	42.97'
C16	7°01'42"	78.00'	9.57'	S 86°37'34" W	9.56'
C17	18°10'31"	78.00'	24.74'	N 80°46'20" W	24.64'
C18	34°31'31"	78.00'	47.00'	N 54°25'19" W	46.29'
C19	37°17'59"	78.00'	50.78'	N 18°30'34" W	49.89'

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
County of Yellowstone) ss
I, Notary Public in and for the State of Montana, do hereby certify that J&S Development Company, 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 SW1/4 of Section 32, T. 1 N., 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 Bishop Fox Subdivision, according to the official plat on file in the Office of the Clerk & Recorder of Yellowstone County, Montana, under Document No. 3342210.

Pursuant to Section 76-3-621(1), M.C.A., the park requirement for this subdivision has been met by a cash-in-lieu donation.

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 GRAND PEAKS SUBDIVISION, FOURTH FILING, and the lands included in all streets and avenues as shown on the annexed plat are hereby granted and donated to the use of the public forever.

J&S DEVELOPMENT COMPANY, a Montana Corporation
By: _____ Title: _____

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 GRAND PEAKS SUBDIVISION, FOURTH 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

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 J&S DEVELOPMENT COMPANY, a Montana corporation, 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

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 _____

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 GRAND PEAKS 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; and that the monuments found and set are of the character and occupy the positions shown hereon and that the gross area is 9.145 acres and the net area is 6.565 acres.

SANDERSON STEWART
By: _____
Montana License No. _____
Date: _____

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

CERTIFICATE OF CITY ATTORNEY

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

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 ENGINEER'S OFFICE

I hereby certify that the 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 _____

SUBDIVISION IMPROVEMENT AGREEMENT _____ DEED _____
Document No. _____ Document No. _____

CONSENT TO PLATTING _____
Document No. _____

CONSENT TO PLATTING _____
Document No. _____

RESERVED FOR CLERK AND RECORDER