PLAT OF

LENHARDT SQUARE SUBDIVISION, THIRD FILING

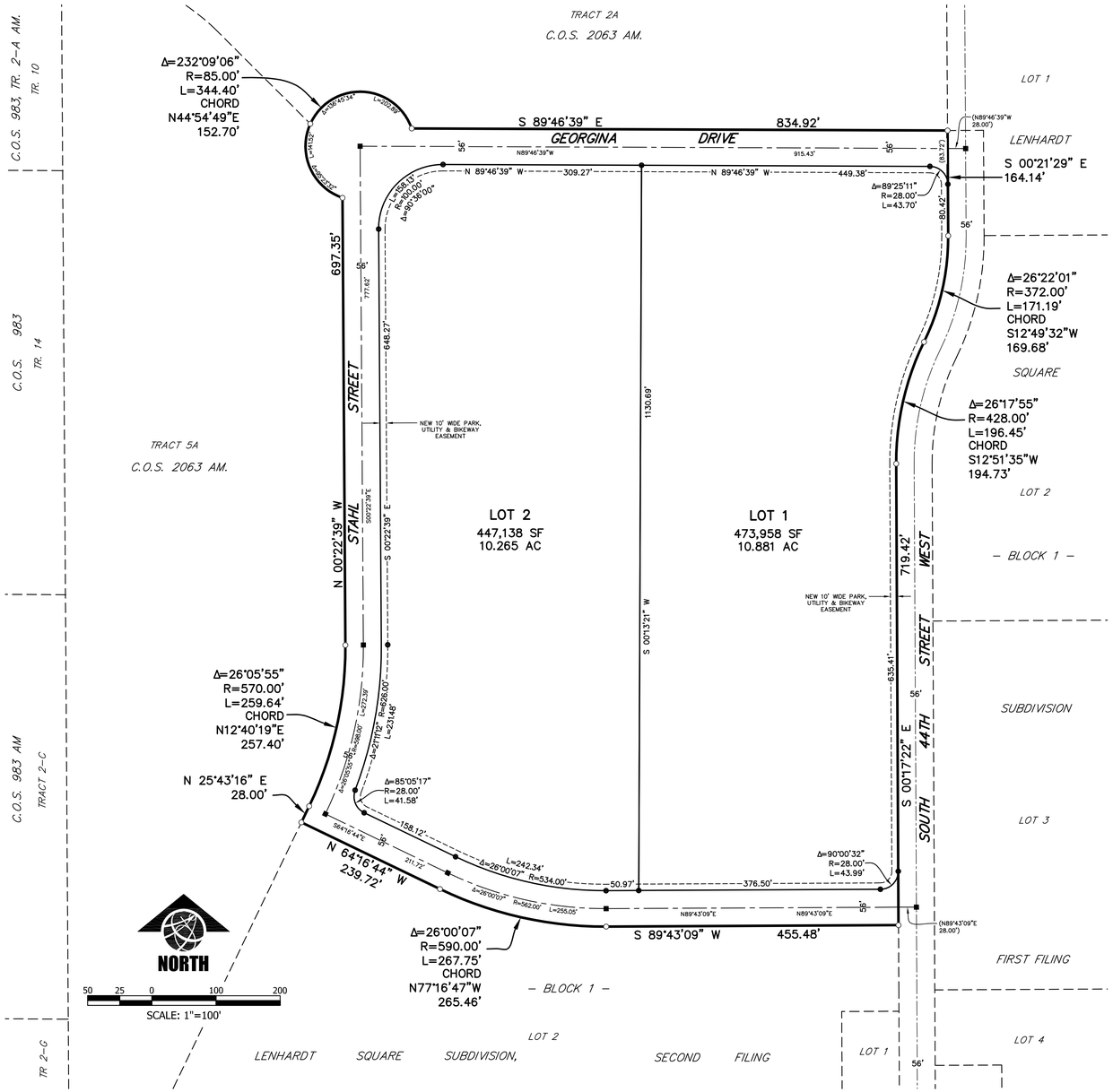
BEING TRACT 3A OF CERTIFICATE OF SURVEY No. 2063, AMENDED
SITUATED IN THE SE1/4 AND SW1/4 OF SECTION 10, T. 1 S., R. 25 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : STOCK DEVELOPMENT

FEBRUARY, 2015

PREPARED BY : SANDERSONSTEWART

BILLINGS, MONTANA



CERTIFICATE OF CITY ATTORNEY

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

Date: _____

Reviewed by: _____

SUBDIVISION IMPROVEMENT AGREEMENT

Document No. _____

DECLARATION

Document No. _____

CONSENT TO PLATTING

Document No. _____

BASIS OF BEARING: CERTIFICATE OF SURVEY No. 2063 AMENDED

- ○ FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "ENGINEERING INC 9960-LS", OR AS NOTED
- ● SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- ■ SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

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 CITY COUNCIL APPROVAL

STATE OF MONTANA)
: ss
County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT OF LENHARDT SQUARE SUBDIVISION, THIRD 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: _____ Attest: _____
Mayor City Clerk

CERTIFICATE OF COUNTY TREASURER

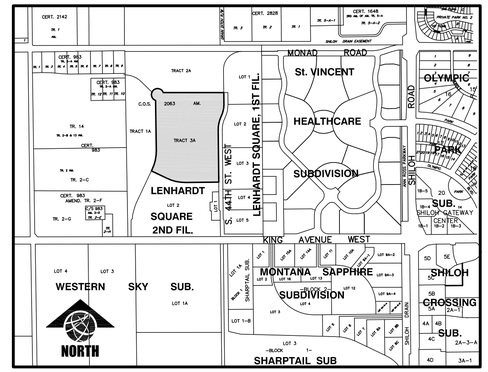
I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b) / 76-3-207(3), M.C.A.

Date: _____

Yellowstone County Treasurer

By: _____
Deputy

RESERVED FOR CLERK AND RECORDER



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
: ss
County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That STOCK LAND PROPERTIES, INC., a Montana corporation, the undersigned 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 and SW1/4 of Section 10, T. 1 S., R. 25 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Tract 3A of Certificate of Survey No. 2063 Amended, as recorded in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3460596.

Pursuant to the City of Billings Subdivision Regulations and the Lenhardt Square Master Plan Agreement, there is no park requirement for this subdivision.

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. The undersigned also grants unto the Public perpetual easements for Parks and Bikeways across the areas designated on the plat for those uses. Said tract to be known and designated as LENHARDT SQUARE SUBDIVISION, THIRD FILING, and the lands included in all streets and avenues as shown on the annexed plat are hereby granted and donated to the ownership and use of the public forever.

STOCK LAND PROPERTIES, INC., a Montana corporation

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 STOCK LAND PROPERTIES, INC., 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

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
: ss
County of Yellowstone)

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of February, 2015, a survey was performed under his supervision of a tract of land to be known as LENHARDT SQUARE SUBDIVISION, THIRD 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 25.186 acres and the net area is 21.146 acres.

SANDERSON STEWART

By: _____

Montana License No. _____

Date: _____