

VICINITY MAP
NOT TO SCALE

CERTIFICATE OF SURVEY No. 2828 TR. 2

SHILOH DRAIN R/W

MONAD ROAD

SHILOH DRAIN R/W

SHILOH DRAINAGE DISTRICT EASEMENT DOC No. 238203

SHILOH DRAIN R/W

SHILOH DRAIN R/W

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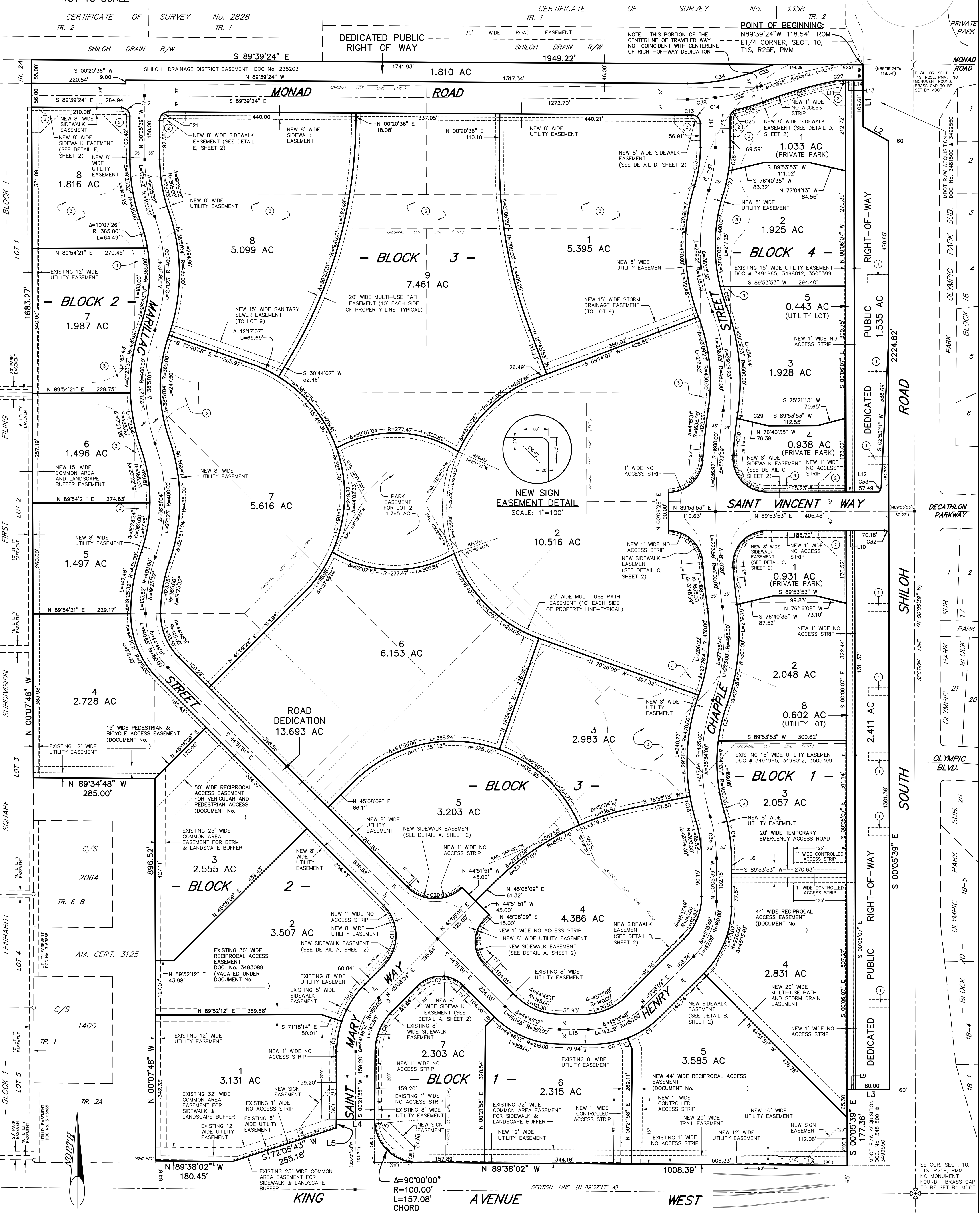
SHILOH DRAIN R/W

