

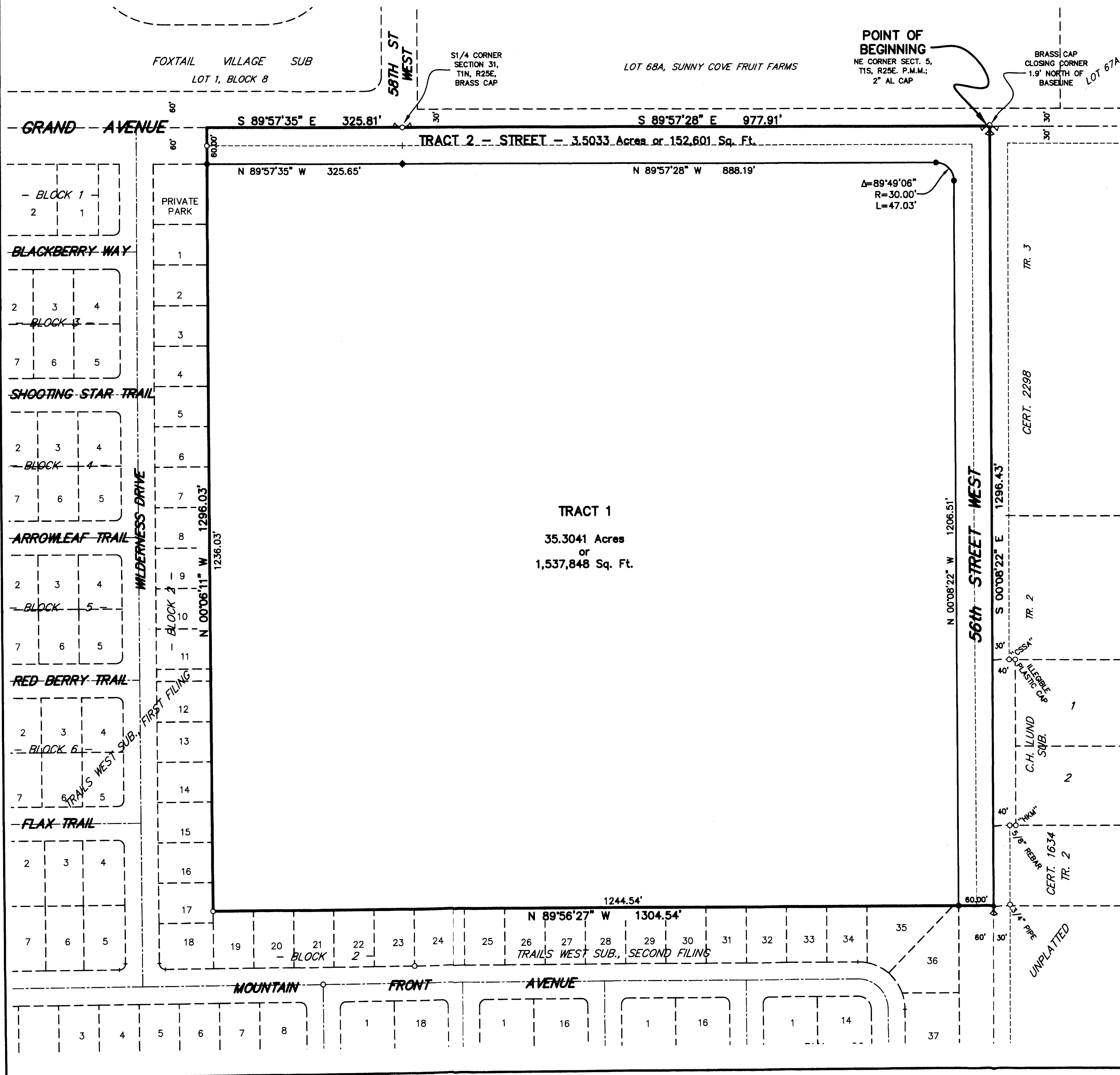
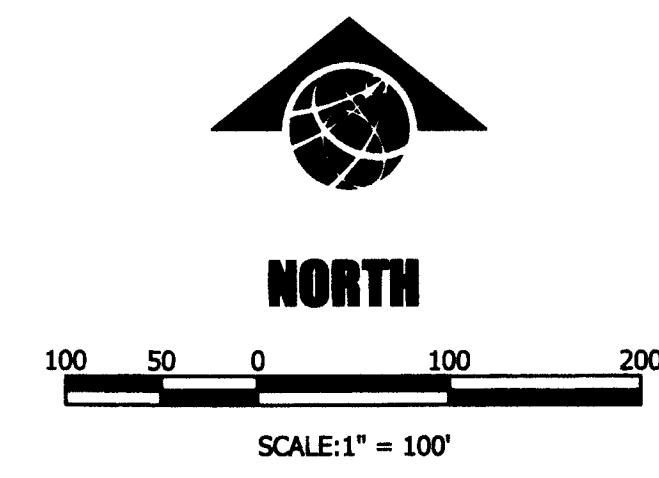
