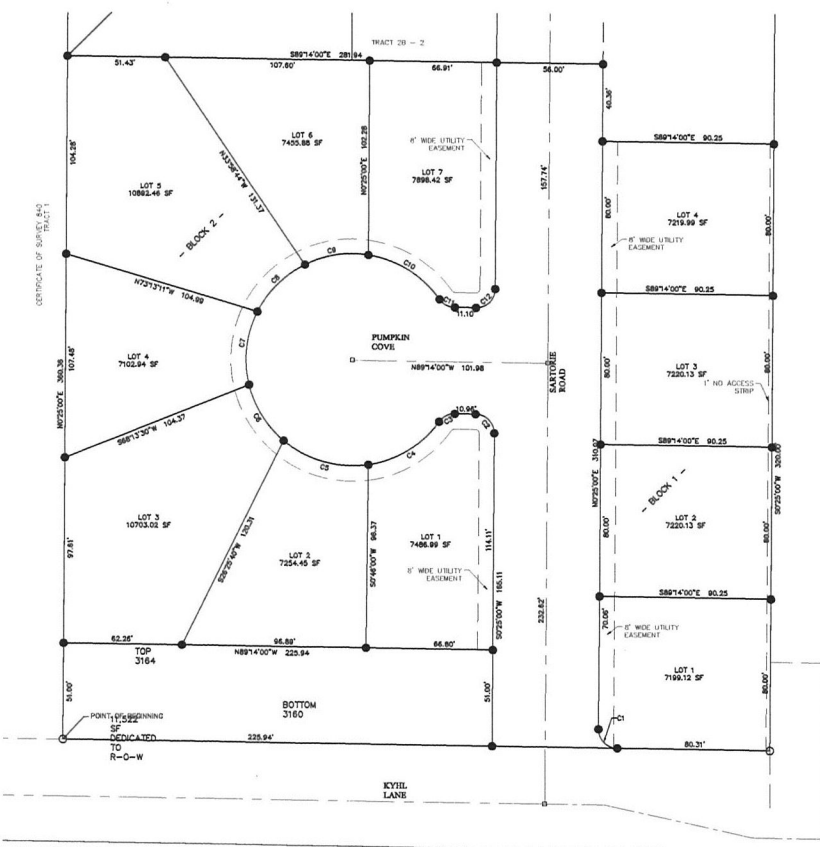


PLAT OF SARTORIE SUBDIVISION, 1ST FILING

Being Tract 2B - 1
 Situated in the NW1/4 of Section 14, T1N, R26E, PMM.
 City of Billings, Yellowstone County, Montana

Prepared for: Richard Sartorie JR
 By: North Star Land Services, P.C.
 BlueLine Engineering LLC
 October 2014



● = Set 5/8 Rebar with YPC 11289LS
 ○ = Found Yellow Capped Rebar or As noted

NOTICE OF PLANNING BOARD APPROVAL

STATE OF MONTANA)
 County of Yellowstone)
 This amended plat has been approved by the Yellowstone County Board of Planning and conforms to the requirements of that board.
 Dated this _____ day of _____, 2014

 President

 Executive Secretary

CERTIFICATE OF SURVEYOR
 STATE OF MONTANA)
 County of Yellowstone)
 Thomas G. Kelly, a Registered Land Surveyor in the State of Montana, do hereby certify that I have performed the survey shown on this Plat/Certificate of Survey and that such survey was made in October 2014; that said survey is true and complete as shown and the monuments found and set are of the character and occupy the positions shown thereon.
 Dated this _____ day of _____, 2014

Thomas G. Kelly
 Registration Number 11289 LS
 33 Centennial Road
 Columbus, MT 59019

CERTIFICATE OF APPROVAL BY CITY ENGINEER'S OFFICE
 STATE OF MONTANA)
 County of Yellowstone)
 I hereby certify that the annexed and foregoing subdivision plat conforms with Section 76-4-124(2)(b), MCA "divisions located within jurisdictional areas that have adopted growth policies pursuant to chapter 1 or within first-class or second-class municipalities for which the governing body certifies, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided."
 IN WITNESS WHEREOF, I have executed this Certificate of Approval, this _____ day of _____, 2014

