

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

OWNER: MASICH INVESTMENTS, INC. JELS, LLC

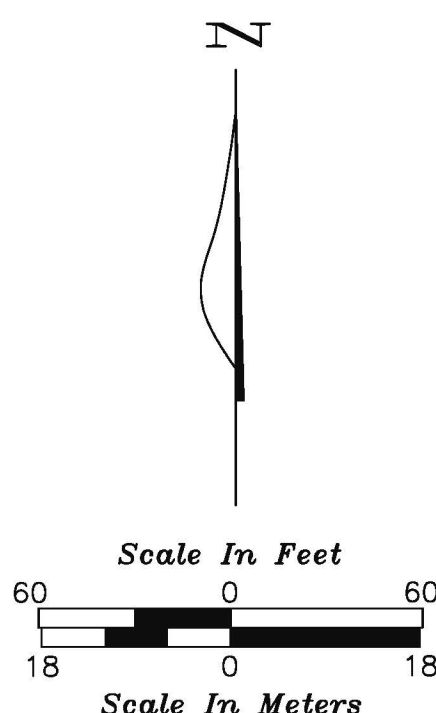
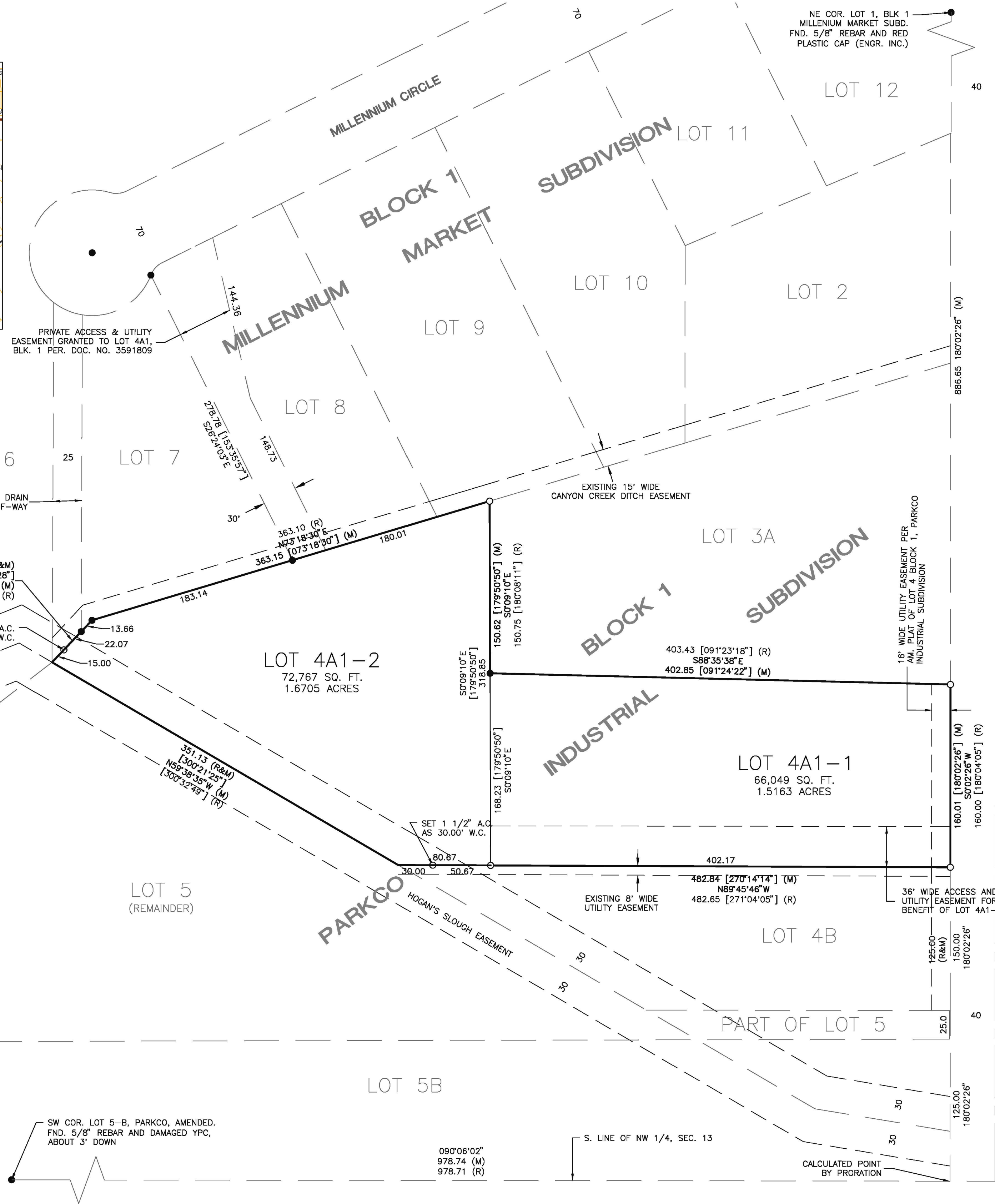
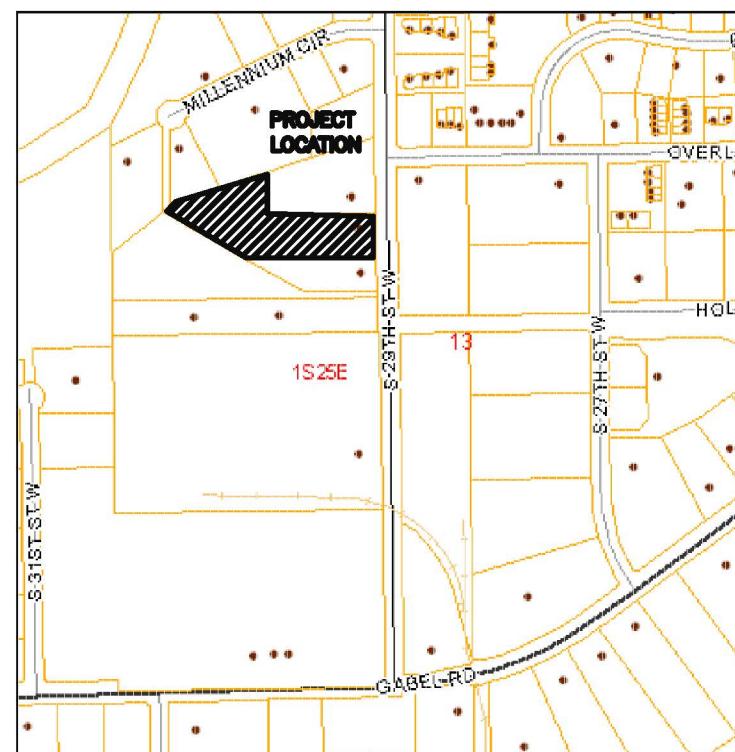
DEED REF.: DOC. NOS. 3591810, 3077295, 3408389, 3408390