PLAT OF ST. VINCENT HEALTHCARE SUBDIVISION

BEING ALL OF BLOCKS 2, 3 & 5 AND ALL OF BLOCKS 1 & 4, LESS M.D.O.T. RIGHT-OF-WAY WITHIN THE VILLAGE SUBDIVISION, INCLUSIVE OF ALL AMENDMENTS TO DATE, INCLUDING RIGHTS-OF-WAY FOR MONAD ROAD, MARILLAC STREET, ST. VINCENT WAY, ST. MARY WAY AND DECATHLON PARKWAY SITUATED IN THE SE1/4 OF SECTION 10, T. 1 S., R. 25 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : ST. VINCENT HEALTHCARE FOUNDATION, INC. OCTOBER, 2013
PREPARED BY : SANDERSON STEWART BILLINGS, MONTANA

- BASIS OF BEARING: PLAT OF THE VILLAGE SUBDIVISION
- FOUND SURVEY MONUMENT, REBAR AND CAP MARKED "ENGINEERING INC.", OR AS NOTED
 - SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
 - SET INTERSECTION MONUMENT, 5/8" X 18" 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.
 - SHILOH ROAD CORRIDOR STORM DRAINAGE EASEMENT, DOC. No. 3481800
 - NEW SIGN EASEMENT (SEE DETAIL)
 - ORIGINAL DEDICATED RIGHT-OF-WAY VACATED UNDER RESOLUTION 11-19021, DOC. No. 3578067



PLAT OF ST. VINCENT HEALTHCARE SUBDIVISION

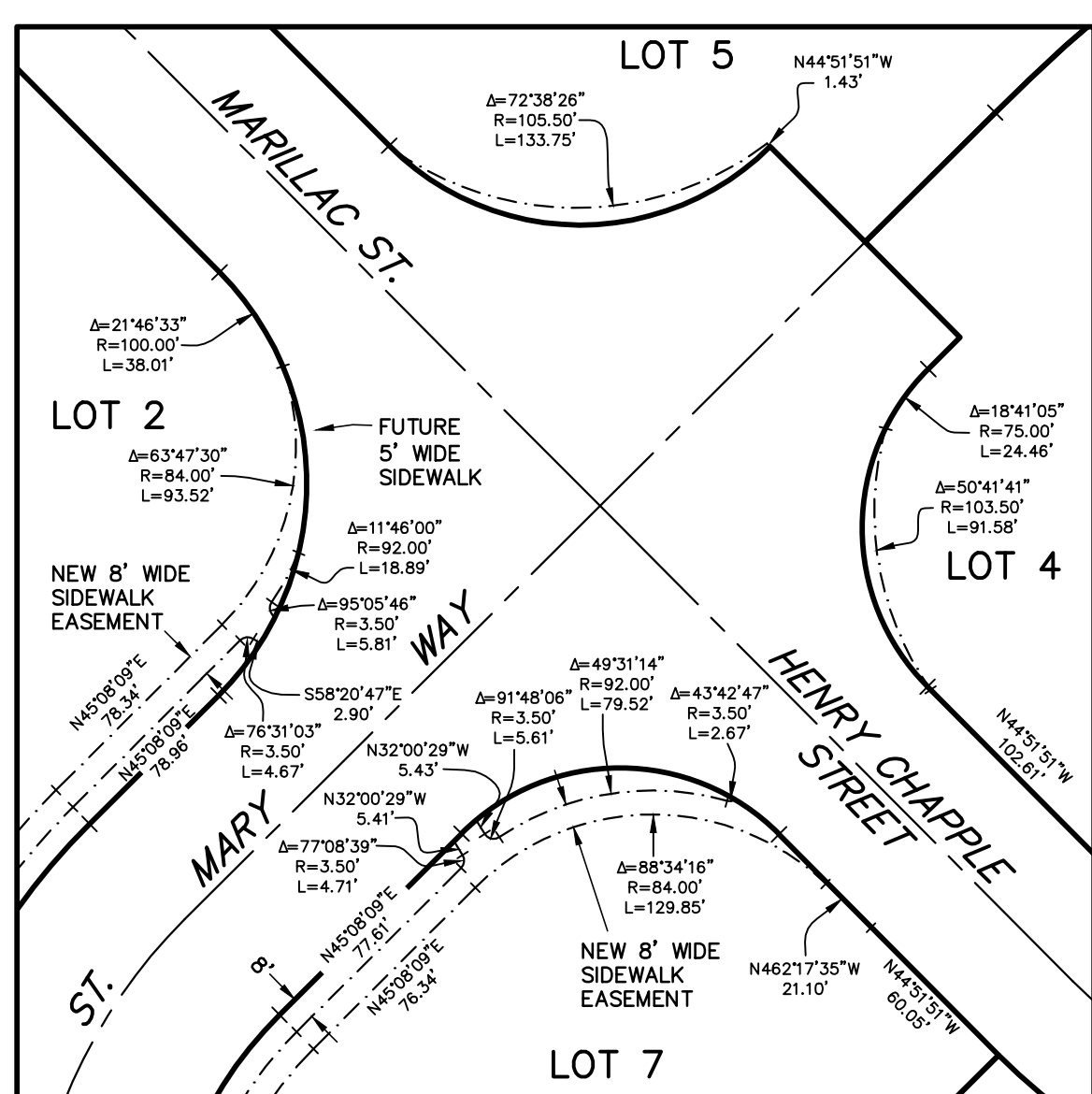
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PREPARED FOR : ST. VINCENT HEALTHCARE FOUNDATION, INC.

