AMENDED PLAT OF
BILLINGS SECOND ADDITION

BEING PORTIONS OF LOTS 9 THRU 12, BLOCK 221,
VACATED RIGHT-OF-WAY OF 7TH AVENUE SOUTH DOC # 3726048
LESS STATE OF MONTANA QUITCLAIM DEED DOC # 3016782
SITUATED IN THE SW 1/4, SECTION 3, T.1S., R.26E., P.M.M.,
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

MONUMENT LEGEND

A FOUND BRASS CAP MONUMENT, 1/4 CORNER COMMON TO SECTIONS 3 & 10, T.1S., R.26E., AT STATE AVENUE AND RIVERSIDE ROAD

B FOUND BRASS CAP MONUMENT, SECTION CORNER COMMON TO SECTIONS 3, 4, 9 & 10, T.1S., R.26E., AT STATE AVENUE AND JACKSON STREET

C FOUND 1" IRON PIPE

D BENT 5/8" REBAR

E REBAR FOUND BURIED 1.0'± LAYING ON SIDE

○ = FOUND PROPERTY CORNER AS NOTED

● = SET 5/8" x 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF UNDERSIGNED LAND SURVEYOR

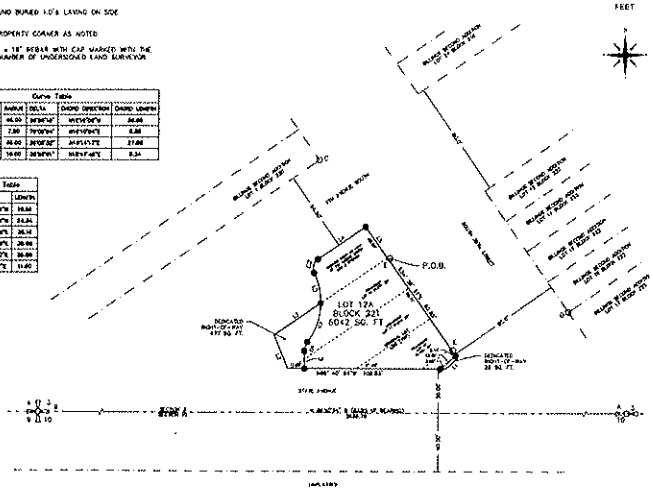
BASIS OF BEARING
GPS OBSERVATION OF THE SECTION LINE BETWEEN SECTIONS 3 & 10 T.1S., R.26E., BEARING BEING N 88°40'04" W, BETWEEN FOUND BRASS CAP MONUMENT, 1/4 CORNER COMMON TO SECTIONS 3 & 10, T.1S., R.26E., AND FOUND BRASS CAP MONUMENT TO SECTION CORNERS COMMON TO SECTIONS 3, 4, 9 & 10, T.1S., R.26E.

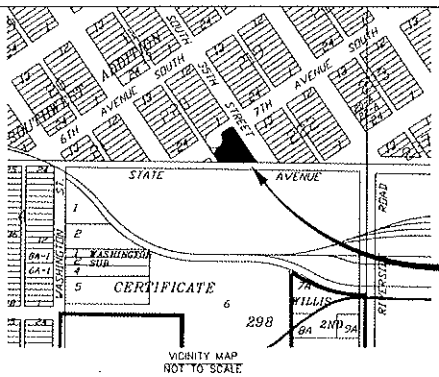
PREPARED FOR: THE CITY OF BILLINGS
PREPARED BY: THE CITY OF BILLINGS
SCALE: 1"=30' DATE: SEPTEMBER, 2014

30 0 30 60
FEET

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	
C1	39.14	46.00	48°46'16"	N15°16'28"W	38.00	
C2	14.34	7.50	79°09'04"	N48°41'06"E	13.22	
C3	39.36	46.00	49°02'02"	N14°41'17"E	37.80	
C4	9.46	10.00	54°14'01"	N38°14'46"E	9.24	

Parcel Line Table		
LINE #	DIRECTION	LENGTH
L1	N44°12'46"W	38.88
L2	N01°37'00"W	24.34
L3	N88°40'04"W	36.14
L4	N88°40'04"W	36.86
L5	N34°38'37"E	30.00
L6	N01°42'36"E	11.00





CERTIFICATE OF SURVEY

The undersigned I Timothy A Grant a Montana Registered Land Surveyor hereby certifies being duly sworn, deposes and says that during September, 2014 that I conducted a survey situated in the SW 1/4, Section 3, T. 1 S., R. 26 E., P.M.M., City of Billings, Yellowstone County, Montana, at the request of the Land Owner, said tract of land more particularly described as follows;

