

**PLAT OF  
FALCON RIDGE ESTATES  
SUBDIVISION, FOURTH FILING**  
BEING LOT 1, BLOCK 4, FALCON RIDGE ESTATES SUBDIVISION,  
SECOND FILING

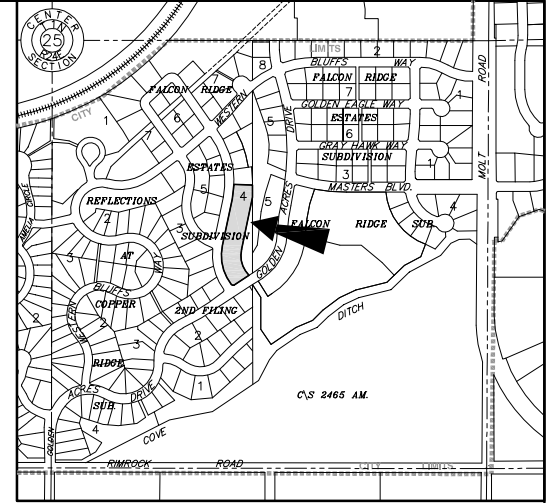
SITUATED IN THE SE1/4, SECTION 25, T1N, R24E, PMM,  
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : S.D. HELGESON, INC.

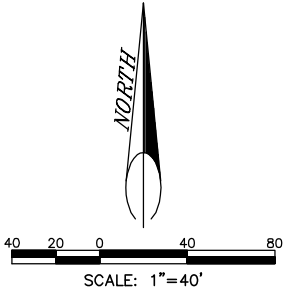
DECEMBER, 2013

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



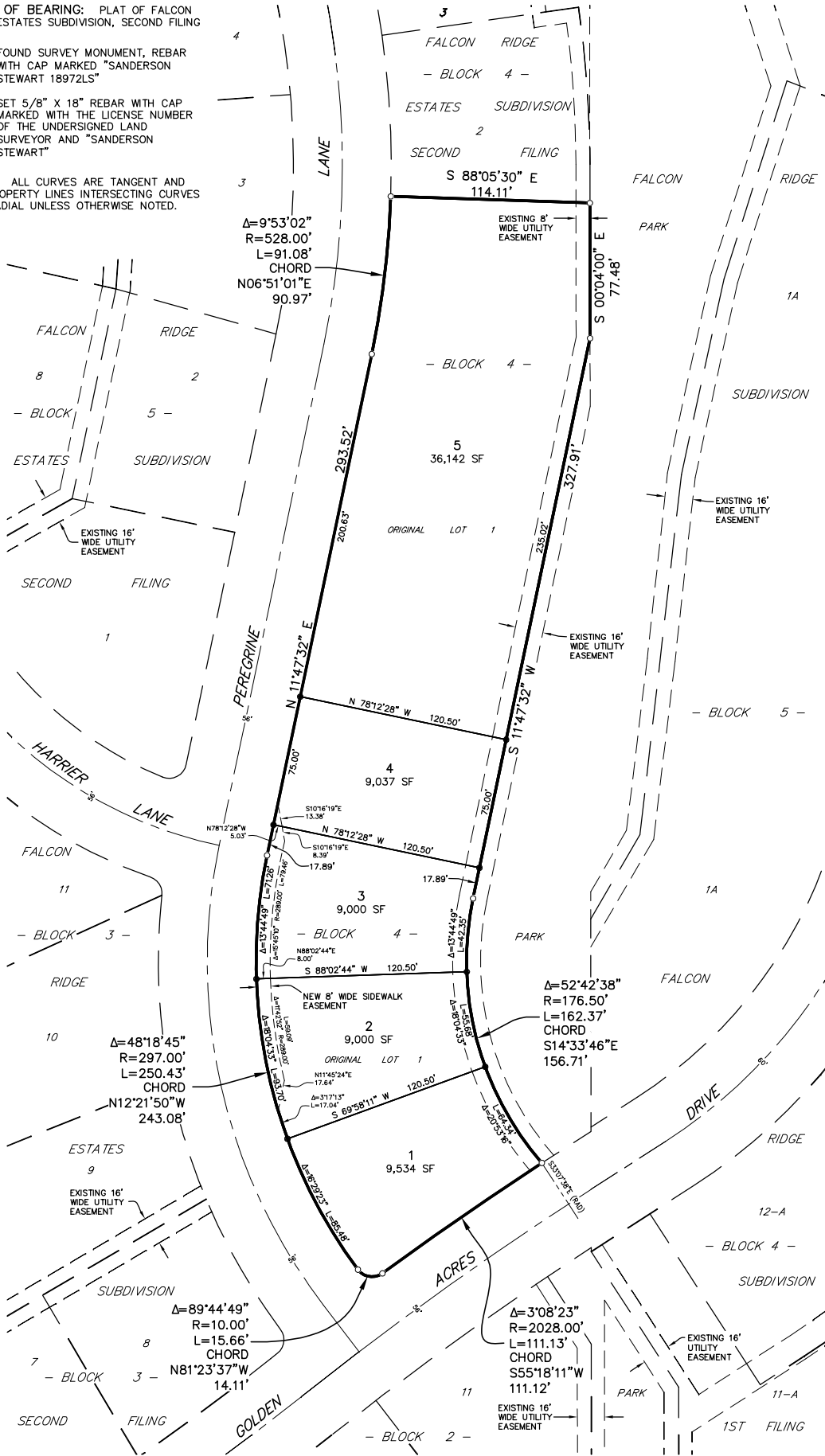
**VICINITY MAP**  
NOT TO SCALE



**BASIS OF BEARING:** PLAT OF FALCON RIDGE ESTATES SUBDIVISION, SECOND FILING

- FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "SANDERSON STEWART 18972LS"
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"

**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 )

KNOW ALL MEN BY THESE PRESENTS: That S.D. HELGESON INC., a Montana corporation, 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 SE1/4 of Section 25, T. 1 N., R. 24 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Lot 1, Block 4 of Falcon Ridge Estates Subdivision, Second Filing, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, as recorded under Document No. 3682227.

The park requirement for this subdivision has been previously met.

Said tract to be known and designated as FALCON RIDGE ESTATES SUBDIVISION, FOURTH FILING.

S.D. HELGESON INC.,  
a Montana corporation

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

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned Notary Public for the State of \_\_\_\_\_, personally appeared \_\_\_\_\_ known to me to be the person who signed the foregoing instrument as \_\_\_\_\_ of S.D. HELGESON INC., 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 \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF MONTANA )  
County of Yellowstone )

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of December, 2013, a survey was performed under his supervision of a tract of land to be known as FALCON RIDGE ESTATES 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; that this is a phased development and all new monuments which will be disturbed by construction will be set or re-set upon completion of construction activities; and that the area is 72,713 square feet.

SANDERSON STEWART

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

**CERTIFICATE OF CITY COUNCIL APPROVAL**

STATE OF MONTANA )  
County of Yellowstone )

We hereby certify that we have examined the annexed and foregoing PLAT OF FALCON RIDGE ESTATES 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

**NOTICE OF APPROVAL**

STATE OF MONTANA )  
County of Yellowstone )

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 \_\_\_\_\_

**SUBDIVISION IMPROVEMENT AGREEMENT**

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

**CONSENT TO PLATTING**

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

RESERVED FOR CLERK AND RECORDER

**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 CITY ENGINEER'S OFFICE**

I hereby certify that annexed and foregoing plat conforms with Section 76-4-125(2)(a), M.C.A., for the removal of sanitary restrictions since the plot 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

**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

**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 \_\_\_\_\_