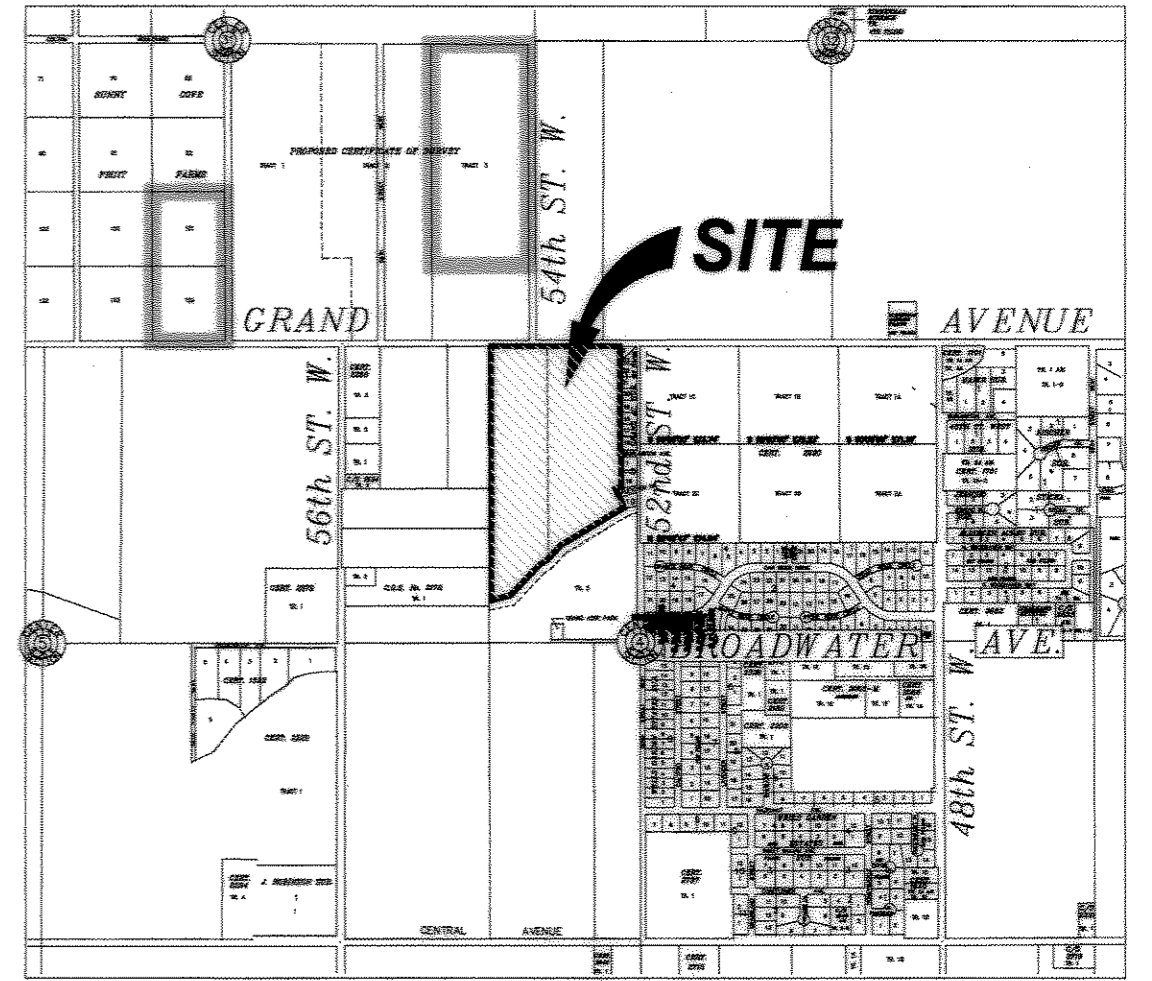


PLAT OF
VINTAGE ESTATES SUBDIVISION
 BEING TRACTS 1 AND 2 OF CERTIFICATE OF SURVEY No. 1877
 SITUATED IN THE NW 1/4 OF SECTION 4 T. 1 S. R. 25 E. P.M.M.
 YELLOWSTONE COUNTY MONTANA