Beginning at the northeast corner of Lot 12, Block 221 of Billings Second Addition, recorded September 2, 1884 and of record in the office of the Yellowstone County Clerk & Recorder under Document No. 3000006, point also being on the westerly right-of-way line of South 35TH Street, thence S 34°38'37" E along said westerly right-of-way for a distance of 62.85 feet to a point, said point also being Station 374+56.37 R/W of State of Montana Quitclaim Deed, Parcel No. 37 recorded August 26, 1938 and of record in the office of the Yellowstone County Clerk & Recorder under Document No. 3016782, thence along said Parcel No. 37 the following three courses, S 48°17'45" W for a distance of 10.58 feet, N 88°40'04" W for a distance of 106.53 feet; N 21°23'06" W for a distance of 24.34 feet, to a point on the northerly lot line of Lot 12, Block 221 of said Billings Second Addition; thence N 53°12'36" E and along said Lot 12 lot line for a distance of 28.18 feet to a point, point being the southwest corner of vacated Right-Of-Way of 7th Avenue South per City of Billings Resolution No. 14-10413, recorded December 9, 2014 and of record in the office of the Yellowstone County Clerk & Recorder under Document No. 3726048; thence along the west, north and east boundary of said vacated Right-Of-Way the following four courses, along a non-tangent curve to the left with central angle of 28°55'18", a radius of 49.00 feet and an arc length of 31.14 feet (chord bearing N 12°18'08" W chord length of 30.95 feet) to a point on a curve to the right, along said curve with a central angle of 78°09'04", radius of 7.50 feet and an arc length of 10.22 feet (chord bearing N 18°10'04" E chord length of 9.55 feet), N 03°42'36" E for a distance of 38.68 feet, S 34°38'37" E for a distance of 23.50 feet to the Point of Beginning.

Said tract of land containing a gross area of 6,747 and a net area of 6,042 square feet more or less.

Said certificate of survey conforms to the Montana Subdivision and Platting Act and that the monuments found and set accurately the positions shown and are of character as indicated in the legend of monuments that the said survey and plat hereof shows true and correct dimensions and that the said certificate of survey conforms with the work on the ground.

By: Timothy A. Grant
TIMOTHY A. GRANT
Montana Registration No. 12813LS
Date: 05/06/2015

MONTANA
TIMOTHY A. GRANT
No. 12813LS
LICENSED
PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF LAND OWNER, PURPOSE OF SURVEY, CITY COUNCIL APPROVAL AND ACCEPTANCE OF DEDICATION

STATE OF MONTANA)
: ss
County of Yellowstone)

The undersigned hereby certifies that the purpose of this survey is to aggregate parcels and vacated right-of-way into one lot, dedicate land for Right-Of-Way purposes and to provide material evidence not appearing on any map filed with the county. Therefore this plat is exempt from review as a subdivision pursuant to 76-3-207(1)(C), 76-3-207(1)(D) and 76-3-604(1)(a) M.C.A. respectively.

Further this survey is exempt from review by the Department of Environmental Quality pursuant to 76-4-125(2)(d) "divisions located within jurisdictional areas that have adopted growth policies pursuant to chapter 1 or within a 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.

Said tract of land is to be known as "AMENDED PLAT OF BILLINGS SECOND ADDITION, BEING PORTIONS OF LOTS 9 THRU 12, BLOCK 221, VACATED RIGHT-OF-WAY OF 7TH AVENUE SOUTH DOC # 3726048, LESS STATE OF MONTANA QUITCLAIM DEED DOC # 3016782".

We hereby certify that we have examined the annexed and foregoing plat and hereby accept the dedication of Right-Of-Way to public use as shown on this plat as being dedicated to such use

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 CITY ATTORNEY

STATE OF MONTANA)
: ss
County of Yellowstone)

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

Reviewed by _____

DATE: _____

CERTIFICATE OF APPROVAL FOR ERRORS AND OMISSIONS

I hereby certify that I have examined the annexed and foregoing "AMENDED PLAT OF BILLINGS SECOND ADDITION BEING PORTIONS OF LOTS 9 THRU 12, BLOCK 221, VACATED RIGHT-OF-WAY OF 7TH AVENUE SOUTH DOC # 3726048 LESS STATE OF MONTANA QUITCLAIM DEED DOC # 3016782, for errors and omissions in computations and drafting and 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

13 May 2015
Date

CERTIFICATE OF COUNTY TREASURER

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

Date _____

Yellowstone County Treasurer

By _____
Deputy