 City Engineer's Office

CHORD #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.65	10.00	89.65	S44°24'30"E	15.65
C2	15.65	10.00	89.65	N44°24'50"W	15.65
C3	9.65	10.00	55.32	S63°07'50"W	9.65
C4	44.89	56.00	45.83	N45°22'46"E	44.89
C5	47.82	56.00	48.83	S74°58'23"E	47.82
C6	35.15	56.00	35.96	S31°14'41"E	35.15
C7	39.51	56.00	40.43	S42°29'53"W	39.51
C8	36.00	56.00	36.63	S45°17'38"W	36.00
C9	24.37	56.00	25.17	S51°10'24"W	24.37
C10	45.39	56.00	46.44	N50°03'54"W	45.39

CHORD #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
CH1	9.49	10.00	54.39	S62°02'17"E	9.49
CH2	15.77	10.00	90.35	N45°33'50"E	15.77

LEGAL DESCRIPTION, PROPERTY OWNERS CERTIFICATIONS & DEDICATION

We, the undersigned property owner, hereby certify that we have caused to be surveyed a tract of land, Amending Tract 2B - 1 Corrected Certificate of Survey No. 840, Amended, being located in the NW 1/4 of Section 14, T1N, R26E, PMM, City of Billings, Yellowstone County, Montana, containing a gross area of 2.995 acres and a net area of 2.110 acres along with and subject to all existing easements and/or right-of-way of record, apparent on the ground or shown on this survey.

The tract of land to be known as Sartorie Subdivision, 1st Filing. The undersigned hereby grants into each and every person, firm, corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, television, water or sewer service to the public, the right to joint use of any easement for the construction, maintenance, repair and removal of their lines and other facilities, its, over, under and across designated on this plat as "Utility Easement" to have and to hold forever. The lands included in all streets, avenues, and parks as shown on the annexed plat do hereby granted and donated to the use of the public forever.

Richard Sartorie JR _____ Date _____
 Mae Sartorie _____ Date _____

STATE OF MONTANA)
 County of Yellowstone)

On this _____ day of _____, 2014 before me a Notary Public for the State of Montana, personally appeared _____ and _____, as whose name are subscribed to the within instrument and acknowledges to me they executed the same.

 Notary Public in and for the State of Montana
 Residing at _____
 My commission expires _____

CERTIFICATE OF COUNTY TREASURERS
 I hereby certify, pursuant to section 76-3-61(1)(b), M.C.A., that all real property taxes and special assessments assessed and levied on the land described below and encompassed by this survey have been paid.

Yellowstone County Treasurer _____ Date _____

CITY ATTORNEY'S STATEMENT
 This document has been reviewed by the City Attorney's office and is acceptable as to form.
 Dated this _____ day of _____, 2014

Reviewed by: _____

 City Attorney

CERTIFICATE OF APPROVAL BY CITY ENGINEER'S OFFICE FOR ERRORS AND OMISSIONS
 STATE OF MONTANA)
 County of Yellowstone)
 I hereby certify that I have examined the here to annexed plat of Sartorie Subdivision, 1st Filing, to the City of Billings and find that said plat conforms with the requirements of the laws of the State of Montana and said plat conforms to the adjoining additional plat plans of the City of Billings already placed on file as a circumstance will permit, and I have reviewed said plat for errors and omissions in calculation and drafting.

IN WITNESS WHEREOF, I have executed the Certificate of Approval by the City Engineer's Office this _____ day of _____, 2014

 Examining Land Surveyor for the City of Billings

CERTIFICATE OF CITY COUNCIL APPROVAL
 STATE OF MONTANA)
 County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing plat of Sartorie Subdivision, to the City of Billings and find that said annexed plat conforms with the requirements of the laws of the State of Montana and the requirements from the Yellowstone County Planning Board. It is therefore approved and the dedication of the public use of any land shown as dedicated to such use is accepted.

By: _____
 Mayor

Attest: _____
 City Clerk