

PLAT OF NORTH POINTE SQUARE SUBDIVISION, SECOND FILING

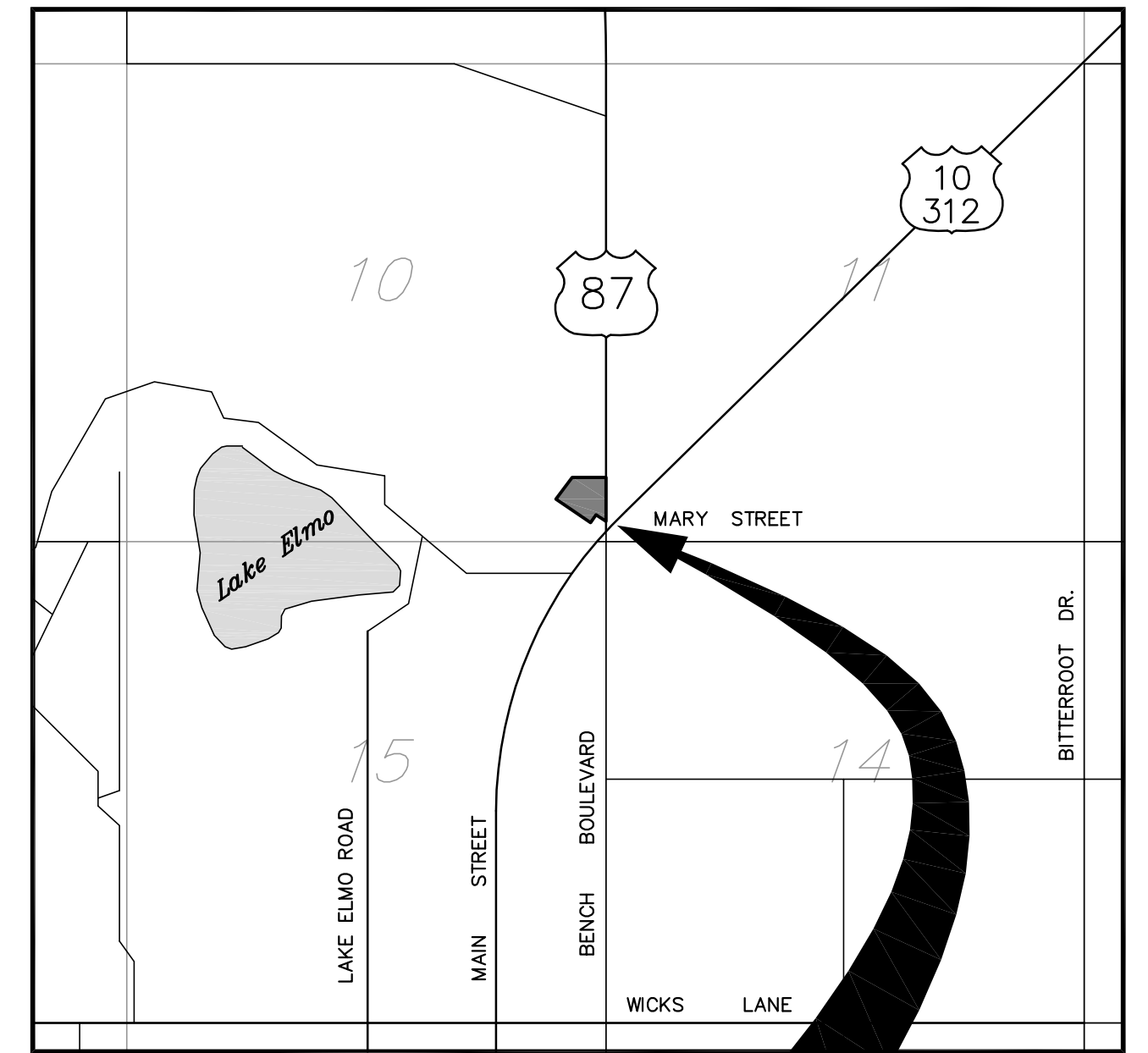
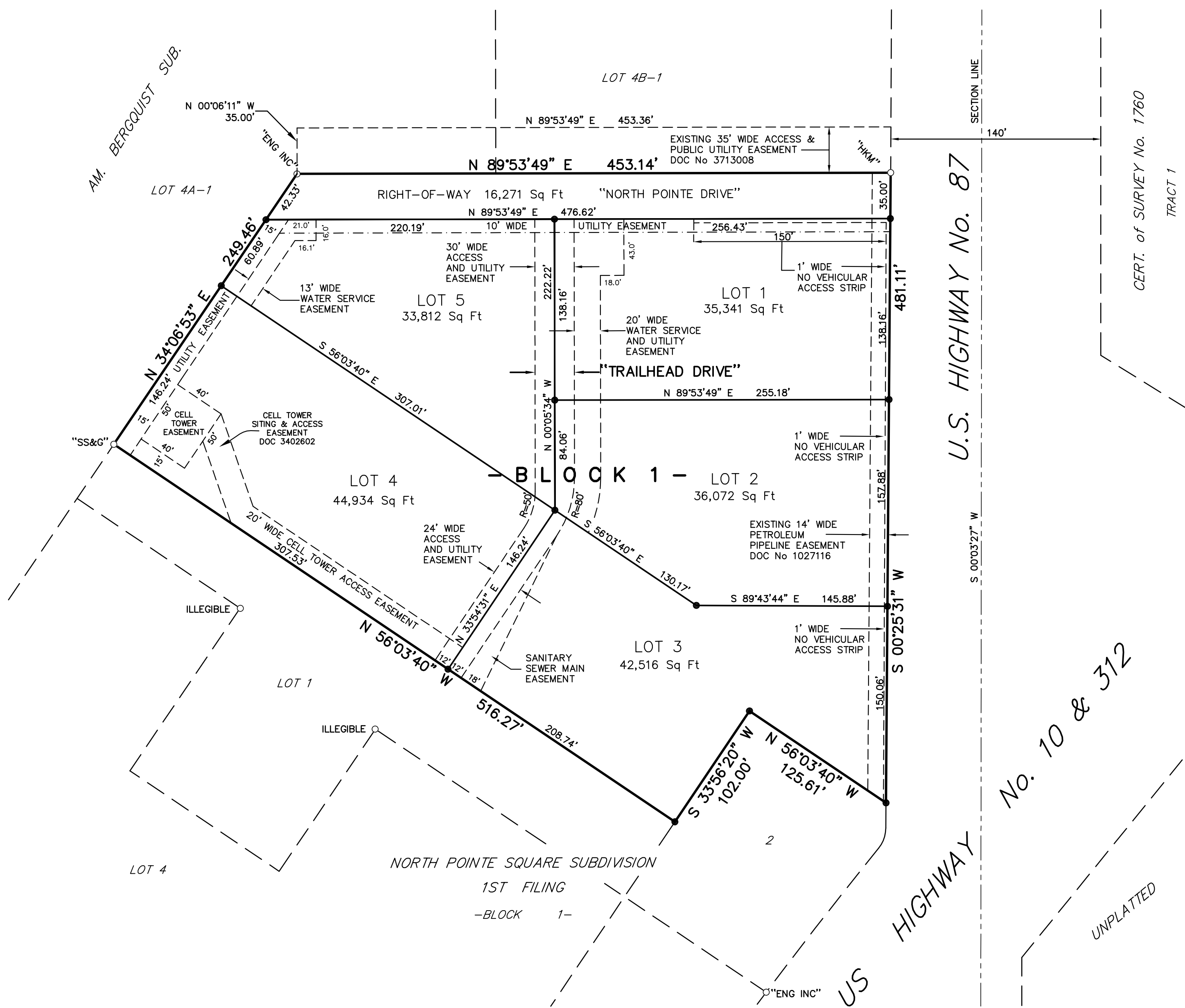
BEING TRACT 2-A-1 OF AMENDED TRACT 2-A OF AMENDED TRACTS 1 & 2 OF CERTIFICATE OF SURVEY No 1965
SITUATED IN THE SE 1/4 OF SECTION 10, T. 1 N., R. 26 E., P.M.M.
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : VACANT LAND, LLC

