

CERTIFICATE OF SURVEY No.

BEING TRACT 1A OF AMENDED TRACT 1 OF CERTIFICATE OF SURVEY NO. 2017 (LESS MARISELA SUBDIVISION & HIGH SIERRA SUBDIVISION), SITUATED IN THE S1/2SE1/4 OF SECTION 8, THE S1/2SW1/4 OF SECTION 9, AND THE N1/2 OF SECTION 17, T. 1 N., R. 26 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.

NOVEMBER, 2014

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

UNPLATTED

UNPLATTED

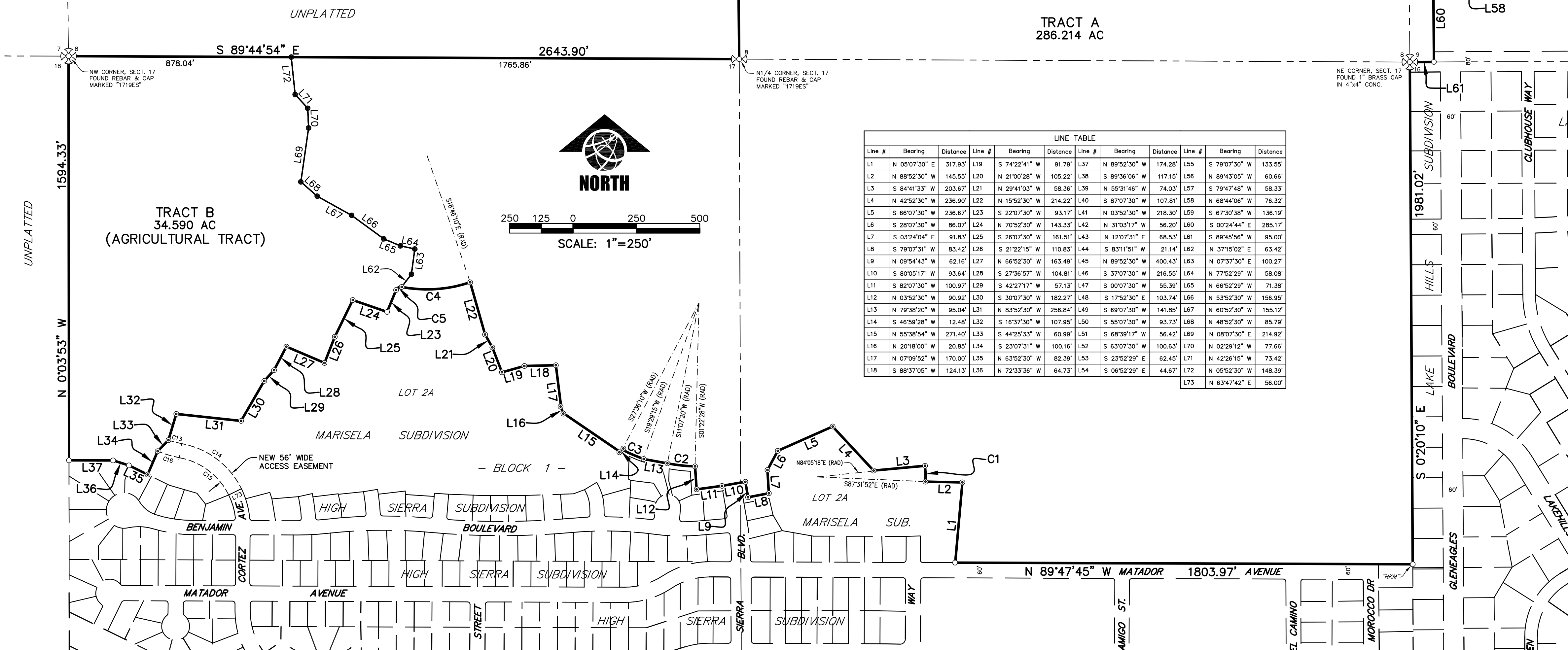
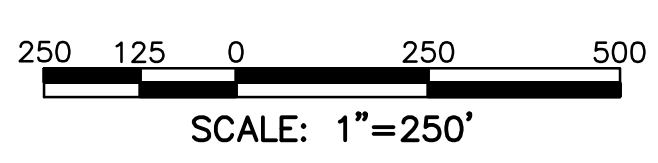
S 89°45'01" E 2647.26'

