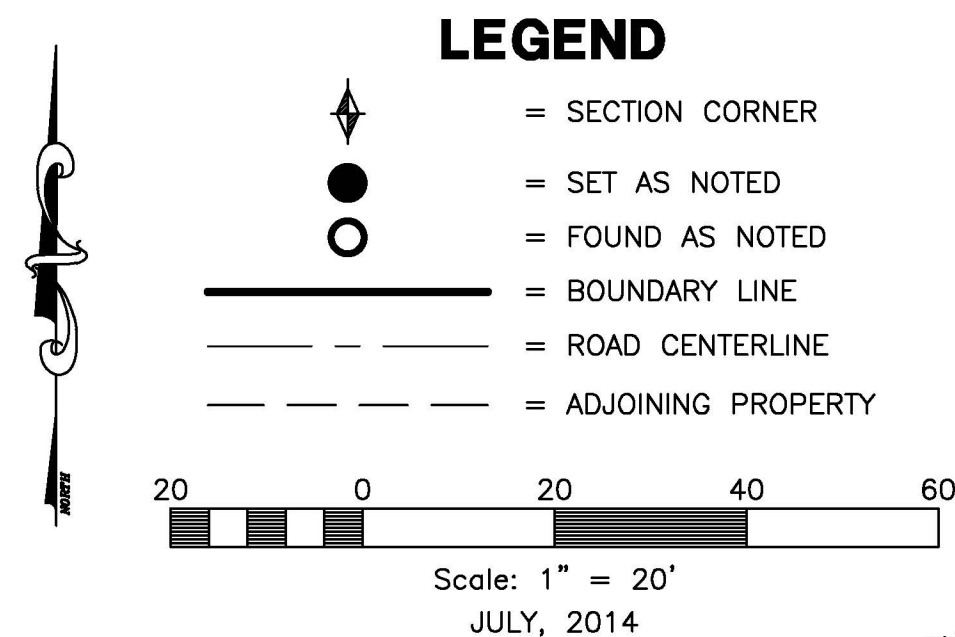


PLAT OF BILLINGS WADSWORTH SUBDIVISION

BEING LOT 15A-1 OF AMENDED LOTS 13A AND 15A, BLOCK 2, SUNSET SUBDIVISION SECOND FILING
LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 26 EAST, PRINCIPAL MERIDIAN MONTANA, U.S. SURVEY
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