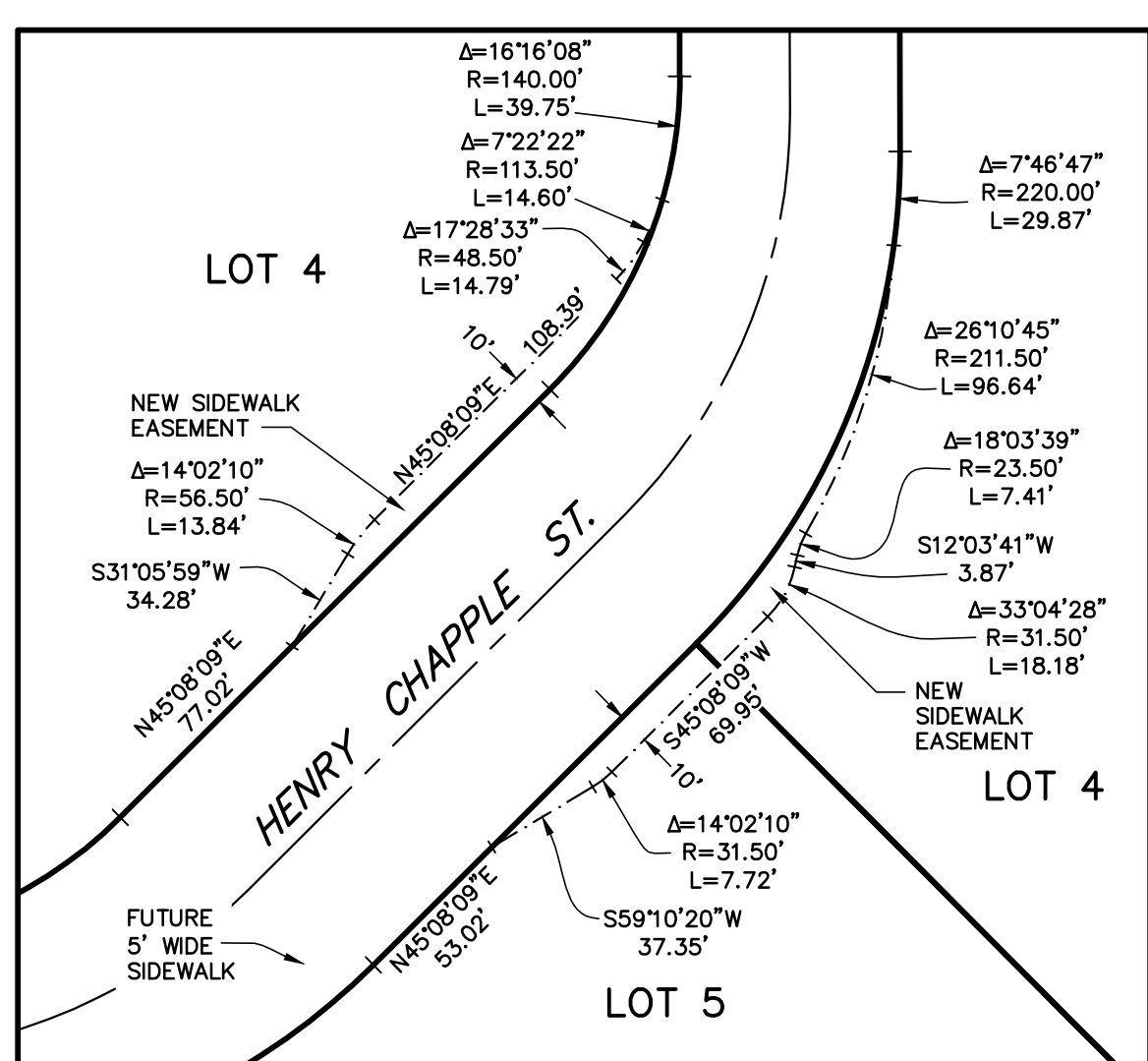
OCTOBER, 2013

PREPARED BY : SANDERSON STEWART

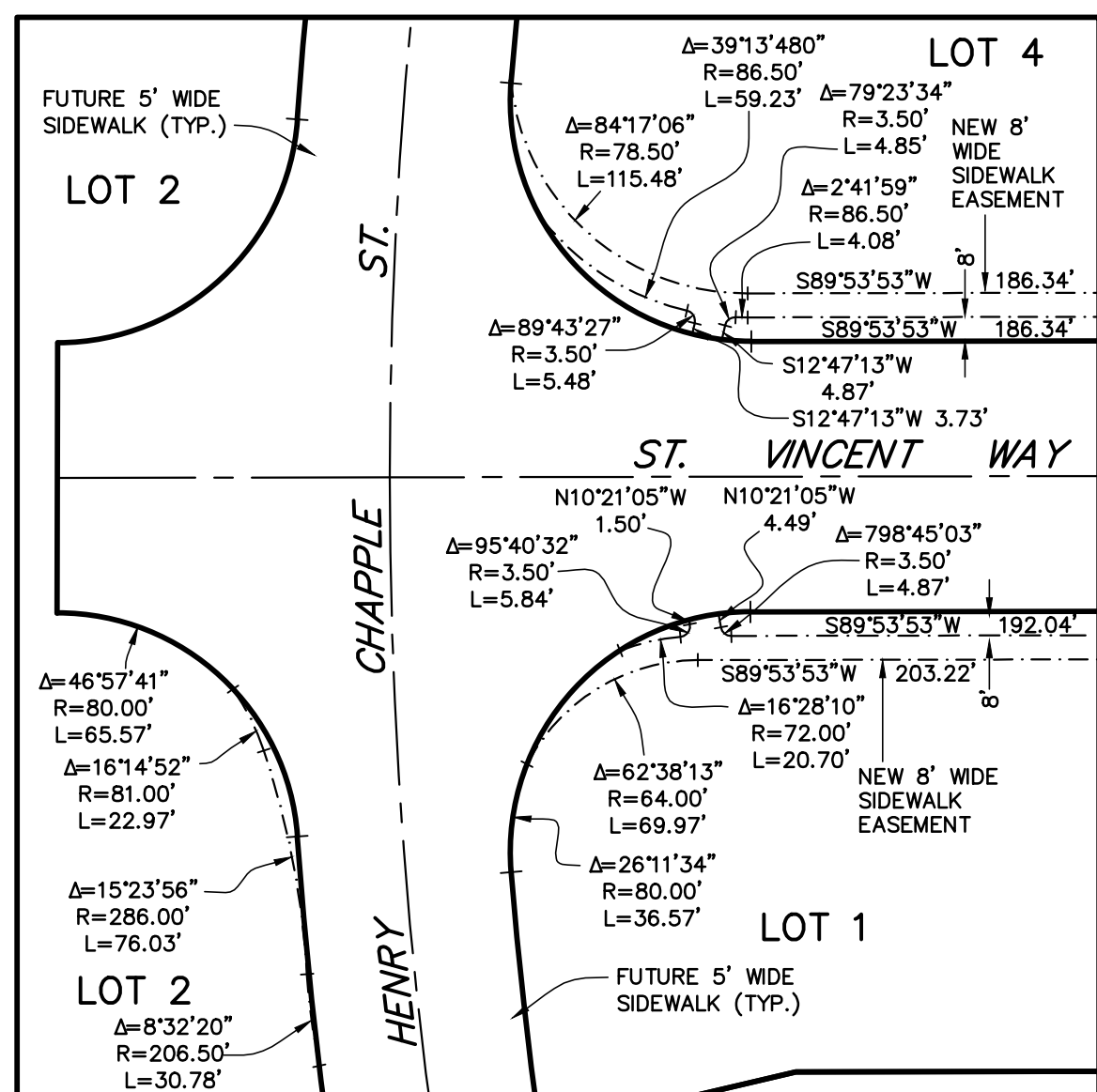
BILLINGS, MONTANA