PREPARED FOR : VINTAGE ESTATES LLC
 PREPARED BY : ENGINEERING INC.
 SCALE : 1" = 100'

FEBRUARY, 2005
 BILLINGS MONTANA

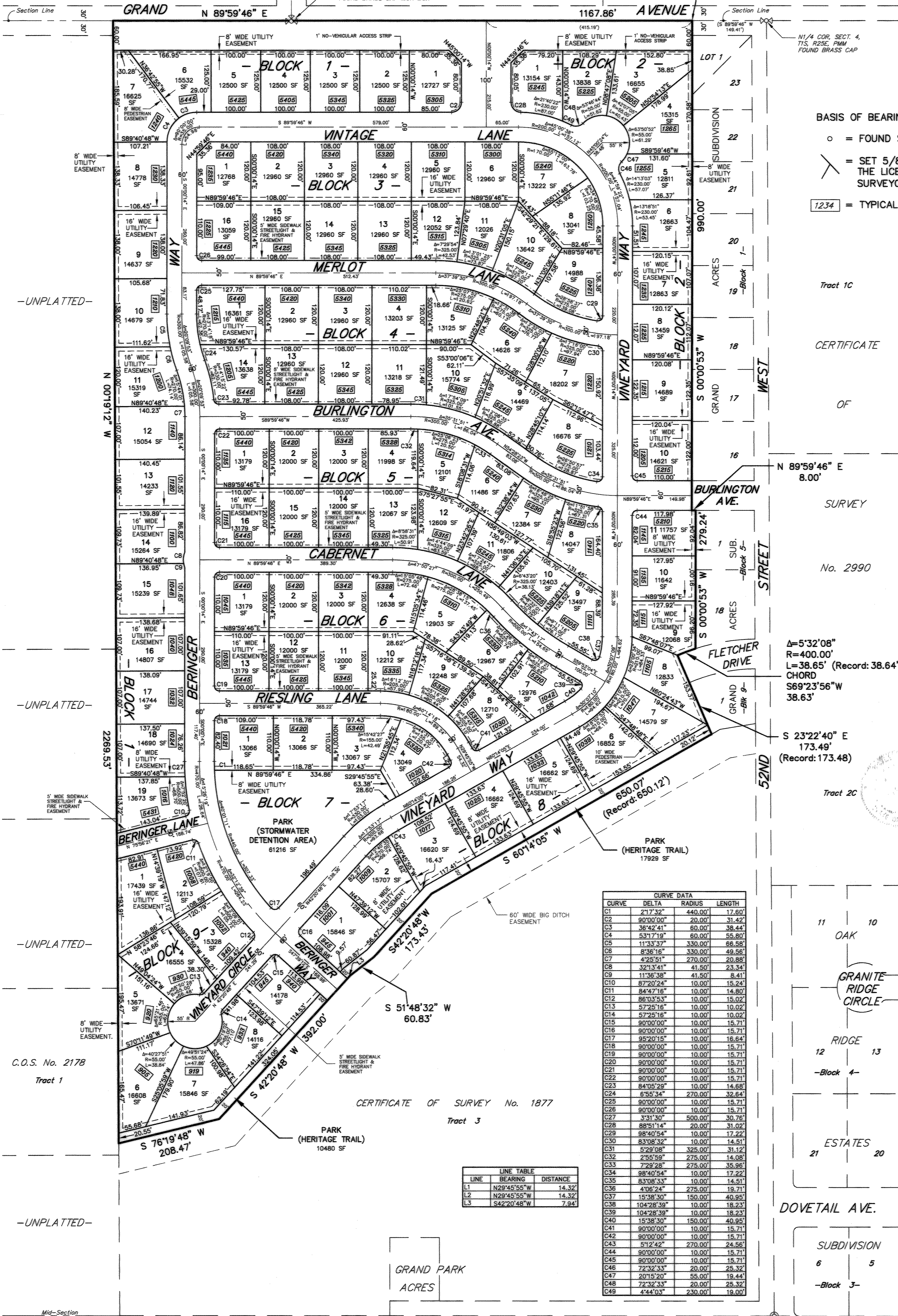


VICINITY MAP
 NOT TO SCALE

SUNNY COVE FRUIT FARMS
 AMENDED LOT 65A

-UNPLATTED-

POINT OF BEGINNING:
 S89°59'46"W 149.41' FROM THE
 N1/4 COR. SECT. 4, T1S, R25E



BASIS OF BEARING: CERTIFICATE OF SURVEY No. 1877

