

PLAT OF
POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING
 BEING LOT 3A, BLOCK 1, OF AMENDED PLAT OF LOTS 3 AND 4, BLOCK 1, POPELKA COMMERCE CENTER SUBDIVISION,
 SITUATED IN THE SE1/4 OF SECTION 8, T. 1 S., R. 26 E., P.M.M.,
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : POPELKA ENTERPRISES, LLC.

JUNE, 2014

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
 County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT OF POPELKA COMMERCIAL CENTER SUBDIVISION, SECOND FILING, 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 23rd day of July, 2014.

CITY OF BILLINGS, MONTANA

By: Thomas W. Beal
 Mayor

Attest: Cari Martin
 City Clerk



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.

[Signature] Date: _____ 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 16th day of July, 2014.

[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 plots of the City of Billings already platted as nearly as circumstances will permit.

[Signature] Date: 07/15/2014
 Examining Land Surveyor



CERTIFICATE OF DEDICATION

STATE OF MONTANA)
 County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned 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 SE1/4 of Section 8, 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 3A, Block 1 of Amended Plat of Lots 3 and 4, Block 1, Popelka Commercial Center Subdivision, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3328536.

There is no park requirement for this commercial 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 POPELKA COMMERCIAL CENTER SUBDIVISION, SECOND FILING, and the lands included in all streets, avenues, and parks as shown on the annexed plat are hereby granted and conveyed to the use of the public forever.

POPELKA ENTERPRISES, LLC.

By: Robert J. Penner
 Title: Managing Member

By: Adrienne D. Spitzer
 Title: Managing Member

STATE OF MONTANA)
 County of Yellowstone)

On this 18 day of July, 2014, before me, the undersigned Notary Public for the State of Montana, personally appeared Robert J. Penner and Adrienne D. Spitzer, known to me to be the persons who signed the foregoing instrument as Managing Member and Managing Member of POPELKA ENTERPRISES, 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

CERTIFICATE OF CITY ATTORNEY

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

Date: 7-23-14

Reviewed by: [Signature]

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-811(i)(b) / 76-3-207(3), M.C.A.

Date: July 30, 2014
 Yellowstone County Clerk

By: [Signature]

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
 County of Yellowstone)

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of March, 2014, a survey was performed under his supervision of a tract of land to be known as POPELKA COMMERCIAL CENTER SUBDIVISION, SECOND FILING, 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 11,720 acres.

SANDERSON STEWART

By: [Signature]
 Montana License No. 18722-08
 Date: July 10, 2014



SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. 3713011

PERPETUAL ACCESS EASEMENT

Document No. 3713012

SP 3713010
 07/01/2014 02:46:00 PM
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