

PLAT OF SHADOW LAWN ESTATES SUBDIVISION

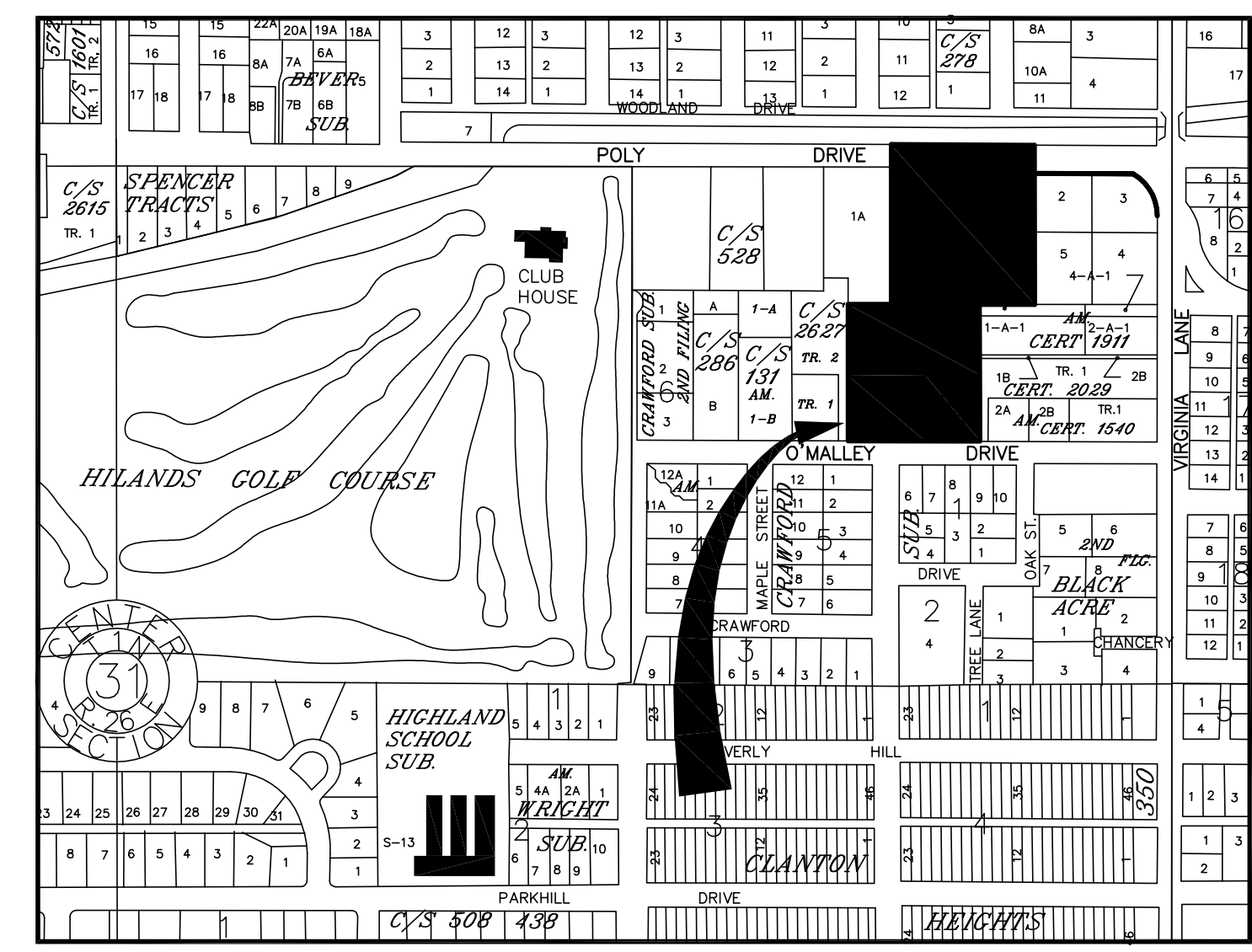
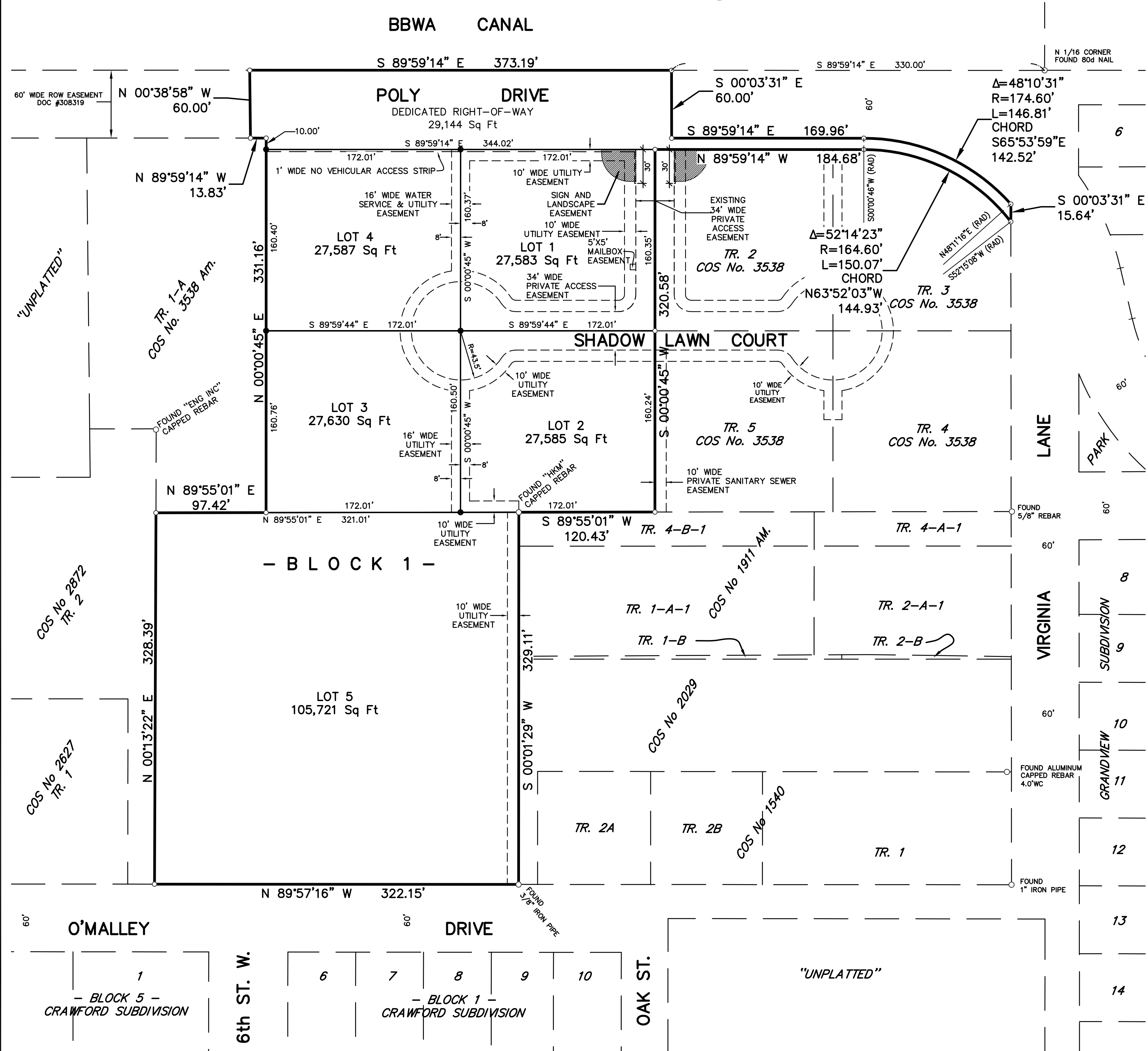
BEING LOT 1A OF AMENDED O.E. LEE SUBDIVISION
SITUATED IN THE NE1/4 OF SECTION 31, T. 1 N., R. 26 E., P.M.M.
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : AARON SPARBOE

