PLAT OF

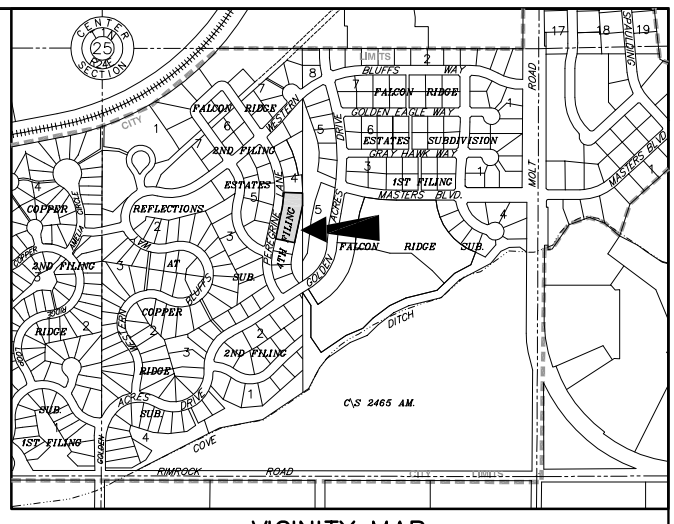
# FALCON RIDGE ESTATES SUBDIVISION, FIFTH FILING

## BEING LOT 5, BLOCK 4 OF FALCON RIDGE ESTATES SUBDIVISION, FOURTH FILING

## 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

PREPARED FOR : FALCON RIDGE II, LLC — MARCH, 2014

PREPARED BY : SANDERSON STEWART — BILLINGS, MONTANA



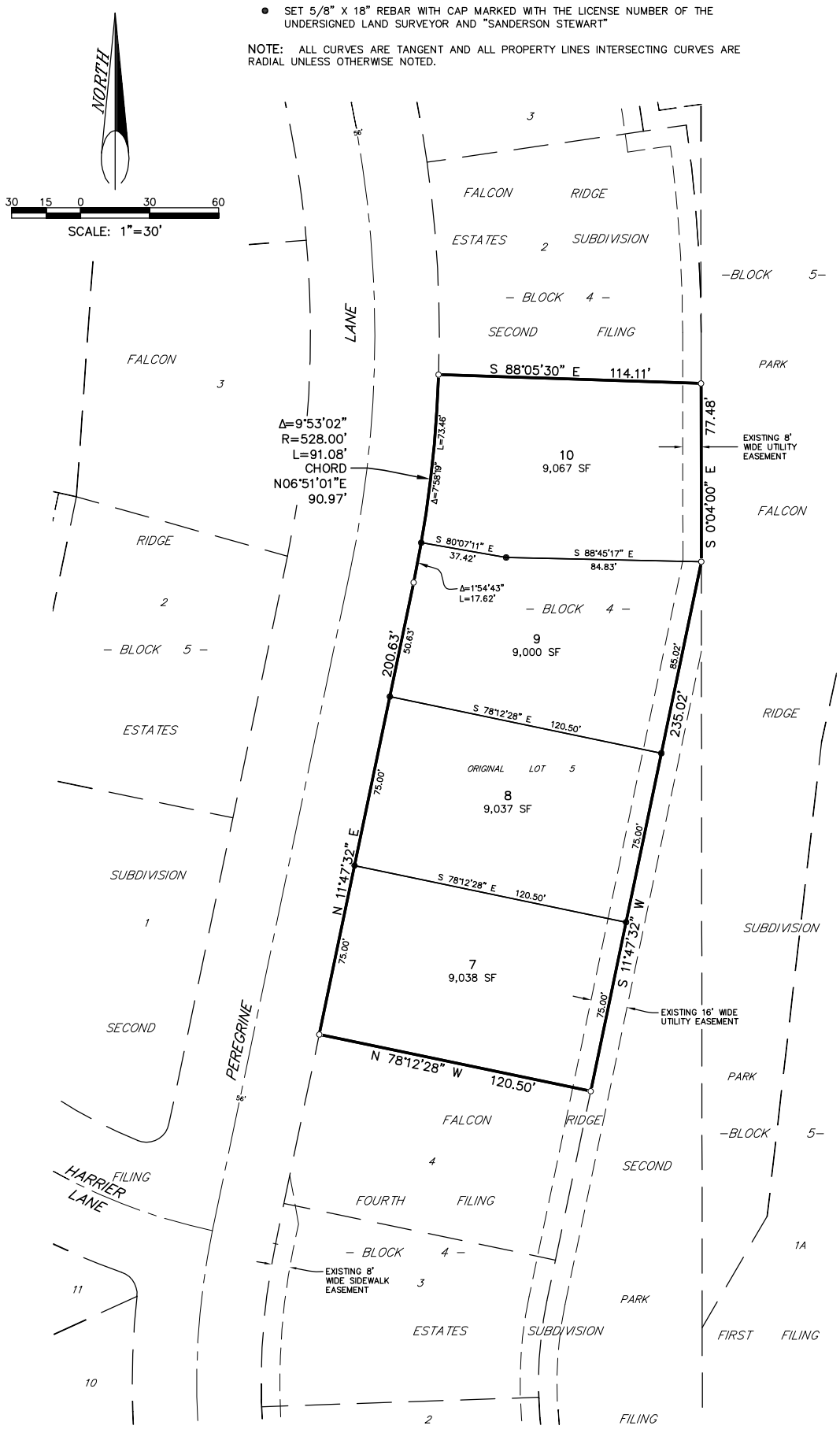

VICINITY MAP

NOT TO SCALE

BASIS OF BEARING: PLAT OF FALCON RIDGE ESTATES SUBDIVISION, FOURTH 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 )
:ss
County of Yellowstone )

KNOW ALL MEN BY THESE PRESENTS: That S.D. HELGESON 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 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 5, Block 4 of Falcon Ridge Estates Subdivision, Fourth 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. 3698057.

The park requirement for this subdivision has been previously met.

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

S.D. HELGESON INC.,
a Montana corporation

By: _____ Title: _____

STATE OF _____ )
:ss
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 )
:ss
County of Yellowstone )

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of March 2014, a survey was performed under his supervision of a tract of land to be known as FALCON RIDGE ESTATES SUBDIVISION, FIFTH 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 gross area and the net area is 36,142 sf.

SANDERSON STEWART

By: _____

Montana License No. _____

Date: _____

### 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 FALCON RIDGE ESTATES SUBDIVISION, FIFTH 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: _____ Attest: _____
Mayor City Clerk

### 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)(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

### NOTICE OF APPROVAL

STATE OF MONTANA )
:ss
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

### 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

### SUBDIVISION IMPROVEMENT AGREEMENT

Document No. _____

### CONSENT TO PLATTING

Document No. _____

RESERVED FOR CLERK AND RECORDER