AMENDED PLAT OF LOT 11A, BLOCK 1,

ZIMMERMAN TRAIL SUBDIVISION

"A PLANNED UNIT DEVELOPMENT"

SITUATED IN THE SE 1/4 AND THE NE 1/4 OF SECTION 27, T.1N., R.25E., P.M.M.

CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

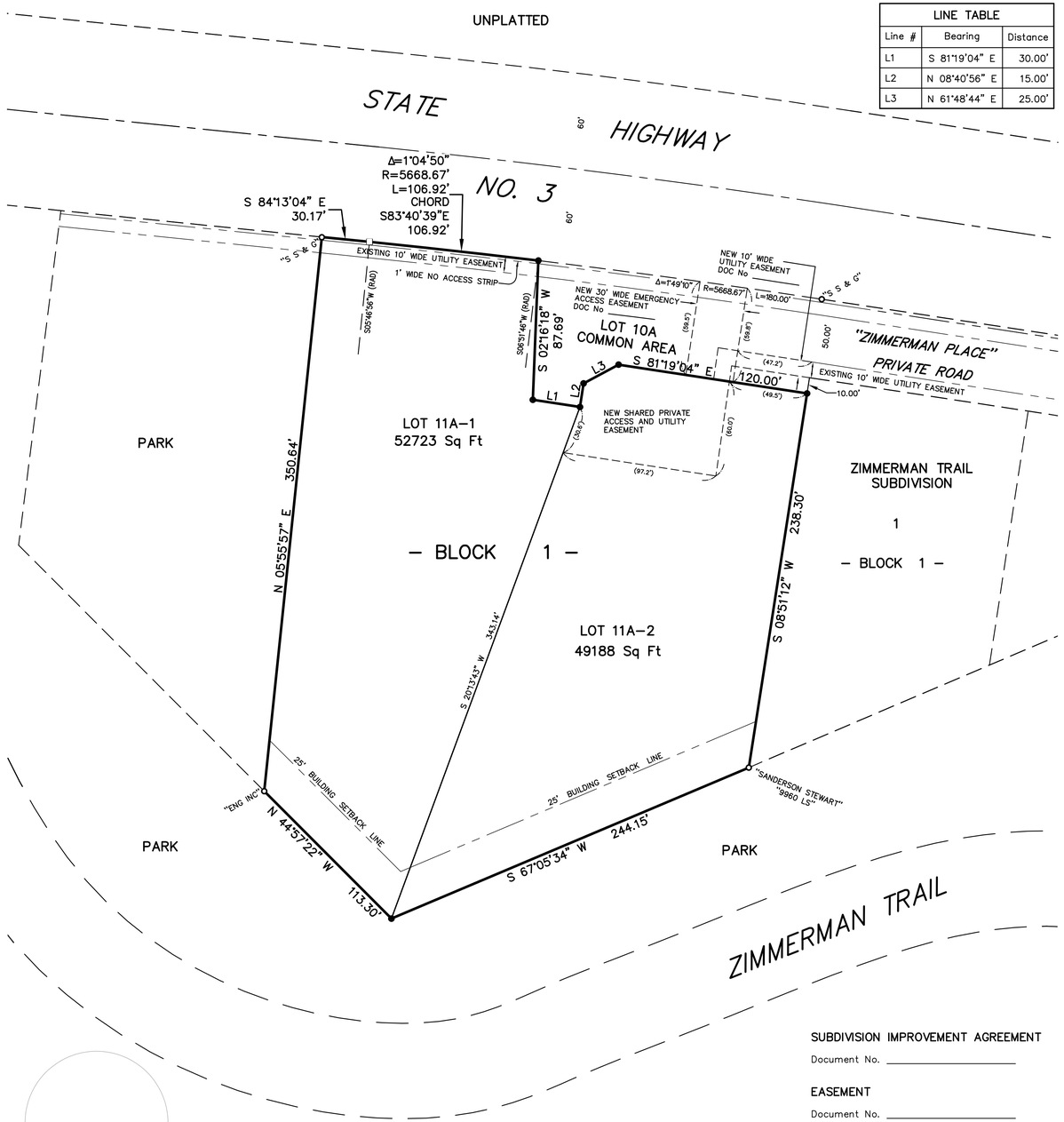
PREPARED FOR : KINCAID LAND LLC

PREPARED BY : SANDERSON STEWART

MARCH, 2014

BILLINGS, MONTANA

LINE TABLE		
Line #	Bearing	Distance
L1	S 81°19'04" E	30.00'
L2	N 08°40'56" E	15.00'
L3	N 61°48'44" E	25.00'



THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS; HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515.
DISTANCES ARE GRID, INTERNATIONAL FEET, GRID TO GROUND COMBINED FACTOR IS 0.9999745.
THE CONVERGENCE ANGLE AT THE NORTHWEST CORNER OF THIS AMENDED PLAT = -0°07'50"

- ○ FOUND SURVEY MONUMENT, AS NOTED.
- □ FOUND CONCRETE RIGHT-OF-WAY MONUMENT.
- ● SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
:ss
County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That Kincaid Land LLC, 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 SE 1/4 and the NE 1/4 of Section 27, T. 1 N., R. 25 E., P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Lot 11A of the Amended Plat of Lots 10 and 11, Block 1, Zimmerman Trail Subdivision, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 1741502, containing a gross area and a net area of 101,911 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 AMENDED PLAT OF LOT 11A, BLOCK 1, ZIMMERMAN TRAIL SUBDIVISION. There is no public land dedication with this plat.

KINCAID LAND, LLC

By: _____

Title: _____

BAN CONSTRUCTION CORP.

By: _____

Title: _____

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 _____ _____, known to me to be the person who signed the foregoing instrument as _____ of KINCAID LAND, LLC, and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