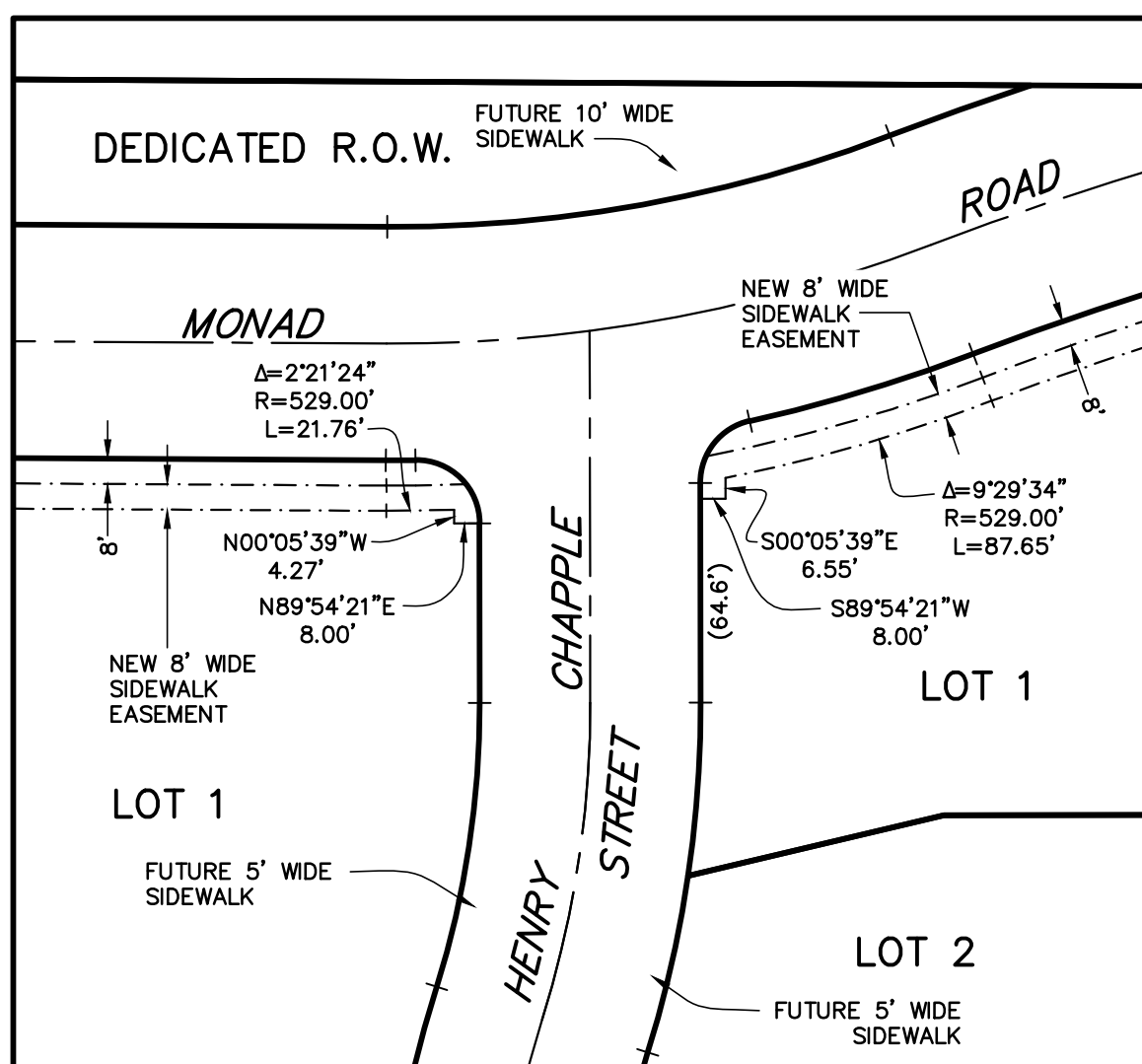
DETAIL A
SCALE: 1"=60'