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 SET 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED (C&H #9518ES)

BASIS FOR AZIMUTHS FROM NORTH: THE MOST NORTHERLY LINE OF LOT 4A1, BEING 073°18'30" AS SHOWN ON AMENDED PLAT OF LOT 3, BLOCK 1, AND LOT 4A OF AMENDED PLAT OF LOT 4, BLOCK 1, PARKCO INDUSTRIAL SUBDIVISION

[045°00'00"] AZIMUTH COMPUTED FROM BEARING SHOWN



CONSENT OF MORTGAGEE(S)

We, the undersigned mortgagees or encumbrancers, do hereby join in and consent to the described plat, releasing our respective liens, claims or encumbrances as to any portion of said lands now being platted into streets, avenues, parks or other public uses which are dedicated to the City of Billings for the public use and enjoyment.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

STATE OF MONTANA COUNTY OF YELLOWSTONE

This instrument was signed or acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by: \_\_\_\_\_ as \_\_\_\_\_ of Stockman Bank.

Natary Public for the State of Montana Printed Name: \_\_\_\_\_ Residing at: \_\_\_\_\_ My commission expires: \_\_\_\_\_

Stockman Bank \_\_\_\_\_ (signature) \_\_\_\_\_ (printed name) its \_\_\_\_\_

CERTIFICATE OF DEDICATION

We, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots, and blocks as shown by this plat hereunto included, the following described tract of land, to wit:

LEGAL DESCRIPTION

LOT 4A1, AMENDED PLAT OF LOT 3, BLOCK 1, AND LOT 4A OF AMENDED PLAT OF LOT 4, BLOCK 1, PARKCO INDUSTRIAL SUBDIVISION, according to the plat thereof on file and of record in the office of the Clerk and Recorder, Yellowstone County, Montana, as Document No. 3075286, and located in the Northwest Quarter of Section 13, Township 1 South, Range 25 East of P.M.M., Yellowstone County, Montana.

Area = 138,816 square feet, 3.1868 acres or 12,896.4 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) a parcel that has a previous approval issued under Title 76, chapter 4, part 1, MCA, if (i) no facilities other than those previously approved exist or will be constructed on the parcel of land and (ii) 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) a parcel that has no 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 regulations, easements, or other documents as allowed by law or by local regulations.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014. MARSICH INVESTMENTS, INC., f/k/a BILLINGS PRECAST ENTERPRISES, INC. by: Daniel N. Marsich, Jr., President This instrument was signed or acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Daniel N. Marsich, Jr., as president of Marsich Investments, Inc. formerly known as Billings Precast Enterprises, Inc. Residing at: \_\_\_\_\_ Notary Public for the State of Montana Printed Name: \_\_\_\_\_ My commission expires: \_\_\_\_\_ JELS, LLC Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014. by: Larry E. Mathew, President by: Ed Hoem, Secretary-Treasurer This instrument was signed or acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Larry E. Mathew as president and by Ed Hoem as Secretary-Treasurer of JELS, LLC, a Montana limited liability company. Residing at: \_\_\_\_\_ Notary Public for the State of Montana Printed Name: \_\_\_\_\_ 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 July \_\_\_\_\_, 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

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: \_\_\_\_\_ ERRORS AND OMISSIONS REVIEW I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in the 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. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014. By: \_\_\_\_\_ Examining Land Surveyor

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. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014. President \_\_\_\_\_ Executive Secretary \_\_\_\_\_

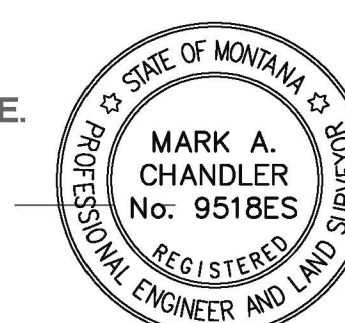
CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA COUNTY OF YELLOWSTONE We hereby certify that we have examined and foregoing 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, 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 Attest: \_\_\_\_\_ City Clerk

CERTIFICATE OF COUNTY TREASURER

I hereby certify that the accompanying Amended Plat 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 76-3-611(1)(b). Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014. Yellowstone County Treasurer

YELLOWSTONE COUNTY CLERK AND RECORDER FILING INFORMATION



TRACT 2B COS 2158 AM. TRACT 2

SOUTH 29TH STREET WEST

C 1/4 COR. SEC. 13 & SE COR. TR. 2A COS 2158 AM FND. BRASS CAP IN CONC. NO MARKINGS TRACT 2A COS 2158, AM. TRACT 2 339.53 (R) 339.54 (M) 090°06'02"