_____
Signature of Notary Public

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 _____ _____, known to me to be the person who signed the foregoing instrument as _____ of BAN CONSTRUCTION CORP., and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

_____
Signature of Notary Public

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
:ss
County of Yellowstone)

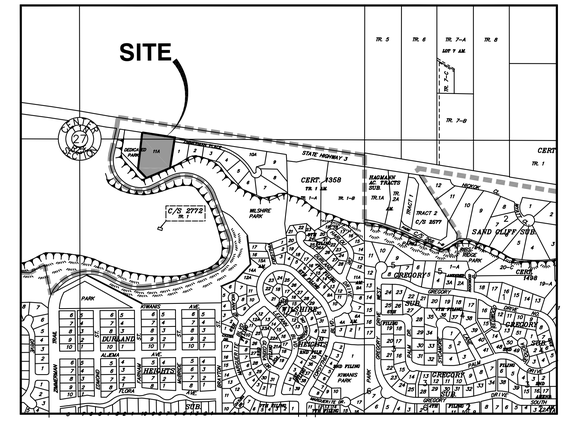
The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of March 2014, a survey was performed under his supervision of a tract of land to be known as Amended Plat of Lot 11A, Block 1, Zimmerman Trail Subdivision, in accordance with the request of the owner thereof 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 101,911 square feet and the net area is 101,911 square feet.

SANDERSON STEWART

By: _____

Montana License No. _____

Date: _____



VICINITY MAP

NOT TO SCALE

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

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 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 _____, 2014.

_____
City Engineer's Office

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 COUNCIL APPROVAL

STATE OF MONTANA)
:ss
County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT OF THE AMENDED PLAT OF LOT 11A, BLOCK 1, ZIMMERMAN TRAIL 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 _____, 2014..

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

RESERVED FOR CLERK AND RECORDER

SUBDIVISION IMPROVEMENT AGREEMENT

Document No. _____

EASEMENT

Document No. _____

EASEMENT

Document No. _____

EASEMENT

Document No. _____