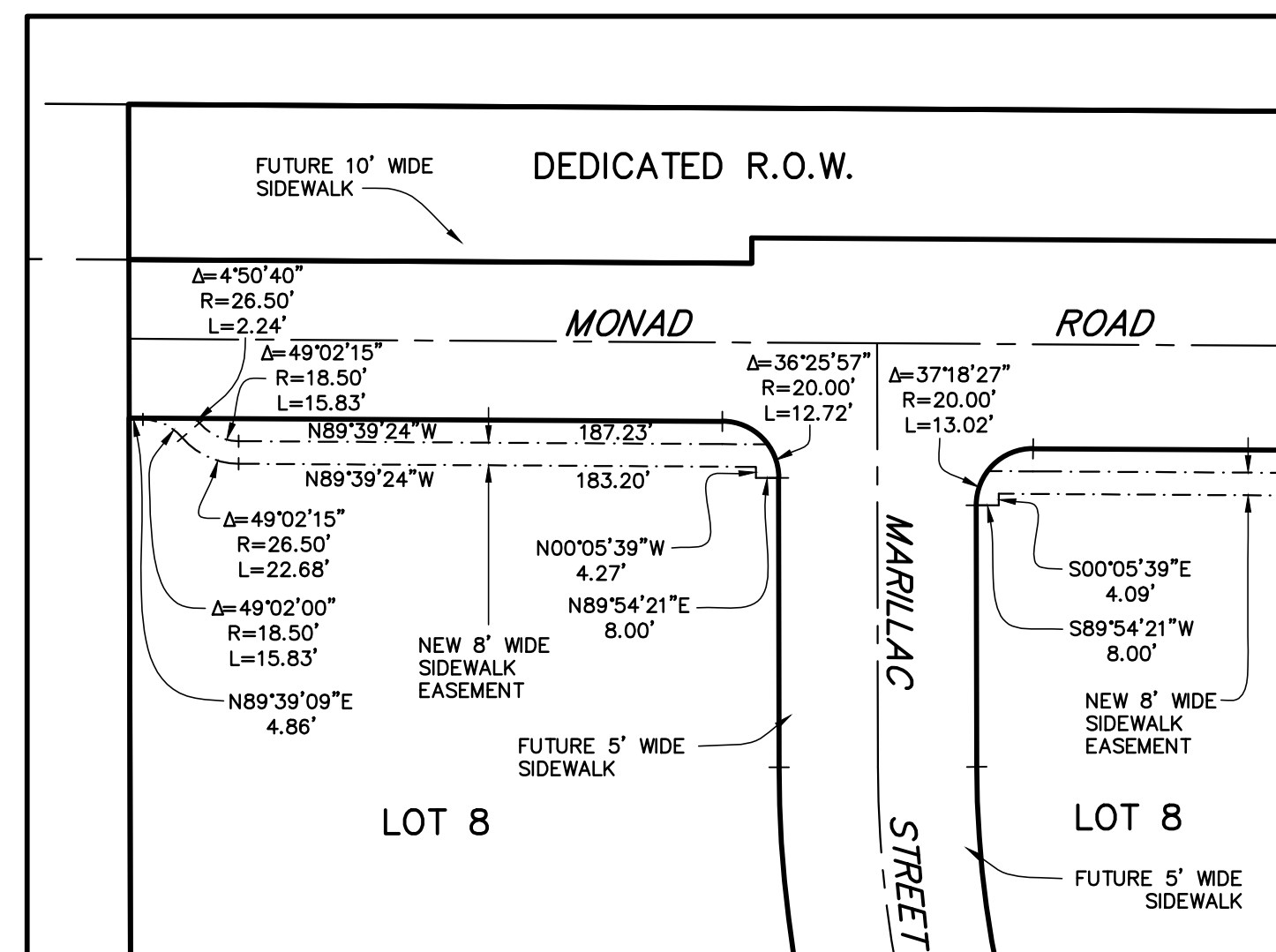
DETAIL B
SCALE: 1"=60'



