

AMENDED PLAT OF LOT 1, BLOCK 4, MOODY SUBDIVISION 2nd FILING

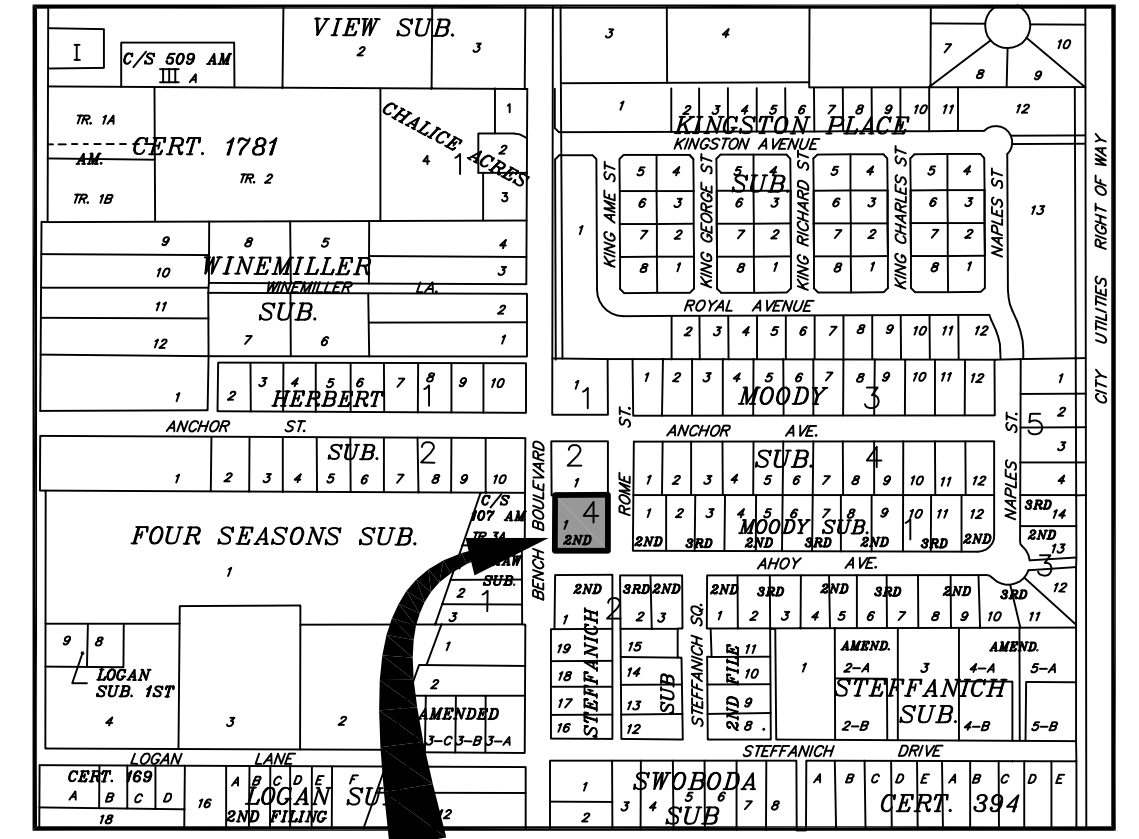
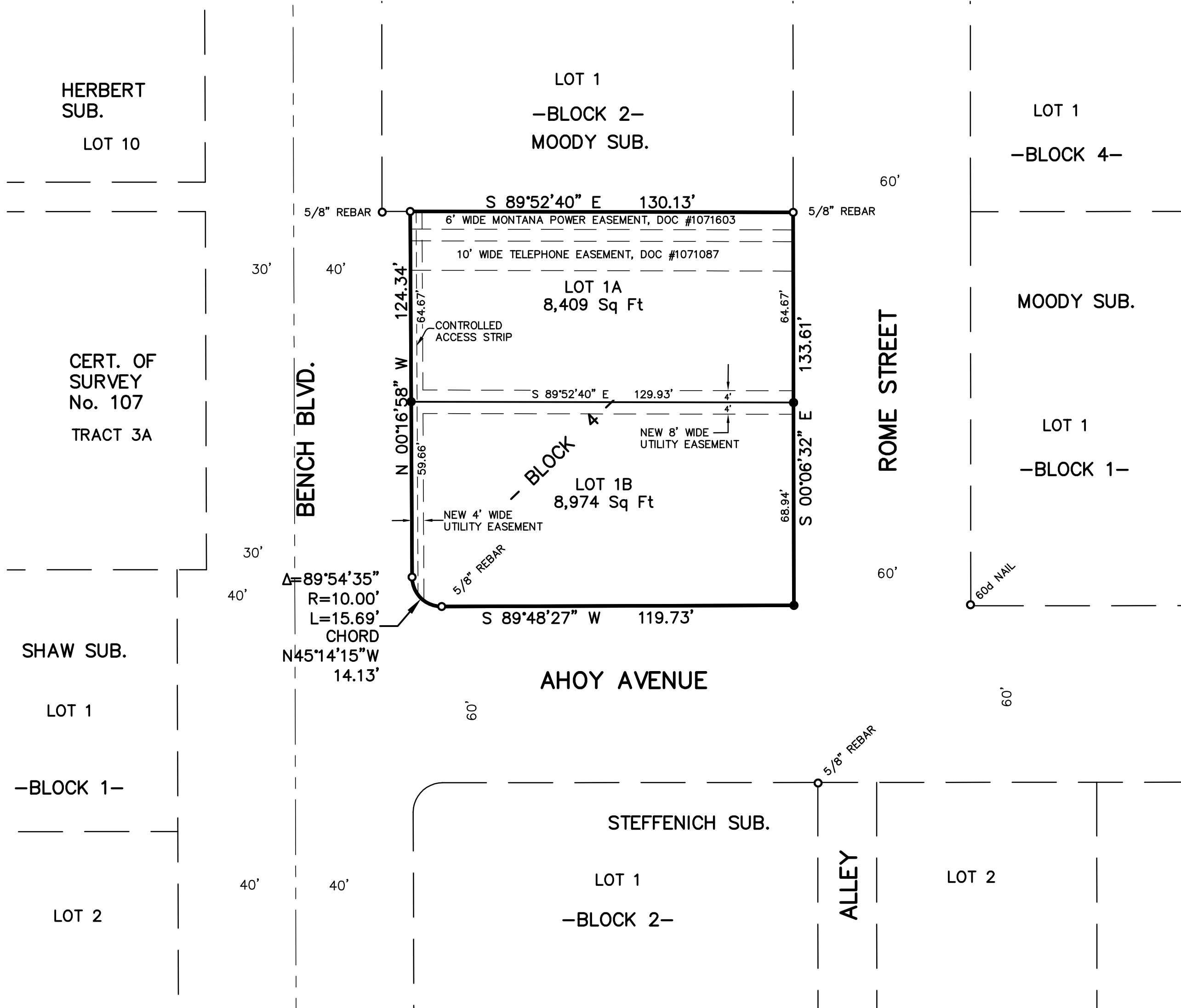
SITUATED IN THE NW1/4 OF SECTION 23, T. 1 N., R. 26 E., P.M.M.
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : KINCAID LAND LLC

