

PLAT OF
PRICE SUBDIVISION
 BEING THE REMAINDER OF TRACT 1 OF CERTIFICATE OF SURVEY No. 3030,
 SITUATED IN THE SE1/4 & SW1/4 OF SECTION 19,
 T. 1 N., R. 25 E., P.M.M.,
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : LJ PRICE

JULY, 2014

PREPARED BY : **SANDERSON STEWART**

BILLINGS, MONTANA

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 plat of PRICE 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

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____

EASEMENT

Document No. _____

RESERVED FOR CLERK AND RECORDER

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
) :ss
 County of Yellowstone)

The undersigned, a Montana Registered Land Surveyor declares that during the month of July 2014, a survey was performed under his supervision of a tract of land to be known as PRICE 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 is 166.2482 acres the net area is 166.2482 acres.

SANDERSON STEWART

By: _____

Montana Registration No. _____

Date: _____

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., 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 DEDICATION

STATE OF MONTANA)
) :ss
 County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That Larry Price and Amy Price, 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 SE1/4 and the SW1/4 of Section 19, T. 1 N., R. 25 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Beginning at a point which is the southeast corner of Section 19, T. 1 N., R. 25 E., P.M.M.; thence, from said Point of Beginning, along the south line of said Section 19, N 89°16'49" W a distance of 2678.79 feet to the S1/4 corner of said Section 19; thence, continuing along said south section line, S 88°56'13" W a distance of 149.96 feet to the southeast corner of Lot 14 in Block 12 of Ironwood Estates Subdivision, 2nd Filing; thence, along the east line of Ironwood Estates Subdivision, 2nd Filing and Ironwood Estates Subdivision, 1st Filing, N 00°39'28" E a distance of 2174.76 feet to the northeast corner of Lot 72 in Block 1 of said Ironwood Estates Subdivision, 1st Filing, said corner also being on the south line of Lot 71A of the Amended Plat of Lot 71, Block 1 of Ironwood Estates Subdivision, 1st Filing; thence along said south line, S 89°18'34" E a distance of 28.23 feet to the southeast corner of said Lot 71A; thence along the east line of said Lot 71A, N 00°39'28" E a distance of 216.48 feet to the northeast corner of said Lot 71A; thence along the north line of said Lot 71A, N 89°18'34" W a distance of 28.23 feet to the southeast corner of Lot 70 said Block 1 of Ironwood Estates Subdivision, 1st Filing; thence along the east line of said Lot 70, N 00°39'28" E a distance of 219.40 feet to the northeast corner of said Lot 70, said corner also being on the east-west midsection line of said Section 19; thence, along said midsection line, N 89°26'24" E a distance of 150.75 feet to the C1/4 corner of said Section 19; thence, continuing along said east-west midsection line, N 89°27'11" E a distance of 2716.77 feet to the E1/4 corner of said Section 19; thence, along the east line of said Section 19; S 01°28'39" W a distance of 1226.45 feet to the northeast corner of Tract A, Certificate of Survey No. 3030, First Amendment; thence along the north, east, west and south lines of said Tract A and Tract B, Certificate of Survey No. 3030, Second Amendment the following fourteen (14) courses and distances;

N 80°13'02" W a distance of 195.30 feet;
 N 00°00'56" E a distance of 162.95 feet;
 N 89°56'22" W a distance of 129.86 feet;
 N 00°02'43" E a distance of 250.07 feet;
 N 89°54'04" W a distance of 514.62 feet;
 N 59°19'04" W a distance of 154.40 feet;
 S 70°44'36" W a distance of 39.40 feet;
 S 59°19'34" E a distance of 165.75 feet;
 S 00°04'10" W a distance of 181.69 feet;
 S 89°58'43" W a distance of 45.00 feet;
 S 00°00'28" E a distance of 129.59 feet;
 N 89°58'34" E a distance of 353.62 feet;
 S 41°57'08" E a distance of 235.02 feet;
 S 89°57'34" E a distance of 397.08 feet to the southeast corner of said Tract A, said corner being on said east line of said Section 19; thence, along said east section line, S 01°28'39" W a distance of 1385.14 feet to said Point of Beginning; said described tract having a gross and net area of 166.2482 acres.

Pursuant to 76-3-621(3)(a) M.C.A. and City of Billings Subdivision Regulations, there is no park requirement for parcels larger than 5 acres.

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 PRICE SUBDIVISION; there is no public land dedication with this plat.