- = FOUND SURVEY MONUMENT AS NOTED
- ⊗ = SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "ENGINEERING INC BILLINGS MT"
- 1234 = TYPICAL STREET ADDRESS

Tract 1C

CERTIFICATE

OF

SURVEY

No. 2990

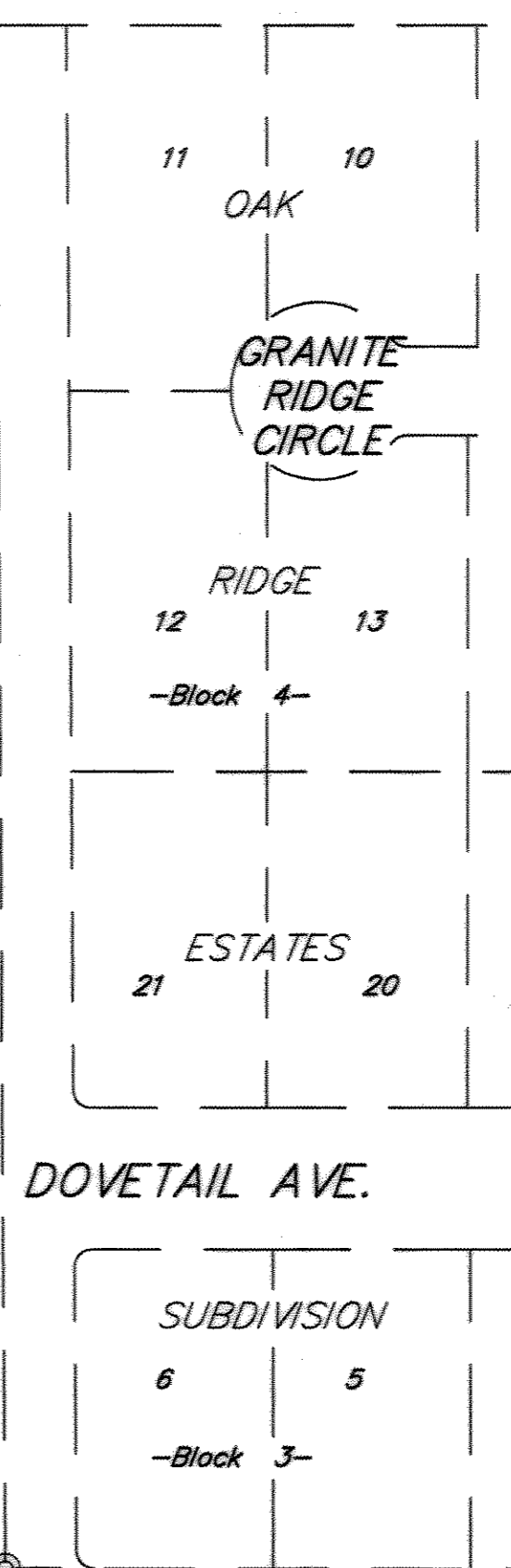
Δ=5°32'08"
 R=400.00'
 L=38.65' (Record: 38.64')
 CHORD
 S69°23'56"W
 38.63'

S 23°22'40" E
 173.49'
 (Record: 173.48)

