

AMENDED PLAT OF LOTS 9-11, BLOCK 4 & LOTS 15-18, BLOCK 5,
GRAND PEAKS SUBDIVISION, THIRD FILING

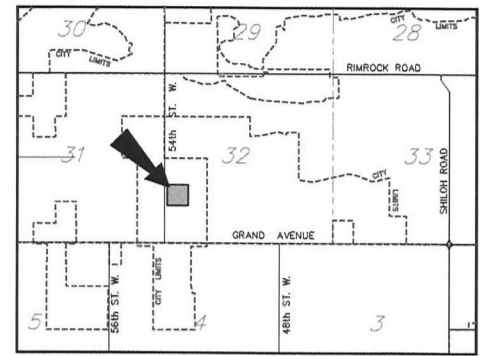
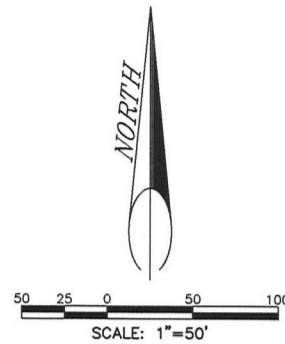
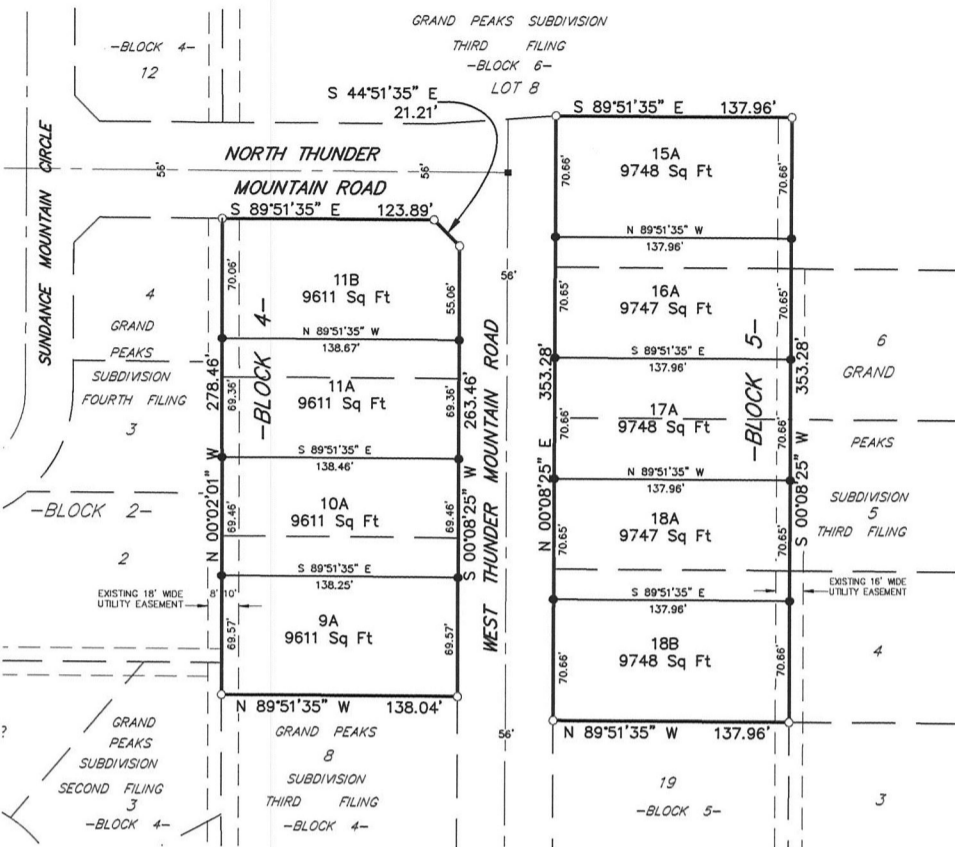
SITUATED IN THE SW 1/4 OF SECTION 32, T. 1 N., R. 25 E., P.M.M.
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : J & S DEVELOPMENT CO.

AUGUST 2015

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS = ORIGINAL PLAT OF GRAND PEAKS SUBDIVISION, THIRD FILING.

- FOUND SURVEY MONUMENT, REBAR WITH "SANDERSON STEWART" CAP.
- SET 5/8" X 18" REBAR AND 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". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
) :ss
 County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned owners of the following described tract of land, do hereby certify that they have caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract being situated in the SW1/4 of Section 32, T. 1 N., R. 25 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being described as follows:

LOTS 9, 10 AND 11 IN BLOCK 4 AND LOTS 15, 16, 17 AND 18 IN BLOCK 5 OF GRAND PEAKS SUBDIVISION, THIRD FILING, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF YELLOWSTONE COUNTY, MONTANA, UNDER DOCUMENT No. 3665544; CONTAINING A GROSS AREA AND A NET AREA OF 87,182 SQUARE FEET.

Pursuant to Section 76-3-621(1), M.C.A., the park requirement for this subdivision is being met by a cash-in-lieu donation in the amount of \$ 17,113.31.

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 AMENDED PLAT OF LOTS 9-11, BLOCK 4 & LOTS 15-18, BLOCK 5, GRAND PEAKS SUBDIVISION, THIRD FILING; there is no public land dedication with this plat.

J & S Development Company

By: _____
 Title: _____

GRAND PEAKS WEST, LLC

By: _____
 Title: _____

STATE OF MONTANA)
) :ss
 County of Yellowstone)

This instrument was acknowledged before me on _____, 20____, by _____ as _____ of J & S Development Company.

Notary Public in and for the State of Montana

STATE OF MONTANA)
) :ss
 County of Yellowstone)

This instrument was acknowledged before me on _____, 20____, by _____ as _____ of GRAND PEAKS WEST, LLC.

Notary Public in and for the State of Montana

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 August 2015, a survey was performed under his supervision of a tract of land to be known as AMENDED PLAT OF LOTS 9-11, BLOCK 4 & LOTS 15-18, BLOCK 5, GRAND PEAKS 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 87,182 square feet and the net area is 87,182 square feet.

SANDERSON STEWART

By: _____
 Peter B. Knapp
 Montana Registration No. 8377-S
 Date: _____

RESERVED FOR CLERK AND RECORDER

SUBDIVISION IMPROVEMENT AGREEMENT

Document No. _____

CONSENT TO PLATTING

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 ENGINEER'S OFFICE

I hereby certify that the 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 conditions 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 CITY COUNCIL APPROVAL

STATE OF MONTANA)
) :ss
 County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing AMENDED PLAT OF LOTS 9-11, BLOCK 4 & LOTS 15-18, BLOCK 5, GRAND PEAKS 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: _____
 Mayor

Attest: _____
 City Clerk