S 89°59'06" E 2631.51'

Curve #	Delta	Radius	Length	Chord Bearing	Chord Dist.
C1	8°22'50"	428.00'	62.60'	N 01°43'17" W	62.55'
C2	9°44'52"	645.00'	109.74'	N 83°45'06" W	109.60'
C3	8°06'55"	653.21'	92.52'	N 66°27'17" W	92.44'
C4	29°41'26"	528.00'	273.61'	S 86°54'33" W	270.56'
C5	78°47'45"	20.00'	27.50'	S 61°31'23" W	25.39'
C6	43°39'22"	60.00'	45.72'	S 21°57'11" W	44.62'
C7	10°15'35"	870.00'	155.79'	S 84°50'35" W	155.58'
C8	4°56'30"	1330.00'	114.71'	S 87°39'08" W	114.67'
C9	10°19'09"	1870.00'	336.79'	N 89°43'32" W	336.34'
C10	10°41'54"	930.00'	173.65'	N 89°54'55" W	173.40'
C11	28°31'46"	300.00'	138.91'	N 81°59'59" W	137.67'
C12	31°2'44"	735.00'	41.21'	S 02°01'03" E	41.20'
C13	8°50'49"	352.00'	54.35'	S 75°13'54" E	54.30'
C14	53°28'59"	328.00'	305.98'	N 52°55'48" W	295.01'
C15	53°28'59"	272.00'	253.74'	N 52°55'48" W	244.64'
C16	12°30'03"	408.00'	89.02'	S 73°24'17" E	88.84'

TRACT A
286.214 AC

Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N 05°07'30" E	317.93'	L19	S 74°22'41" W	91.79'	L37	N 89°52'30" W	174.28'	L55	S 79°07'30" W	133.55'
L2	N 88°52'30" W	145.55'	L20	N 21°00'28" W	105.22'	L38	S 89°36'06" W	117.15'	L56	N 89°43'05" W	60.66'
L3	S 84°41'33" W	203.67'	L21	N 29°41'03" W	58.36'	L39	N 55°31'46" W	74.03'	L57	S 79°47'48" W	58.33'
L4	N 42°52'30" W	236.90'	L22	N 15°52'30" W	214.22'	L40	S 87°07'30" W	107.81'	L58	N 68°44'06" W	76.32'
L5	S 66°07'30" W	236.67'	L23	S 22°07'30" W	93.17'	L41	N 03°52'30" W	218.30'	L59	S 67°30'38" W	136.19'
L6	S 28°07'30" W	86.07'	L24	N 70°52'30" W	143.33'	L42	N 31°03'17" W	56.20'	L60	S 00°24'44" E	285.17'
L7	S 03°24'04" E	91.83'	L25	S 26°07'30" W	161.51'	L43	N 12°07'31" E	68.53'	L61	S 89°45'56" W	95.00'
L8	S 79°07'31" W	83.42'	L26	S 21°22'15" W	110.83'	L44	S 83°11'51" W	21.14'	L62	N 37°15'02" E	63.42'
L9	N 09°54'43" W	62.16'	L27	N 66°52'30" W	163.49'	L45	N 89°52'30" W	400.43'	L63	N 07°37'30" E	100.27'
L10	S 80°05'17" W	93.64'	L28	S 27°36'57" W	104.81'	L46	S 37°07'30" W	216.55'	L64	N 77°52'29" W	58.08'
L11	S 82°07'30" W	100.97'	L29	S 42°27'17" W	57.13'	L47	S 00°07'30" W	55.39'	L65	N 66°52'29" W	71.36'
L12	N 03°52'30" W	90.92'	L30	S 30°07'30" W	182.27'	L48	S 17°52'30" E	103.74'	L66	N 53°52'30" W	156.95'
L13	N 79°38'20" W	95.04'	L31	N 83°52'30" W	256.84'	L49	S 89°07'30" W	141.85'	L67	N 60°52'30" W	155.12'
L14	S 46°59'28" W	124.48'	L32	S 16°37'30" W	107.95'	L50	S 55°07'30" W	93.73'	L68	N 48°52'30" W	85.79'
L15	N 55°38'54" W	271.40'	L33	S 44°25'33" W	60.99'	L51	S 68°39'17" W	56.42'	L69	N 08°07'30" E	214.92'
L16	N 20°18'00" W	20.85'	L34	S 23°07'31" W	100.16'	L52	S 63°07'30" W	100.63'	L70	N 02°29'12" W	77.66'
L17	N 07°09'52" W	170.00'	L35	N 63°52'30" W	82.39'	L53	S 23°52'29" E	82.45'	L71	N 42°26'15" W	73.42'
L18	S 88°37'05" W	124.13'	L36	N 72°33'36" W	64.73'	L54	S 06°52'29" E	44.67'	L72	N 05°52'30" W	146.39'
						L73	N 63°47'42" E	56.00'			