DETAIL C
SCALE: 1"=60'



DETAIL D
SCALE: 1"=60'



DETAIL E
SCALE: 1"=60'

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
County of Yellowstone)
We hereby certify that we have examined the annexed and foregoing PLAT OF ST. VINCENT HEALTHCARE 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 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

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 _____

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 _____

CERTIFICATE OF CITY ATTORNEY

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

Reviewed by: _____

Date: _____

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(b), M.C.A.

Date _____

Yellowstone County Treasurer _____

By: _____ Deputy

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
County of Yellowstone)
KNOW ALL MEN BY THESE PRESENTS: That the undersigned 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 10, T. 1 S., R. 25 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Beginning at a point on the east-west midsection line of said Section 10 which bears N 89°39'24" W a distance of 118.54' from the E1/4 corner of said Section 10; thence, along the westerly line of the MDOT Right-of-way Acquisition as described in a Bargain & Sale Deed, Document No. 3481800 and a Quitclaim Deed, Document No. 4498550, Yellowstone County Records, the following courses and distances:

S 00°05'39" E a distance of 145.47 feet;
S 60°48'48" E a distance of 67.11 feet to a point on the west line of Shiloh Road right-of-way, thence, along said west line, S 00°05'39" E a distance of 2224.82 feet; thence, along the northerly and westerly lines of the MDOT Right-of-way Acquisition as described in said Bargain & Sale Deed and a Quitclaim Deed, the following courses and distances:
S 00°05'39" E a distance of 100.00 feet;
S 89°54'21" W a distance of 177.36 feet to a point on the north line of King Avenue West right-of-way; thence, along said north line, the following courses and distances:
N 89°38'02" W a distance of 1008.39 feet;
Along a curve to the right with a central angle of 90°00'00", a radius of 100.00 feet, and a length of 157.08 feet (chord bears N 44°38'02" W a distance of 90.00 feet);
N 89°38'02" W a distance of 90.00 feet;
S 00°21'58" W a distance of 20.00 feet;
S 72°05'43" W a distance of 255.18 feet;
N 89°38'02" W a distance of 180.45 feet to a point on the east line of Tract 2A of Amended Tract 2, Certificate of Survey No. 3125; thence, along the east line and north line of said Tract 2A, the following courses and distances:
N 00°07'48" W a distance of 896.52 feet;
N 89°34'48" W a distance of 285.00 feet to the northwest corner of said Tract 2A; said corner also being on the east line of Lenhart Square Subdivision, First Filing; thence, along said east line N 00°07'48" W a distance of 1683.27 feet to a point on said east-west midsection line of said Section 10; thence, along said midsection line, S 89°39'24" E a distance of 1949.22 feet to the Point of Beginning.

There is no park requirement for this non-residential 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 PLAT OF ST. VINCENT HEALTHCARE SUBDIVISION, and the lands included in all streets, avenues, and public rights-of-way as shown on the annexed plat are hereby granted and donated to the use of the public forever.

SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM, INC.