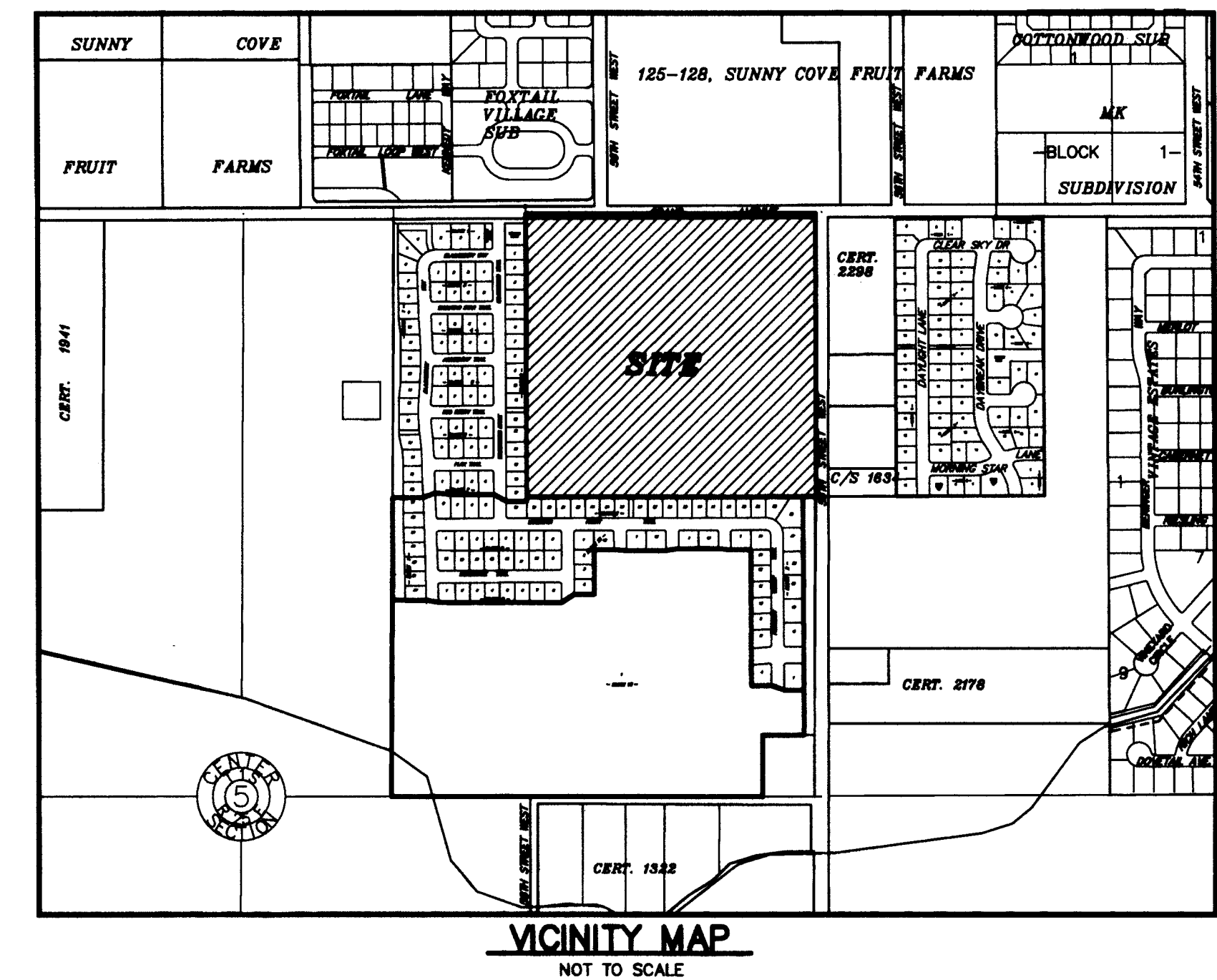
CERTIFICATE OF SURVEY No. _____