Tract 2C

CURVE	DELTA	RADIUS	LENGTH
C1	2°17'32"	440.00'	17.60'
C2	90°00'00"	20.00'	31.42'
C3	36°42'41"	60.00'	38.44'
C4	53°17'19"	60.00'	55.80'
C5	11°33'57"	330.00'	66.58'
C6	8°36'16"	330.00'	49.56'
C7	4°25'51"	270.00'	20.88'
C8	32°13'41"	41.50'	23.34'
C9	11°36'38"	41.50'	8.41'
C10	87°20'24"	10.00'	15.24'
C11	84°27'16"	10.00'	14.80'
C12	86°03'53"	10.00'	15.02'
C13	57°25'16"	10.00'	10.02'
C14	57°25'16"	10.00'	10.02'
C15	90°00'00"	10.00'	15.71'
C16	90°00'00"	10.00'	15.71'
C17	95°20'15"	10.00'	16.64'
C18	90°00'00"	10.00'	15.71'
C19	90°00'00"	10.00'	15.71'
C20	90°00'00"	10.00'	15.71'
C21	90°00'00"	10.00'	15.71'
C22	90°00'00"	10.00'	15.71'
C23	84°55'29"	10.00'	14.68'
C24	6°55'34"	270.00'	32.64'
C25	90°00'00"	10.00'	15.71'
C26	90°00'00"	10.00'	15.71'
C27	3°31'30"	500.00'	30.76'
C28	88°51'14"	20.00'	31.02'
C29	98°40'54"	10.00'	17.22'
C30	83°38'52"	10.00'	14.51'
C31	5°29'08"	325.00'	31.12'
C32	2°55'59"	275.00'	14.08'
C33	7°28'28"	275.00'	35.96'
C34	98°40'54"	10.00'	17.22'
C35	83°38'53"	10.00'	14.51'
C36	4°52'24"	275.00'	19.71'
C37	15°38'30"	150.00'	40.95'
C38	104°28'39"	10.00'	18.23'
C39	104°28'39"	10.00'	18.23'
C40	15°38'30"	150.00'	40.95'
C41	90°00'00"	10.00'	15.71'
C42	90°00'00"	10.00'	15.71'
C43	51°12'42"	270.00'	24.56'
C44	90°00'00"	10.00'	15.71'
C45	90°00'00"	10.00'	15.71'
C46	72°32'33"	20.00'	25.32'
C47	20°15'20"	55.00'	19.44'
C48	72°32'33"	20.00'	25.32'
C49	4°44'03"	230.00'	19.00'

LINE	BEARING	DISTANCE
L1	N29°45'55"W	14.32'
L2	N29°45'55"W	14.32'
L3	S42°20'48"W	7.94'



3329141
 Page: 1 of 2
 04/15/2005 10:36:00
 Yellowstone County SP

PLAT OF
VINTAGE ESTATES SUBDIVISION
 BEING TRACTS 1 AND 2 OF CERTIFICATE OF SURVEY No. 1877
 SITUATED IN THE NW 1/4 OF SECTION 4 T. 1 S. R. 25 E. P.M.M.
 YELLOWSTONE COUNTY MONTANA

PREPARED FOR : VINTAGE ESTATES LLC
 PREPARED BY : ENGINEERING INC.

FEBRUARY, 2005
 BILLINGS MONTANA

NOTICE OF PLANNING BOARD 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.

3/18/05 Date
[Signature] President
[Signature] Executive Secretary



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 15TH day of MARCH 2005.

[Signature] 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.

[Signature] Examining Land Surveyor 3-15-05 Date

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b) M.C.A.

Date April 14, 2005

Yellowstone County Treasurer
 BY: [Signature] Deputy

CERTIFICATE OF CITY ATTORNEY

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

Date: 4-1-05
 Reviewed by: [Signature]

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
) :ss
 County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT VINTAGE 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 14TH day of April 2005.

