# AMENDED PLAT OF LOT 1, BLOCK 1,
# GEYSER PARK SUBDIVISION

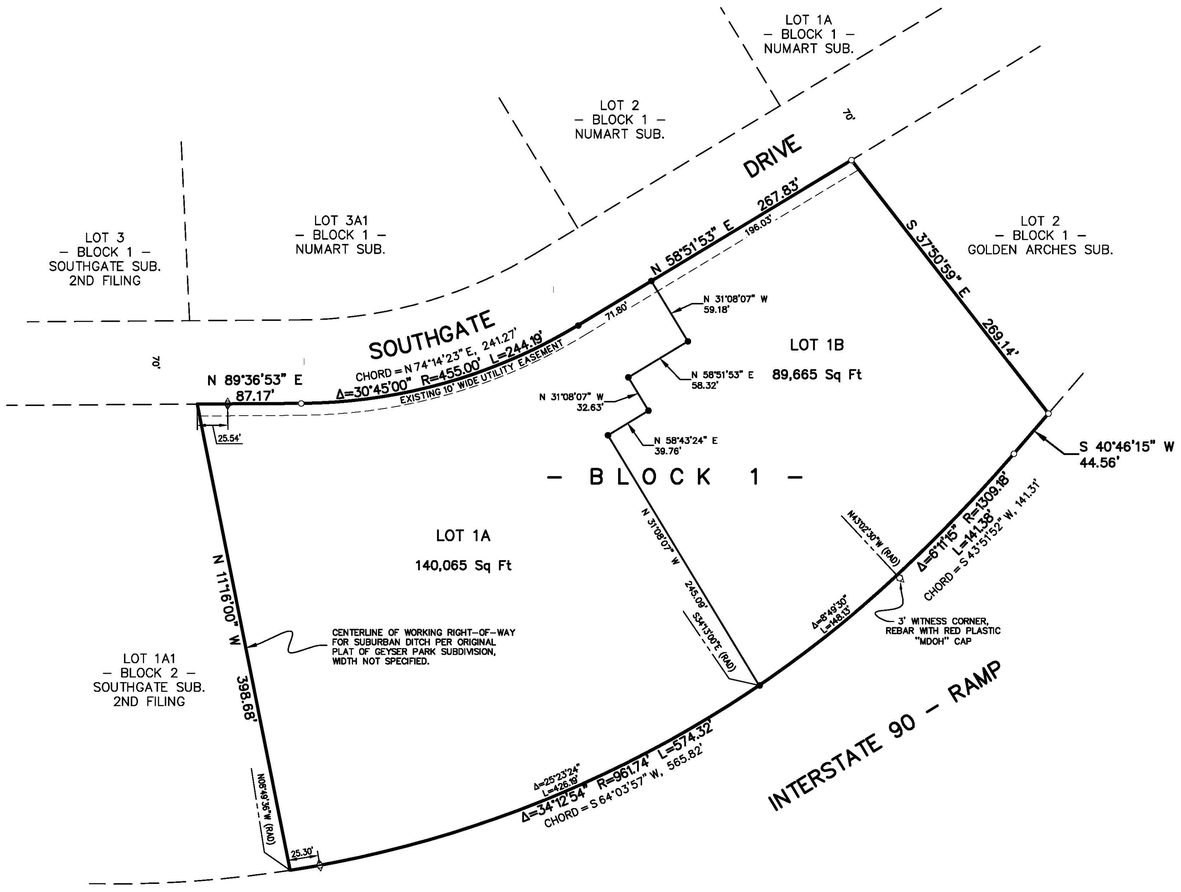
## SITUATED IN THE NE 1/4 SECTION 17, T. 1 S., R. 26 E., P.M.M.
## IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

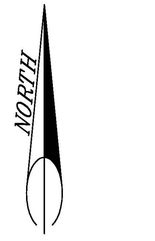
PREPARED FOR : JOHN WILLIAMSON

PREPARED BY : SANDERSON STEWART

JUNE 2014

BILLINGS, MONTANA




60 30 0 60 120

SCALE: 1" = 60'

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 1.00000321 THE CONVERGENCE ANGLE AT THE NORTHEAST CORNER OF THIS AMENDED PLAT = –0°05'14"

- ○ FOUND CORNER MONUMENT, 5/8" REBAR WITH "ATLAS" CAP.
- ◊ FOUND WITNESS CORNER, 5/8" REBAR WITH "ENGINEERING INC" CAP, OR AS NOTED.
- □ FOUND CENTERLINE MONUMENT, BRASS CAP IN MONUMENT BOX.
- ● SET 5/8" x 18' REBAR AND CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".

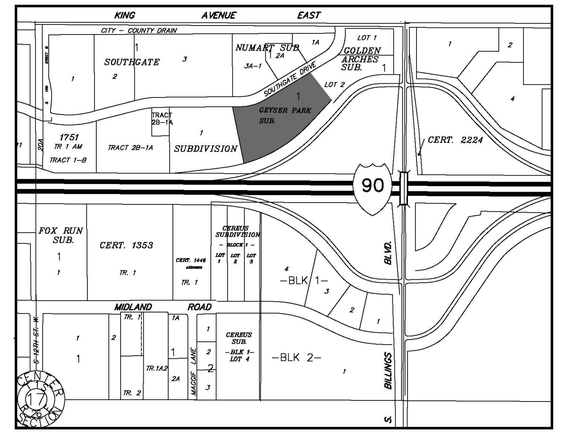
### NOTICE OF APPROVAL

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 _____




## VICINITY MAP

NOT TO SCALE

### CERTIFICATE OF SURVEYOR

STATE OF MONTANA )
:ss
County of Yellowstone )

The undersigned, a Montana Registered Land Surveyor declares that during the month of June 2014, a survey was performed under his supervision of a tract of land to be known as AMENDED LOT 1, BLOCK 1, GEYSER PARK 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 and the net area is 229,729 square feet.

SANDERSON STEWART

By: _____
Peter B. Knapp

Montana Registration No. 8377–S

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 _____, 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 AMENDED PLAT OF LOT 1, BLOCK 1, GEYSER PARK 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

RESERVED FOR CLERK AND RECORDER

### CONSENT TO PLATTING

Document No. _____

### SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____

### CERTIFICATE OF DEDICATION

STATE OF MONTANA )
:ss
County of Yellowstone )

KNOW ALL MEN BY THESE PRESENTS: That John Williamson and Rebecca Williamson, the owners of the following described tract of land, do hereby certify that they have 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 17, T. 1 S., 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 1 in Block 1 of Geyser Park Subdivision, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 1787601, containing a gross area of 229,729 square feet and a net area of 229,729 square feet.

Pursuant to 76–3–621(3)(b) M.C.A. and City of Billings Subdivision Regulations 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 AMENDED LOT 1, BLOCK 1, GEYSER PARK SUBDIVISION, there is no public land dedication with this plat.

_____ _____
John Williamson Rebecca Williamson

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 John Williamson and Rebecca Williamson, known to me to be the persons who signed the foregoing instrument and who acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

_____
Signature of Notary