Michael A. Slubowski, President and CEO

By: _____
Steve M. Loveless, Acting President and CEO of St. Vincent Healthcare Attorney-in-Fact

STATE OF MONTANA)
County of Yellowstone)

On this ____ day of _____, 20__, before me, a Notary Public in and for the State of Montana, personally appeared Steve M. Loveless, Acting President and CEO of St. Vincent Healthcare, known to me to be the person whose name is subscribed to the foregoing instrument as attorney-in-fact for Michael A. Slubowski, President and CEO of the Sisters of Charity of Leavenworth Health System, Inc. and who acknowledged to me that he subscribed the name of Michael A. Slubowski thereto as president and his own name as attorney-in-fact. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana

CITY OF BILLINGS, MONTANA

By: _____
Thomas W. Hanel, Mayor Attest: _____
Cari Martin, City Clerk

STATE OF MONTANA)
County of Yellowstone)

On this ____ day of _____, 20__, before me, a Notary Public in and for the State of Montana, personally appeared Thomas W. Hanel and Cari Martin, known to me to be the Mayor and City Clerk of Billings, Montana, respectively, and acknowledged to me that they executed the foregoing instrument. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
County of Yellowstone)
The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of October, 2013, a survey was performed under his supervision of a tract of land to be known as PLAT OF ST. VINCENT HEALTHCARE SUBDIVISION, in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Plotting 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 thereon and that the gross area is 111.916 acres (4,875,044 sf) and the net area is 92.467 acres (4,027,841 sf).

SANDERSON STEWART

By: _____

Montana Registration No. _____

Date: _____

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SANDERSON STEWART

By: _____

Montana Registration No. _____

Date: _____

Curve #	Delta	Radius	Length
C1	94°37'07"	80.00'	132.11'
C2	311°26"	1565.00'	87.15'
C3	12°20'59"	400.00'	86.22'
C4	16°54'30"	370.00'	109.19'
C5	23°41'08"	220.00'	90.95'
C6	21°32'40"	220.00'	82.72'
C7	90°00'00"	75.00'	117.81'
C8	44°46'12"	135.00'	105.49'
C9	181°9'49"	225.00'	71.98'
C10	26°26'23"	225.00'	103.83'
C11	90°00'00"	100.00'	157.08'
C12	89°33'45"	20.00'	31.26'
C13	1°03'07"	513.00'	9.42'
C14	90°36'52"	20.00'	31.63'
C15	17°25'22"	300.00'	91.23'
C16	85°48'54"	80.00'	119.82'
C17	86°00'06"	80.00'	120.08'
C18	71°3'03"	470.00'	59.21'
C19	90°00'00"	75.00'	117.81'
C20	90°00'00"	90.00'	141.37'

Curve #	Delta	Radius	Length
C21	90°26'15"	20.00'	31.57'
C22	11°08'41"	100.00'	19.45'
C23	9°38'56"	987.00'	166.22'
C24	8°15'38"	513.00'	73.96'
C25	77°27'40"	20.00'	27.04'
C26	8°31'35"	370.00'	55.06'
C27	8°53'47"	370.00'	57.45'
C28	6°58'29"	400.00'	48.69'
C29	0°28'49"	1565.00'	13.12'
C30	3°10'44"	1565.00'	86.83'
C31	94°50'04"	80.00'	132.41'
C32	90°00'28"	10.00'	15.71'
C33	32°34'24"	27.50'	15.63'
C34	21°14'13"	439.00'	162.72'
C35	2°33'41"	1061.00'	47.43'
C36	16°54'30"	335.00'	98.86'
C37	17°25'22"	335.00'	101.87'
C38	7°45'57"	476.00'	64.52'
C39	13°28'17"	476.00'	111.92'

Line #	Bearing	Distance
L1	S 00°05'39" E	145.47'
L2	S 60°48'48" E	67.11'
L3	S 89°54'21" W	100.00'
L4	N 89°38'02" W	90.00'
L5	S 00°21'58" W	20.00'
L6	S 00°05'39" E	36.28'
L7	N 21°10'42" W	28.24'
L8	N 45°08'09" E	30.74'
L9	N 89°54'21" E	20.00'
L10	S 89°53'53" W	20.00'
L11	S 89°54'00" W	4.99'
L12	S 89°53'53" W	20.00'
L13	N 89°54'00" E	20.00'
L14	N 89°54'00" E	21.79'
L15	N 89°38'02" W	67.94'
L16	S 00°05'39" E	117.77'

SUBDIVISION IMPROVEMENT AGREEMENT

Document No. _____

RECIPROCAL ACCESS EASEMENT

Document No. _____

RECIPROCAL ACCESS EASEMENT

Document No. _____

PEDESTRIAN & BICYCLE ACCESS EASEMENT

Document No. _____

EASEMENT VACATION

Document No. _____