CITY OF BILLINGS MONTANA
 By: [Signature] Mayor
 Attest: [Signature] City Clerk



CERTIFICATE OF DEDICATION

STATE OF MONTANA)
) :ss
 County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That VINTAGE ESTATES, LLC 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 NW1/4 of Section 4, T. 1 S., R. 25 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Beginning at a point which bears S 89°59'46" W a distance of 149.41 feet from the NW1/4 Corner said Section 4; thence S 00°00'53" W a distance of 990.00 feet; thence N 89°59'46" E a distance of 8.00 feet; thence S 00°00'53" W a distance of 279.24 feet; thence along a non-tangent curve to the right with a radius of 400.00 feet a distance of 38.64 feet (chord bearing S 69°23'56" W chord length 38.63 feet); thence S 23°22'40" E a distance of 173.49; thence S 60°14'05" W a distance of 650.07 feet; thence S 42°20'48" W a distance of 173.43 feet; thence S 51°48'32" W a distance of 60.83 feet; thence S 42°20'48" W a distance of 392.00 feet; thence S 76°19'48" W a distance of 208.47 feet; thence N 00°19'12" W a distance of 2269.53 feet; thence N 89°59'46" E a distance of 1167.86 feet to the point of beginning

Pursuant to Section 76-3-621(3)(a), M.C.A., the park requirement for this subdivision has been met by a combination of land dedication and cash donation in the amount of \$ 47,329.97.

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 VINTAGE ESTATES SUBDIVISION, and the lands included in all streets, avenues, and parks as shown on the annexed plat are hereby granted and donated to the use of the public forever.

VINTAGE ESTATES, LLC
 By: [Signature]
 Title: Member

By: [Signature]
 Title: Member

STATE OF MONTANA)
) :ss
 County of Yellowstone)

On this 14TH day of MARCH, 2005, before me the undersigned Notary Public for the State of Montana personally appeared [Signatures] and [Signatures] known to me to be the persons who signed the foregoing instrument as [Signatures] and [Signatures] of VINTAGE ESTATES, LLC and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

[Signature]
 Notary Public in and for the State of Montana
 Printed Name Karen House
 Residing at Billings
 My commission expires 11-2-2007

CONSENT TO PLATTING

The undersigned hereby consents to the platting of the tract of land herein described and included in a mortgage to the undersigned, and hereby release and reconvey from said mortgage all portions of the tract dedicated to the public.

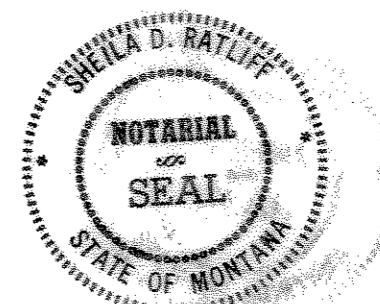
IN WITNESS WHEREOF, the undersigned has caused this consent and release to be executed and acknowledged. This consent is made pursuant to Section 76-3-612(1), M.C.A.

First Interstate Bank
 By: [Signature]
 Title: Vice President

STATE OF MONTANA)
) :ss
 County of Yellowstone)

On this 14TH day of MARCH, 2005, before me, a Notary Public in and for the State of Montana, personally appeared [Signature], known to me to be the person who signed the forgoing instrument as [Signature] of First Interstate Bank, and who acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

[Signature]
 Notary Public in and for the State of Montana
 Printed Name Sheila D. Kattus
 Residing at Billings
 My commission expires 1-03-15-2008



CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
) :ss
 County of Yellowstone)

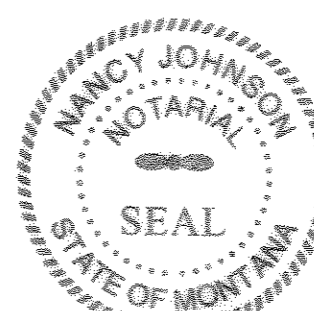
The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of February, 2005, a survey was performed under his supervision of a tract of land to be known as VINTAGE ESTATES SUBDIVISION, in accordance with the request of the owner thereof and in 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 thereon and that the gross area is 2,171,603 acres and the net area is 1,532,477 acres.

ENGINEERING, INC.
 By: [Signature]
 Montana Registration No. 8377-S



Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this 14TH day of March, 2005.

[Signature]
 Notary Public in and for the State of Montana
 Printed Name Nancy Johnson
 Residing at Billings, Montana
 My commission expires 9 Sep 2008



SUBDIVISION IMPROVEMENT AGREEMENT

Document No. 3329142
 Restrictions on Transfers - 3329143

