

**PLAT OF  
AMENDED LOT 5B-1 OF THE 2ND  
AMENDED PLAT OF LOT 5, BLOCK 3,  
SUPERIOR HOMES SUBDIVISION**

LOCATED IN THE NE 1/4 SECTION 15, TOWNSHIP 1 NORTH, RANGE 26  
EAST, P.M.M. CITY OF BILLINGS, YELLOWSTONE COUNTY, STATE OF  
MONTANA

June, 2016

SURVEYED FOR: Ann C. Bustall Revocable Living Trust

SURVEYED BY: EGGART ENGINEERING COMPANY

TOTAL AREA OF SURVEY  
0.431 ACRES.

**LEGEND**

- PROPERTY CORNER FOUND - (AS NOTED)
- PROPERTY CORNER SET - 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "EC - 1310025"

BASIS OF BEARING:  
East line of Lot 5B-1 of the "2nd Amended  
Plat of Lot 5, Block 3, Superior Homes Subdivision"

**OWNERS' CERTIFICATE, PURPOSE OF SURVEY AND CERTIFICATE OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That Ann C. Bustall Revocable Living Trust, the undersigned land owner, certifies that said Trust has caused to be surveyed, subdivided and platted into lots as shown by the plat hereunto annexed, subject to all easements and/or rights-of-way of record, apparent on the ground or reserved per this survey. Said tract being situated in the NE 1/4 of Section 15, T. 1 N., R. 26 E., P.M.M., City of Billings, Yellowstone County, Montana, containing 0.431 acres, and said tract being described as follows: Lot 5B-1 of "2nd Amended Plat of Lot 5, Block 3, Superior Homes Subdivision", as recorded in the Office of the Clerk and Recorder of Yellowstone County, Montana, under document No. 3330874.

We also certify that this survey is exempt from review by the Department of Environmental Quality pursuant to Section 76-4-125(2)(d), MCA, "divisions located within jurisdictional areas that have adopted growth policies pursuant to chapter 1 or within first-class or second-class municipalities for which the governing body certified, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided." There is no park requirement for this minor subdivision pursuant to Section 76-3-821(3)(a), M.C.A.

The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, "UTILITY EASEMENT" to have and hold forever.

Owner of Lot 5B-1, Block 3, of the 2nd Amended Plat of Lot 5, Block 3, Superior Homes Subdivision:

Ann C. Bustall Revocable Living Trust. By Ann C. Bustall (Signature) \_\_\_\_\_ (Trustee)  
Daria Bellinger (Signature) \_\_\_\_\_ (Trustee)

STATE OF MONTANA )  
County of Yellowstone )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Ann C. Bustall, known to me to be a trustee of the Ann C. Bustall Revocable Living Trust, the Trust which executed the foregoing instrument and acknowledged to me that said Trust executed the same.

Notary Public for the State of Montana  
Printed Name of Notary \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission expires \_\_\_\_\_, 20\_\_\_\_

STATE OF MONTANA )  
County of Yellowstone )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Daria Bellinger, known to me to be a Trustee of Ann C. Bustall Revocable Living Trust, the Trust which executed the foregoing instrument and acknowledged to me that said Trust executed the same.

Notary Public for the State of Montana  
Printed Name of Notary \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission expires \_\_\_\_\_, 20\_\_\_\_

**CERTIFICATE OF SURVEYOR AND PROPERTY DESCRIPTION**

This is to certify that Scott Swanson, a Licensed Professional Engineer and Land Surveyor, Montana License No. 13100ES, performed a survey between March and June, 2016, in accordance with the Montana Subdivision and Platting Act, Title 76, Chapter 3, MCA inclusive of the following tract of land: Lot 5B-1 of the 2nd Amended Plat of Lot 5, Block 3, Superior Homes Subdivision, being Document #3330874, on file at the office of Yellowstone County Clerk and Recorder. Said tract of land is located in the Northeast 1/4 of Section 15, Township 1 North, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana, containing a gross and net area of 0.431 acres.

Scott Swanson, Licensed Professional Engineer and Land Surveyor  
Montana License No. 13100ES

**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

**COUNTY TREASURER'S CERTIFICATION OF TAX PAYMENT**

I hereby certify that all real property taxes and special assessments assessed and levied on the land above described are paid pursuant to MCA 76-3-811.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Yellowstone County Treasurer

**NOTICE OF APPROVAL**

STATE OF MONTANA )  
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

**CITY ATTORNEY APPROVAL**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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 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 \_\_\_\_\_



VICINITY MAP: NOT TO SCALE

CLERK AND RECORDER FILING INFORMATION

WATER SERVICE EASEMENT DOCUMENT # \_\_\_\_\_  
SANITARY SEWER EASEMENT DOCUMENT # \_\_\_\_\_  
ACCESS EASEMENT DOCUMENT # \_\_\_\_\_

