

SURVEY REQUESTED BY OWNERS TO CREATE 2 NEW LOTS FROM 1 EXISTING LOT WITHIN A PLATTED SUBDIVISION.

OWNER: MASICH INVESTMENTS, LLC
JELS, LLC

DEED REF.: DOC. NO. 3591810

AMENDED PLAT OF LOT 4A1, BLOCK 1, OF AMENDED PLAT OF LOT 3, BLOCK 1, AND LOT 4A OF AMENDED PLAT OF LOT 4, BLOCK 1, PARKCO INDUSTRIAL SUBDIVISION

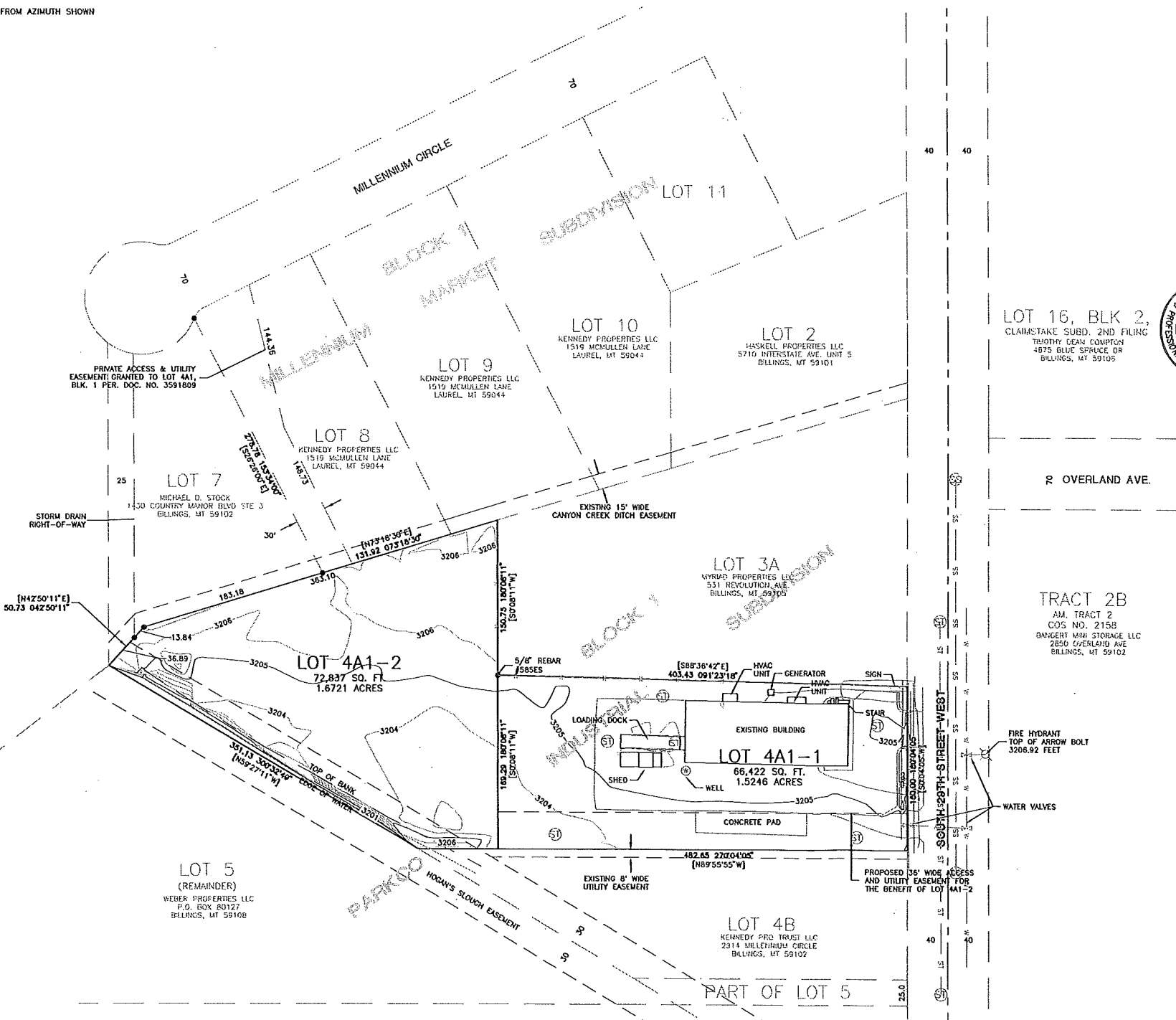
LOCATED IN THE NW 1/4, SECTION 13, T. 1 S., R. 25 E. OF P.M.M.,
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

LEGEND

- (R) RECORD DISTANCE OR AZIMUTH
- (M) MEASURED DISTANCE OR AZIMUTH
- ✚ SECTION CORNER
- ✚ SECTION QUARTER CORNER
- FOUND 5/8 INCH REBAR WITH YPC OR AS NOTED OTHERWISE