PURPOSE OF SURVEY - CREATE AGRICULTURAL TRACT

The undersigned hereby certifies that the purpose of this survey is to create Tract B as shown hereon as an AGRICULTURAL TRACT and that a covenant has been entered into between the undersigned and the governing body that said tract will be used exclusively for agricultural purposes.

Therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(c), M.C.A.

The undersigned further certifies that TRACT B as shown hereon is not subject to review by the Department of Environmental Quality pursuant to 76-4-125(2)(c), M.C.A. and ARM 17.36.605(2)(a) since it is an agricultural tract and TRACT A as shown hereon is an irregularly shaped parcel greater than 160 acres in size and is not subject to review as a subdivision.

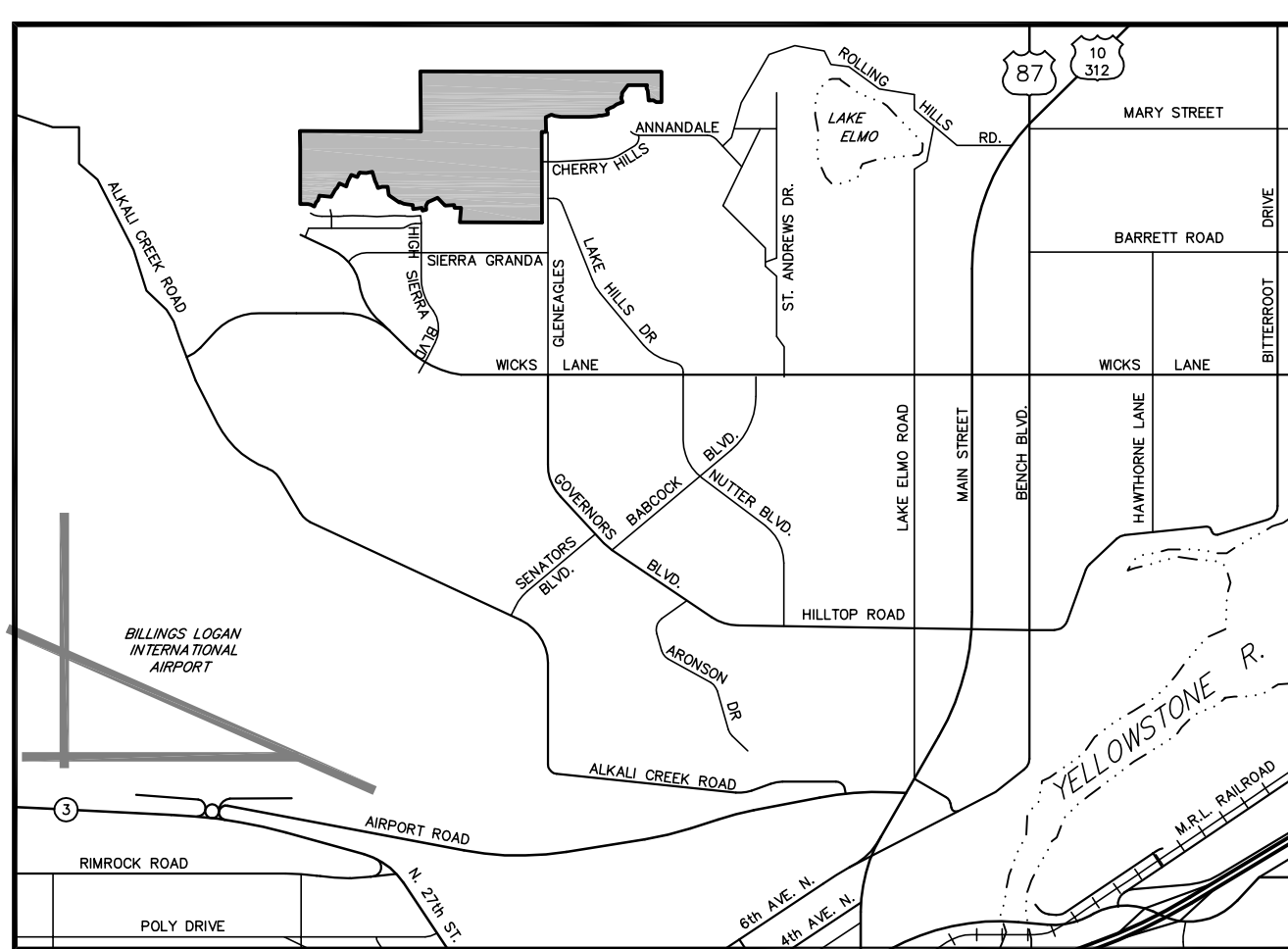
DOVER RANCH

By: _____
Title: _____

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 _____, known to me to be the persons who signed the foregoing instrument as _____ of DOVER RANCH, and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana



VICINITY MAP
NOT TO SCALE

BASIS OF BEARING: 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 1.00000265. THE CONVERGENCE ANGLE AT THE NE CORNER OF SECTION 17 (P.O.C.) IS -0°03'54".

- FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "SANDERSON STEWART 18972LS"
- FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "ENGINEERING INC 8377S, OR AS NOTED"
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"

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

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plot for errors and omissions in computations and drafting.