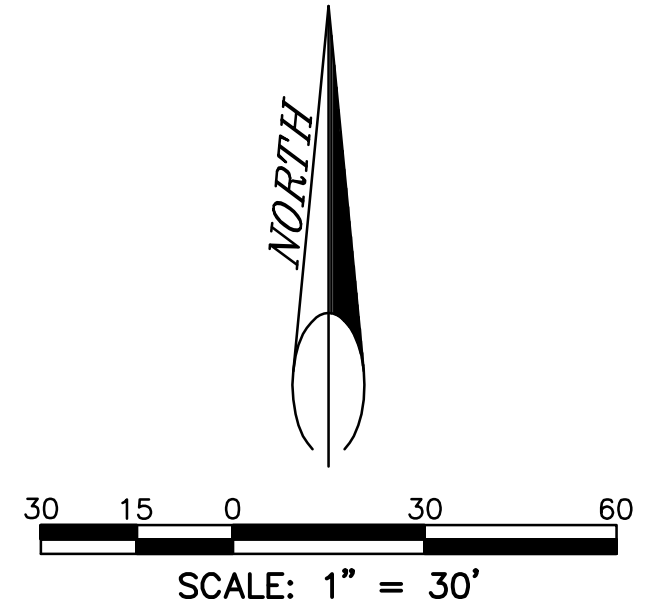
FEBRUARY 2016

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE



BASIS OF BEARING: 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.

THE GRID TO GROUND COMBINED SCALE FACTOR IS 1.0000022

THE CONVERGENCE ANGLE AT THE SOUTHEAST CORNER OF THIS AMENDED PLAT IS -0°02'05".

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

NOTICE OF APPROVAL

STATE OF MONTANA)
County of Yellowstone) :ss

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

CERTIFICATE OF CITY ATTORNEY

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

Date: _____
Reviewed by: _____

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 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)
County of Yellowstone) :ss

We hereby certify that we have examined the annexed and foregoing AMENDED PLAT OF LOT 1, BLOCK 4, MOODY SUBDIVISION, 2nd 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 public 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

RESERVED FOR CLERK AND RECORDER

SUBDIVISION IMPROVEMENT AGREEMENT
Document No. _____
CONSENT TO PLATTING
Document No. _____

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
County of Yellowstone) :ss

KNOW ALL MEN BY THESE PRESENTS: That 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 NW1/4 of Section 23, T. 1 N., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being described as follows:

LOT 1 IN BLOCK 4 OF MOODY SUBDIVISION, 2nd FILING ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF YELLOWSTONE COUNTY, MONTANA, UNDER DOCUMENT No. 1047927; CONTAINING A GROSS AREA AND A NET AREA OF 17,383 SQUARE FEET.

Pursuant to Section 76-3-621(3)(d), M.C.A. and the City of Billings Subdivision Regulations, there is no park requirement for this subdivision in which only one additional parcel is created.

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 LOT 1, BLOCK 4, MOODY SUBDIVISION, 2nd FILING; there is no public land dedication with this plat.

KINCAID LAND, LLC

By: _____
Title: _____

STATE OF MONTANA)
County of Yellowstone) :ss

This instrument was acknowledged before me on _____, 20____, by _____ as _____ of KINCAID LAND, LLC.

Notary Public in and for the State of Montana

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
County of Yellowstone) :ss

The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of February 2016, a survey was performed under his supervision of a tract of land to be known as AMENDED PLAT OF LOT 1, BLOCK 4, MOODY SUBDIVISION, 2nd 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 17,383 square feet and the net area is 17,383 square feet.

SANDERSON STEWART

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