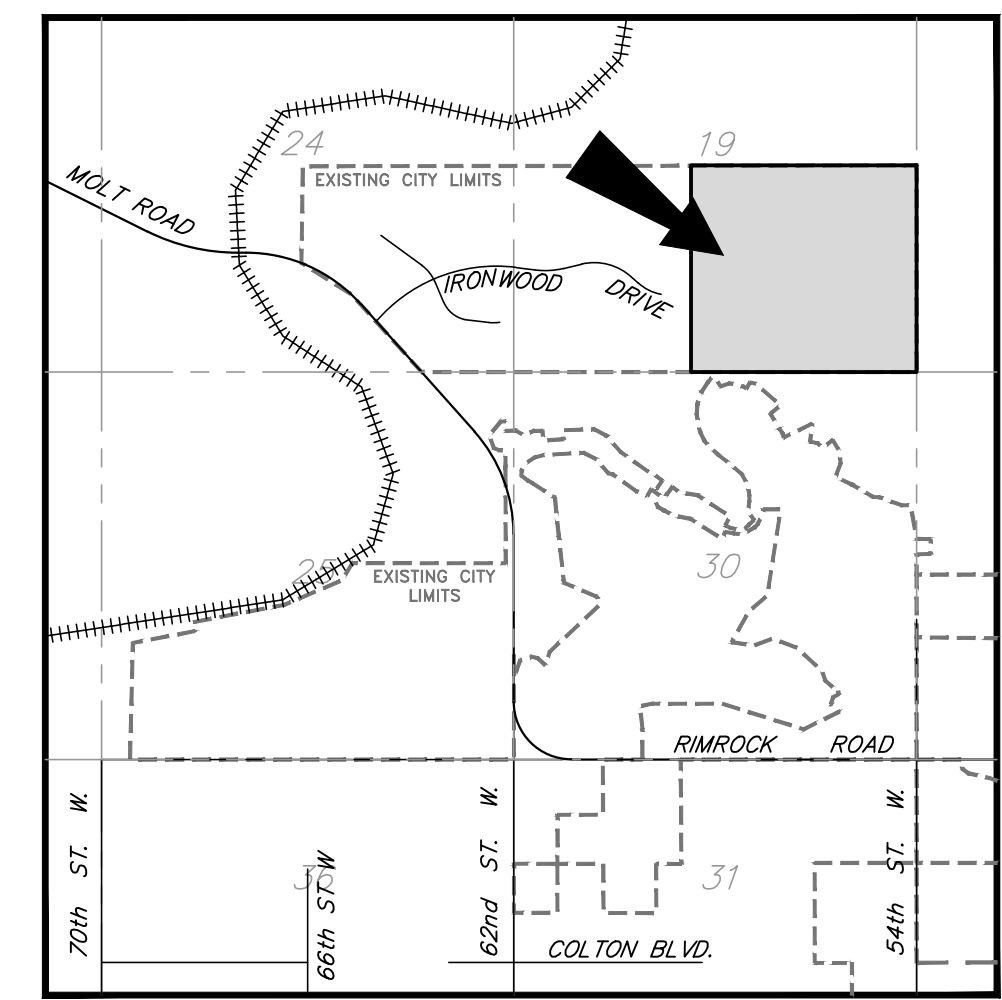
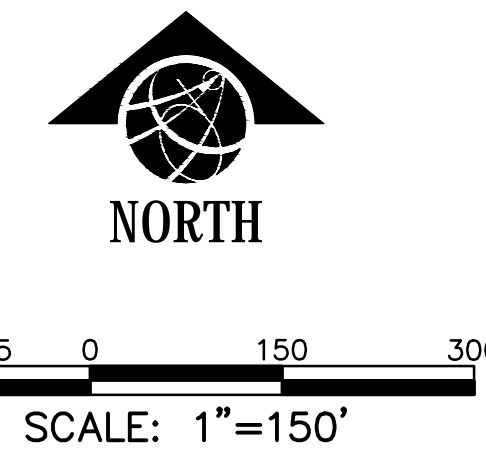
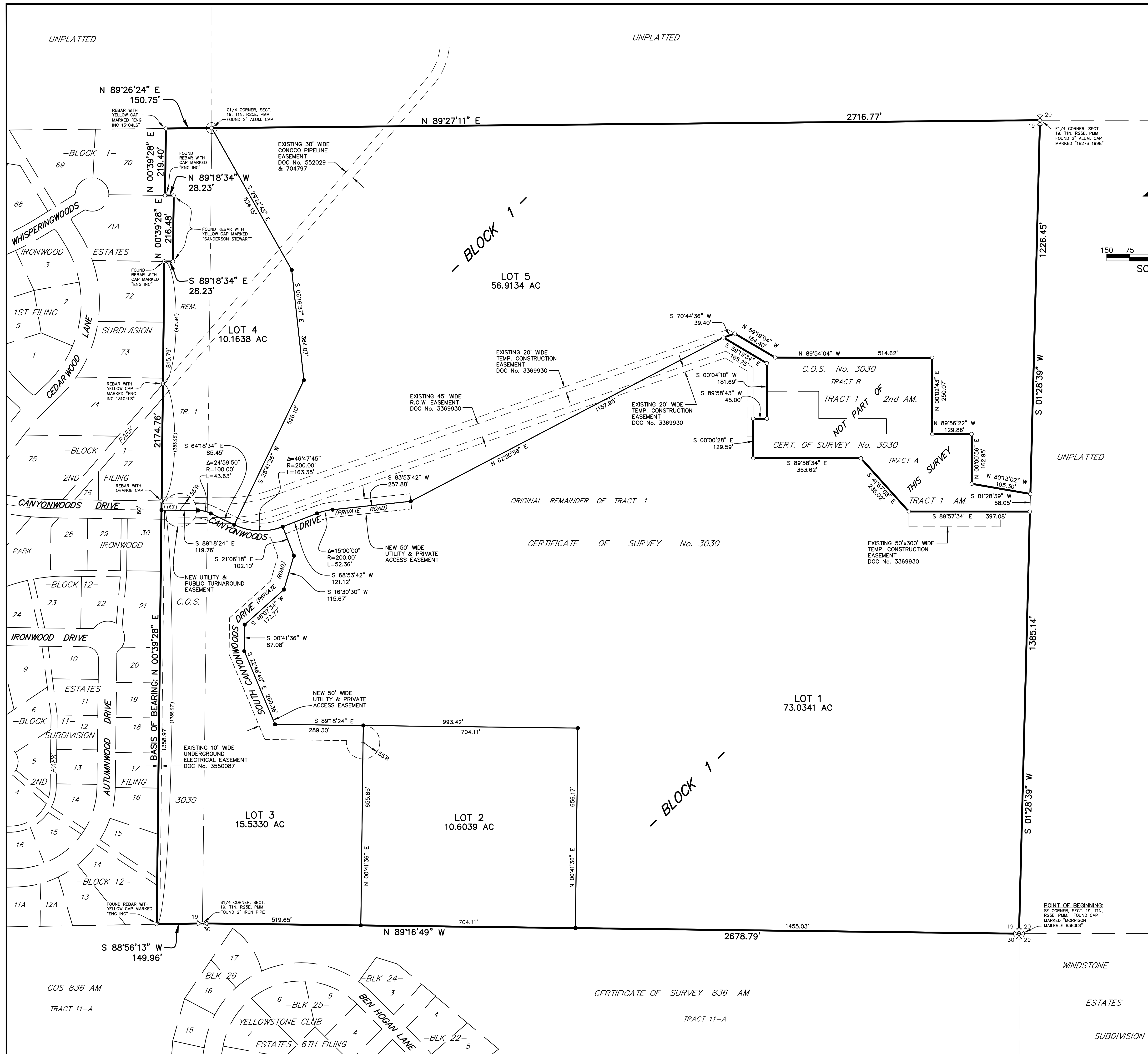
 Larry Price _____
 Amy Price

STATE OF _____)
) :ss
 County of _____)

On this ____ day of _____, 20__, before me, the undersigned Notary Public for the State of _____, personally appeared Larry Price and Amy Price, 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 Public for the
 State of _____
 Residing at: _____
 My commission expires: _____

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CERTIFICATE OF SURVEY No. 3030,
SITUATED IN THE SE1/4 & SW1/4 OF
SECT. 19, T. 1 N., R. 25 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE
COUNTY, MONTANA

PREPARED FOR : LJ PRICE
JULY, 2014
PREPARED BY : SANDERSON STEWART BILLINGS, MONTANA

- BASIS OF BEARINGS: PLAT OF IRONWOOD ESTATES SUBDIVISION, SECOND FILING
- FOUND SURVEY MONUMENT, 2" ALUM. CAP MARKED "MORRISON MAILERLE", OR AS NOTED.
 - SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".

RESERVED FOR CLERK AND RECORDER

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