PREPARED BY : SANDERSON STEWART

NOVEMBER 2013

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE

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

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 ATTORNEY

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

DATED: _____

Reviewed by: _____

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 SHADOW LAWN ESTATES SUBDIVISION 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

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

CONSENT TO PLATTING

Document No. _____

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____

EASEMENT

Document No. _____

BASIS OF BEARING: CERTIFICATE OF SURVEY No. 3538.

- FOUND SURVEY MONUMENT, REBAR WITH "SANDERSON STEWART" CAP OR AS NOTED.
- SET 5/8" REBAR MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".

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 SURVEYOR

STATE OF MONTANA)
) ss
County of Yellowstone)

The undersigned, a Montana Registered Land Surveyor declares that during the month of November 2013, a survey was performed under his supervision of a tract of land to be known as SHADOW LAWN ESTATES SUBDIVISION, 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 245,250 square feet the net area is 216,106 square feet.

SANDERSON STEWART

By: _____
Peter B. Knapp

Montana Registration No. 8377-S

Date: _____

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
) ss
County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That Aaron L. Sparboe, also known as Aaron Sparboe, the owner of the following described tract of land, does hereby certify that he 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 NE1/4 of Section 31, T. 1 N., 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 1A in Amended O.E. Lee Subdivision, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3684096, containing a gross area of 245,250 square feet and a net area of 216,106 square feet.

Pursuant to 76-3-621(2) M.C.A. and City of Billings Subdivision Regulations there is no park requirement for this MINOR SUBDIVISION.

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 SHADOW LAWN ESTATES SUBDIVISION and the lands included in the Poly Drive right-of-way is hereby granted to the use of the public forever.

Aaron L. Sparboe
a.k.a. Aaron Sparboe

STATE OF MONTANA)
) ss
County of Yellowstone)

On this ____ day of _____, 20____, before me, the undersigned Notary Public for the State of Montana, personally appeared Aaron L. Sparboe, a.k.a. Aaron Sparboe, known to me to be the person who signed the foregoing instrument and who acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.

Signature of Notary