SITUATED IN THE NE1/4 OF SECTION 5,
TOWNSHIP 1 SOUTH, RANGE 25 EAST, P.M.M.
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : BILLINGS SCHOOL DISTRICT No. 2

PREPARED BY : SANDERSON STEWART

JANUARY 2016
BILLINGS, MONTANA



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 SCALE FACTOR IS 0.9999948

THE CONVERGENCE ANGLE AT THE NORTHEAST CORNER OF SECTION 5 = -00'10'26"

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

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing certificate of survey for errors and omissions in computations and drafting.

Sandra A. Stewart
Examining Land Surveyor

Date: 02/05/2016

CERTIFICATE OF CITY ATTORNEY

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

DATED: _____

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

DEED

DOCUMENT No. _____

PURPOSE OF SURVEY - RETRACE EXISTING BOUNDARY - CREATE ROAD TRACT

The undersigned hereby certifies that the purpose of this survey is to retrace the outside boundary of a tract of land described in a deed recorded under Document No 3103388, records of Yellowstone County, Montana and to create TRACT 2 as shown hereon for transfer to the City of Billings for right-of-way purposes.

This survey has been prepared pursuant to Section 76-3-404(1)(a), M.C.A. to "provide material evidence not appearing on any map filed with the county Clerk and Recorder or contained in the records of the United States Bureau of Land Management" and is exempt from review as a subdivision pursuant to Section 76-3-201(1)(h), M.C.A. for a division of land that "is created for rights-of-way or utility sites".

As shown hereon, TRACT 1 is not subject to review by the Department of Environmental Quality since it is greater than 20 acres in size and TRACT 2 is not subject to review pursuant to Section 76-4-125(2)(a), M.C.A. for right-of-way tracts.

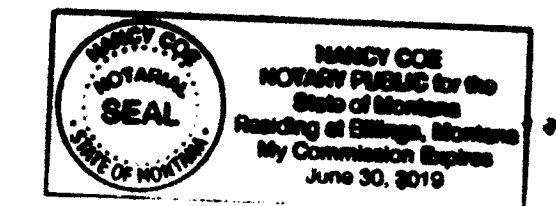
BILLINGS SCHOOL DISTRICT No. 2

By: *Terry Nelson Bouch*
Title: Supt.

STATE OF MONTANA)
County of Yellowstone) ss.

On this 27th day of January, 2016, before me, a Notary Public in and for the State of Montana, personally appeared Terry Nelson Bouch known to me to be the person who signed the foregoing instrument as Supt. of Billings School District No. 2 and who acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.

T. Nelson Bouch
Signature of Notary



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 January 2016, a survey was performed under his supervision of a tract of land situated in the NE1/4 of Section 5, 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:

Beginning at a point which is the northeast corner of Section 5, T. 1 S., R. 25 E., P.M.M.; thence from said point of beginning, along the east line of said Section 5, S 00°08'22" E a distance of 1296.43 feet; thence along the north line of Block 2 in Trails West Subdivision, Second Filing, N 89°56'27" W a distance of 1304.54 feet to the northwest corner of Lot 19 in said Block 2; thence along the east line of Block 2 in Trails West Subdivision First Filing, N 00°06'11" W a distance of 1296.03 feet to a point on the north line of said Section 5; thence, along the north line of said Section 5, S 89°57'35" E a distance of 325.81 feet to the south quarter corner of Section 31, T. 1 N. R. 25 E., P.M.M.; thence, continuing along the north line of said Section 5, S 89°57'28" E a distance of 977.91 feet to the point of beginning; said described tract containing an area of 38.8074 acres, more or less, subject to all easements of record or apparent on the ground.

That the monuments found and set are of the character and occupy the positions shown hereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

SANDERSON STEWART

By: *Peter B. Knapp*
Peter B. Knapp

Montana Registration No. 8377-S

Date: January 28, 2016



Return to:
City of Billings
P.O. Box 1178
Billings, MT 59103

AS SUBMITTED
w/ M&M'S

WARRANTY DEED

THIS INDENTURE, made this 27th day of January, 2016.

FOR VALUABLE CONSIDERATION, lawful money of the United States to them in hand paid by the CITY OF BILLINGS, THE receipt whereof is acknowledged, WITNESSTH THAT:

Billings School District No. 2,
415 North 30th Street
Billings, MT 59101

does hereby GRANT, BARGAIN, SELL CONVEY, WARRANT AND CONFIRM unto the CITY OF BILLINGS for the benefit and use of The Public the following described real property, to wit:

A tract of land situated the NE1/4 of Section 5, T. 1 S., R. 25 E., P.M.M. described as Tract 2, Certificate of Survey No _____, on file and of record in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. _____ more particularly described as follows:

Beginning at a point which is the northeast corner of Section 5, T. 1 S., R. 25 E., P.M.M.; thence, from said point of beginning, S 00°08'22" E a distance of 1,296.43 feet; thence N 89°56'27" W a distance of 60.00 feet; thence N 00°08'22" W a distance of 1206.51 feet; thence along a curve to the left with a central angle of 89°49'06" and a radius of 30.00 feet a distance of 47.03 feet; thence N 89°57'28" W a distance of 888.19 feet; thence N 89°57'35" W a distance of 325.65 feet; thence N 00°06'11" W a distance of 60.00 feet; thence S 89°57'35" E a distance of 325.81 feet; thence S 89°57'28" E a distance of 977.91 feet to the Point of Beginning; containing an area of 3.5033 acres, more or less.

PURPOSE OF ACQUISITION is to create a right-of way parcel for construction and use of public road, utility and related appurtenant structures, pursuant to 76-3-201(1)(h) M.C.A. and A.R.M. 24.183.1104 as a division of land that creates rights-of-way or utility sites.

EXCEPTING AND RESERVING, however, all gas and oil, beneath the surface of the above described and conveyed premises, together with the right to extract the same, provided that in the exercise of such right the surface thereof shall not be disturbed, interfered with, or in anyway damaged.

FURTHER EXCEPTING AND RESERVING, unto the grantors, their successors and assigns all water, water rights, ditches, canals, irrigation systems, existing or as relocated, if any, including but not limited to, water stock or shares, bonds, certificates, contracts and any and all other indicia, of water, water right and ditch ownership, or any interest therein, appurtenant to the land described herein.