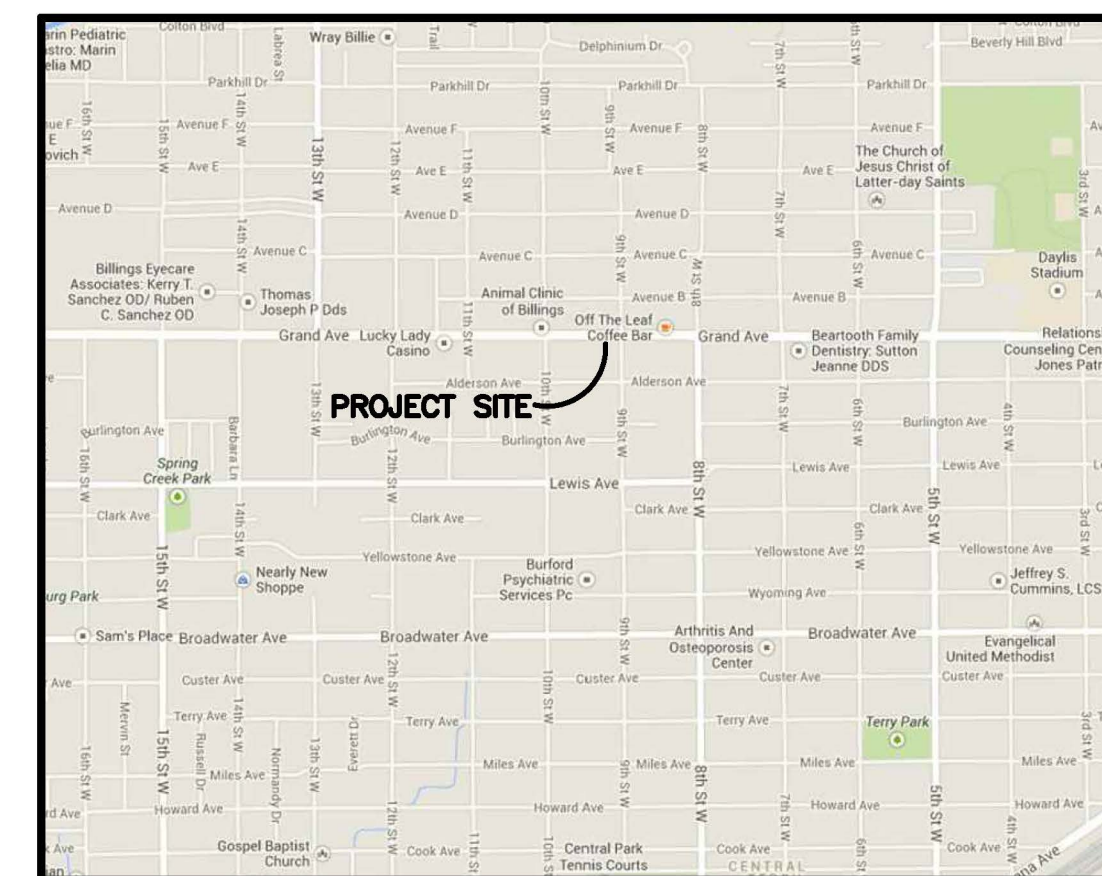


DEVELOPER

KIP WADSWORTH
WADSWORTH DEVELOPMENT GROUP
166 EAST 14000 SOUTH
DRAPER, UTAH 84020
PH: (801) 748-4088

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SOUTH LINE OF LOT 15A-1 BETWEEN A FOUND YELLOW REBAR AND CAP AT THE SOUTHEAST CORNER AND A FOUND REBAR AT THE SOUTHWEST CORNER OF SAID LOT 15A-1. SHOWN HEREON AS S89°40'14"W.



VICINITY MAP

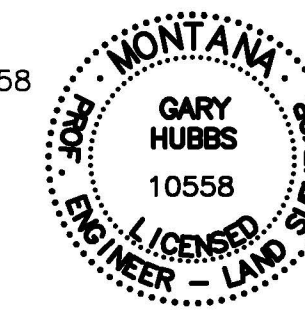
NOT TO SCALE

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A MONTANA REGISTERED LAND SURVEYOR BEING FIRST DULY SWORN, DEPOSES AND SAYS THAT DURING THE MONTH OF JULY, 2014, A SURVEY WAS PERFORMED UNDER MY SUPERVISION OF A TRACT OF LAND TO BE KNOWN AS **BILLINGS WADSWORTH SUBDIVISION** IN ACCORDANCE WITH THE REQUEST OF THE OWNER THEREOF AND IN CONFORMANCE WITH 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 AND NET AREA IS 0.802 ACRES

GARY HUBBS, MONTANA REGISTRATION NO. 10558

DATE



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(1)(B)/76-3-207(3) M.C.A.

DATE

YELLOWSTONE COUNTY TREASURER

BY:

DEPUTY

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

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.M 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 _____, 2014

CITY ENGINEER'S OFFICE

CERTIFICATE OF CITY COUNCIL APPROVAL

WE HEREBY CERTIFY THAT WE HAVE EXAMINED THE ANNEXED AND FOREGOING PLAT OF BILLINGS WADSWORTH 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, I HAVE EXECUTED THIS CERTIFICATE OF APPROVAL THIS ____ DAY OF _____, 2014

CITY OF BILLINGS MONTANA

BY:

MAYOR

ATTEST:

CITY CLERK

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS: THAT WADSWORTH DEVELOPMENT GROUP, THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND, DOES HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED, SUBDIVIDED, AND PLATTED INTO LOTS AS SHOWN ON THIS PLAT, SAID TRACT BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 26 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 15A-1 OF THE AMENDED PLAT OF AMENDED LOTS 13A AND 15A, BLOCK 2, SUNSET SUBDIVISION SECOND FILING, IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY UNDER DOCUMENT NO. 3348803

SAID TRACT TO BE KNOWN AND DESIGNATED AS **BILLINGS WADSWORTH SUBDIVISION**.