JULY 2014

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE



60 30 0 60 120
SCALE: 1" = 60"

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 1.0000031.

THE CONVERGENCE ANGLE AT THE NORTHEAST CORNER OF THIS SUBDIVISION IS -0°02'08"

- FOUND CORNER MONUMENT AS NOTED.
- SET 5/8" x 18" REBAR AND CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
) :ss
County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That VACANT LAND, LLC, the 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 10, 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 2-A-1 of Amended Tract 2-A of Amended Tracts 1 & 2 of Certificate of Survey No. 1965, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 1427450.

Pursuant to 76-3-621(3)(b) M.C.A. and Yellowstone County Subdivision Regulations, there is no parkland dedication requirement for this subdivision into parcels that are all non-residential.

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 NORTH POINTE SQUARE SUBDIVISION, SECOND FILING and the lands included in the right-of-way for North Pointe Drive as shown hereon is hereby granted to the use of the public forever.

VACANT LAND, LLC

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 person who signed the foregoing instrument as _____ of VACANT LAND, LLC, and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Signature of Notary

CONSENT TO PLATTING

Document No. _____

CONSENT TO PLATTING

Document No. _____

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____

EASEMENT

Document No. _____

EASEMENT

Document No. _____

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/COUNTY HEALTH DEPARTMENT

This Subdivision Plat has been reviewed and approved by RiverStone Health and the State Department of Environmental Quality.

Yellowstone City/County Health Department
dba RiverStone Health

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 CITY ATTORNEY

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

Date: _____

Reviewed by: _____

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

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 NORTH POINTE SQUARE 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 is 208,946 square feet (4.7967 acres) and the net area is 192,675 square feet (4.4232 acres).

SANDERSON STEWART

By: _____

Peter B. Knapp

Montana Registration No. 8377-S

Date: _____

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 NORTH POINTE SQUARE 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 _____ day of _____, 20____.

CITY OF BILLINGS, MONTANA

By: _____
Mayor

Attest: _____
City Clerk