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.

Date: _____
Reviewed by: _____

AGRICULTURAL COVENANT

Document No. _____

ACCESS 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, being first duly sworn, deposes and says that during the month of November, 2014, a survey was performed under his supervision of a tract of land situated in the S1/2SE1/4 of Section 8, the S1/2SW1/4 of Section 9, and the N1/2 of Section 17, T. 1 N., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to wit:

Tract 1A of Amended Tract 1, Certificate of Survey No. 2017, as recorded under Document No. 3430743, in the office of the Clerk and Recorder of Yellowstone County, Montana, less Marisela Subdivision and High Sierra Subdivision and their subsequent filings and amendments; said described tract having an area of 320.804 acres.

That iron monuments of suitable size were set and occupy the positions shown thereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

SANDERSON STEWART

By: _____
Montana Registration No. _____
Date: _____

City

By: _____
Mayor, City of Billings

Attest: _____
City Clerk

STATE OF MONTANA)
 :SS
County of Yellowstone)

On this ____ day of _____, 20__ , before me, a Notary Public in and for the State of Montana, personally appeared _____ and _____, known to me to be the Mayor and City Clerk of Billings, respectively, and acknowledged to me that they executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial seal the day and year hereinabove written.

Notary Public in and for the State of Montana
Printed name: _____
Residing at Billings, Montana
My commission expires: _____

DRAFT