BY: _____
KIP WADSWORTH

STATE OF _____)SS.
COUNTY OF _____)

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME HE IS _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____

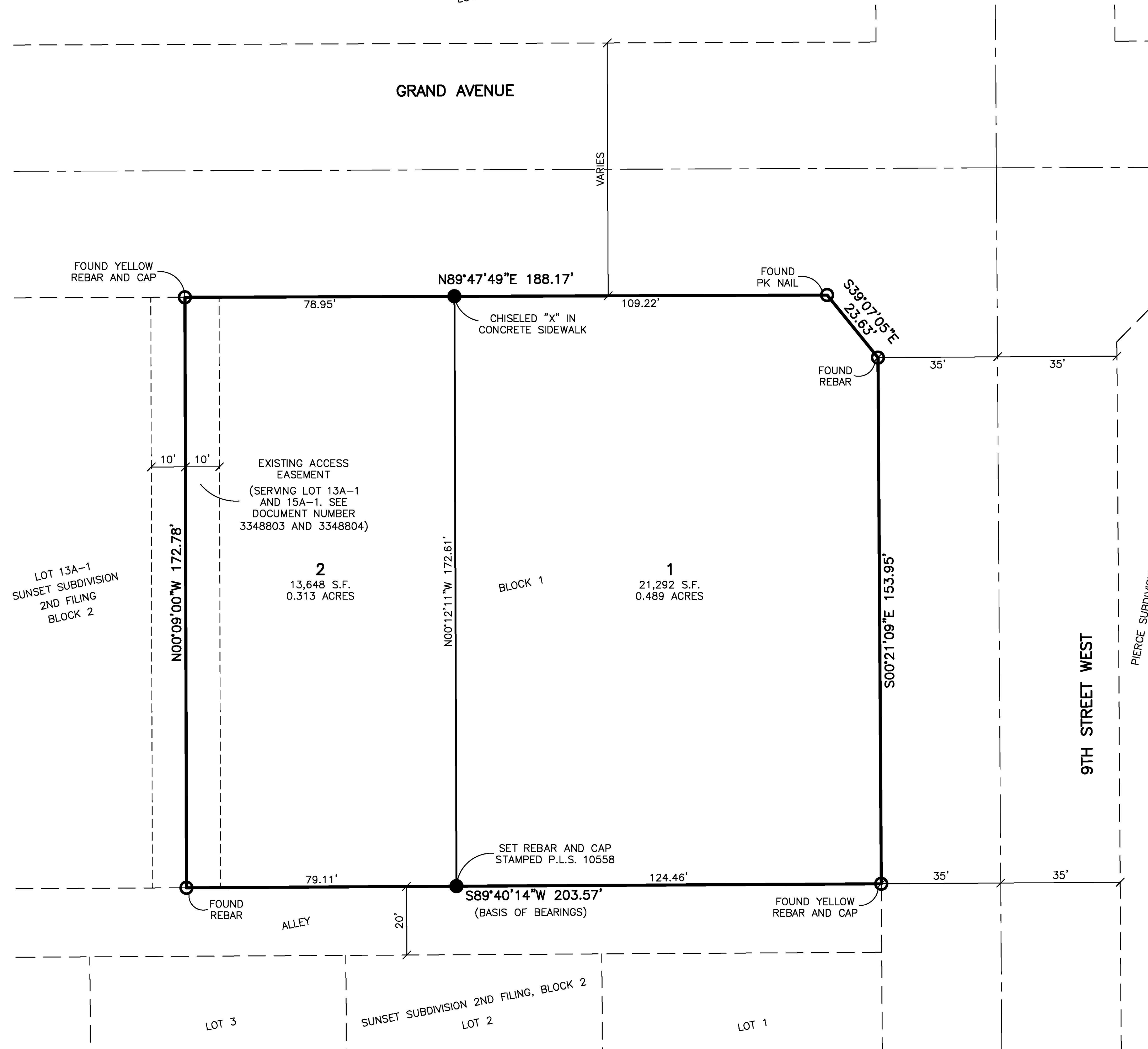
NOTARY PUBLIC

ERRORS AND OMISSIONS REVIEW

I HEREBY CERTIFY THAT I HAVE EXAMINED **BILLINGS WADSWORTH SUBDIVISION** 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.

IN WITNESS WHEREOF, I HAVE EXECUTED THIS CERTIFICATE OF APPROVAL THIS ____ DAY OF _____, 2014.

EXAMINING LAND SURVEYOR



Reeve & Associates, Inc.
520 CHAMBERS STREET SUITE 14
BILLINGS MONTANA 59101
TEL: (406) 651-1111 FAX: (406) 651-1112
WWW.REEVE-ASSOCIATES.COM

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

BILLINGS WADSWORTH SUBDIVISION
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

FINAL PLAT

Project Info.

Surveyor:	G. HUBBS
Designer:	N. ANDERSON
Begin Date:	06-16-14
Name:	BILLINGS WADSWORTH SUBDIVISION
Scale:	1"=20'
Checked:	
Number:	6255-06

Sheet	1
1	Sheets