BASIS FOR AZIMUTHS FROM NORTH: THE SOUTH LINE OF LOT 4A1, BEING 270°04'05" AS SHOWN ON AMENDED PLAT OF LOT 4A1, BLOCK 1 OF AMENDED PLAT OF LOT 3, BLOCK 1, AND LOT 4A OF AMENDED PLAT OF LOT 4, BLOCK 1, PARKCO INDUSTRIAL SUBDIVISION

[N45°00'00"E] BEARING COMPUTED FROM AZIMUTH SHOWN



CERTIFICATE OF CONSENT
I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots, parcels, blocks, roads and alleys and other divisions and dedications, as shown by this plat hereunto included, the following described tract of land, to wit:

LEGAL DESCRIPTION
Lot 4A1, according to the plat thereof, on file and of record in the office of the Clerk and Recorder, Yellowstone County, Montana, and located in the Northwest Quarter of Section 13, Township 1 South, Range 25 East of P.M.M., Yellowstone County, Montana.
Area = 139,259 square feet, 3.1969 acres or 12,937.6 square meters. Subject to existing easements.

The above described tract of land is to be known and designated as Amended Plat of Lot 4A1, Block 1 of Amended Plat of Lot 3, Block 1, and Lot 4A of Amended Plat of Lot 4, Block 1, Parkco Industrial Subdivision, City of Billings, Yellowstone County, Montana.

The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, internet, cable television or other similar utility or service, the right to the joint use of an easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as "Utility Easement" to have and to hold forever.

Lot 4A1-1, as shown hereon, is exempt from review as a subdivision by the Montana Department of Environmental Quality pursuant to A.R.M. 17.36.605(2)(b) as the parcel has a previous approval issued under Title 76, chapter 4, part 1, MCA, and no facilities other than those previously approved exist or will be constructed on the parcel of land and the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130, MCA.

Lot 4A1-2, as shown hereon, is exempt from review as a subdivision by the Montana Department of Environmental Quality pursuant to A.R.M. 17.36.605(2)(a) as a parcel that has no existing facilities for water supply, wastewater disposal, storm drainage or solid waste disposal, if no new facilities will be constructed on the parcel.

CONDITIONS OF APPROVAL FOR THIS MINOR SUBDIVISION/AMENDED PLAT, LOCATED IN THE NW 1/4, OF SEC 13, T 1 S., R 25 E. OF P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA
The approval of the application for this Minor Subdivision did not contain any Conditions of Approval that would affect the text or graphics contained on this plat. I hereby certify that all conditions of subdivision application have been satisfied and the information shown is current as of the date of this certification and that changes to any land use restriction or encumbrances may be made by amendments to covenants, zoning regulation, easements, or other documents as allowed by law or by local regulations.

MASICH INVESTMENTS, INC.
JELS, LLC
Dated this _____ day of _____, 2014, by: Lorry E. Moltow, President by: Ed Hoem, Secretary-Treasurer
STATE OF MONTANA
COUNTY OF YELLOWSTONE
This instrument was signed or acknowledged before me on this _____ day of _____, 2014, by Lorry E. Moltow as president and by Ed Hoem as Secretary-Treasurer of JELS, LLC, a Montana limited liability company.
Notary Public for the State of Montana
Residing at: _____ My commission expires: _____

CERTIFICATE OF SURVEYOR
I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 9518ES, do hereby certify that between October 31, 2012 and _____, 2014, this Amended Plat was surveyed under my direct supervision and that I have platted the same as shown on the accompanying plat and as described, in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625 M.C.A., and the City of Billings Subdivision Regulations.
Dated this _____ day of _____, 2014.
Mark A. Chandler
Montana Registration No. 9518ES
STATE OF MONTANA
COUNTY OF YELLOWSTONE
On this _____ day of _____ in the year 2014, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Mark A. Chandler, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.
In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
Notary Public for the State of Montana
Residing at: _____ My commission expires: _____

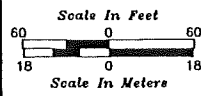
CERTIFICATE OF CITY-COUNTY HEALTH DEPT.
This plot has been reviewed and approved by the Riverstone Health Department.
Dated this _____ day of _____, 2014. By: _____
Riverstone Health Department

CERTIFICATE OF CITY ATTORNEY
This document has been reviewed by the County Attorney's office and is acceptable as to form.
Dated this _____ day of _____, 2014. Reviewed by: _____

CERTIFICATE OF COUNTY TREASURER
I hereby certify that the accompanying Certificate of Survey has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid per 76-3-207(3).
Dated this _____ day of _____, 2014. Yellowstone County Treasurer

NOTICE OF APPROVAL
STATE OF MONTANA
COUNTY OF YELLOWSTONE
This plot has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.
Dated this _____ day of _____, 2014. Yellowstone County Planning Board President
Yellowstone County Planning Board Executive Secretary

YELLOWSTONE COUNTY CLERK AND RECORDER FILING INFORMATION



DATE PREPARED: 5/1/2014

