

DRAFT THIRD AMENDED PLAT OF
TRANSTECH CENTER SUBDIVISION

SITUATED IN THE NE1/4 AND THE SE1/4 OF SECTION 14, T. 1 S., R. 25 E., P.M.M.
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: BOTTRELL FAMILY INVESTMENTS
PREPARED BY : SANDERSON STEWART

JUNE 2016
BILLINGS, MONTANA

NOTE: THIS AMENDED PLAT HAS BEEN PREPARED AND FILED TO REVISE THE
"1' WIDE NO VEHICULAR ACCESS STRIP" LOCATED NEAR THE SOUTHWEST CORNER
OF THE SUBDIVISION AS SHOWN ON THE 2nd AMENDED PLAT.

NO ADDITIONAL LOTS ARE BEING CREATED WITH THIS PLAT.

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
) :ss
County of Yellowstone)

The undersigned, a Montana Licensed Land Surveyor, hereby declares that during the month of June 2016, a survey was performed under his supervision of a tract of land situated in the NE1/4 and the SE1/4 of Section 14, 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:

Lot 1A-1 in Block 1 of Second Amended Plat of Transtech Center Subdivision as filed in the office of the Clerk and Recorder of Yellowstone County, Montana under Document No 3759146, containing an area of 2,316,312 square feet or 53.1752 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
Montana License No. 8377-S
Date: _____

ERRORS AND OMISSIONS REVIEW

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

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 THIRD AMENDED PLAT OF TRANSTECH CENTER SUBDIVISION, 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 accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA, this ____ day of _____, 2016.

CITY OF BILLINGS, MONTANA
By: _____
Mayor

Attest: _____
City Clerk

RESERVED FOR CLERK AND RECORDER

PURPOSE OF SURVEY - REVISE "NO ACCESS STRIP"

The undersigned hereby certify that purpose of this survey is to revise the "1' WIDE NO VEHICULAR ACCESS STRIP" as shown on the Second Amended Plat of Transtech Center Subdivision, recorded under Document No 3759146, records of Yellowstone County, Montana, and no new or additional lots are being created.

Therefore, this amended plat does not create a division of land and is not subject to review as a subdivision. This amended plat has been prepared pursuant to Section 76-3-404(1)(c), M.C.A.

This survey is not subject to review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i)&(ii) for "a parcel that has a previous approval issued under Title 76, chapter 4, part 1, MCA".

Owner:
Transtech Center Unit 1-A, Unit 2A-1, Unit 4A-1B, Unit 7, Unit 8A, Unit 9A-1, Unit 10, Unit 11-A, Unit 12-A, Unit 14B, Unit 17;

BOTTRELL FAMILY INVESTMENTS
LIMITED PARTNERSHIP
By: DIAMOND B COMPANIES, INC.
a Montana corporation, as general Partner

By: _____
James R. Bennett,
Title: _____

STATE OF MONTANA)
) :ss
County of Yellowstone)

This instrument was acknowledged before me on _____, 2014, by James R. Bennett as President of Diamond B Companies, general partner of the Bottrell Family Investments Limited Partnership.

Signature of Notary

Owner:
Transtech Center Unit 4A-1A

NESLO, LLC

By: _____
Title: _____

STATE OF MONTANA)
) :ss
County of Yellowstone)

This instrument was acknowledged before me on _____, 2014, by _____ as _____ of NESLO, LLC.

Signature of Notary

Owner:
Transtech Center Unit 5A-1, Unit 6A-1;

LRS, LLC

By: _____
Title: _____

STATE OF MONTANA)
) :ss
County of Yellowstone)

This instrument was acknowledged before me on _____, 2014, by _____ as _____ of LRS, LLC.

Signature of Notary

Owner:
Transtech Center Unit 13;

Tech Properties Development, LLC

By: _____
Title: _____

STATE OF MONTANA)
) :ss
County of Yellowstone)

This instrument was acknowledged before me on _____, 2014, by _____ as _____ of Tech Properties Development, LLC.

Signature of Notary

Owner:
Transtech Center Unit 14A;

Rusty Roof, LLC
By: Bottrell Family Investments LP
By: Diamond B Companies, Inc., general partner

By: _____
Title: _____

STATE OF MONTANA)
) :ss
County of Yellowstone)

This instrument was acknowledged before me on _____, 2014, by _____ as _____ of Diamond B Companies, general partner to the Bottrell Family Investments LP, a member of Rusty Roof, LLC.

Signature of Notary

Owner:
Transtech Center Unit 15A;

Pine Co., LLC

By: _____
Title: _____

STATE OF MONTANA)
) :ss
County of Yellowstone)

This instrument was acknowledged before me on _____, 2014, by _____ as _____ of Pine Co., LLC.

Signature of Notary

Owner:
Transtech Center Unit 15B;

Bobcat Land Holdings, LLC

By: _____
Title: _____

STATE OF MONTANA)
) :ss
County of Yellowstone)

This instrument was acknowledged before me on _____, 2014, by _____ as _____ of Bobcat Land Holdings, LLC.

Signature of Notary

Owner:
Transtech Center Unit 16;

ACE Transtech, LLC

By: _____
Title: _____

STATE OF MONTANA)
) :ss
County of Yellowstone)

This instrument was acknowledged before me on _____, 2014, by _____ as _____ of ACE Transtech, LLC.

Signature of Notary

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IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: BOTTRELL FAMILY INVESTMENTS

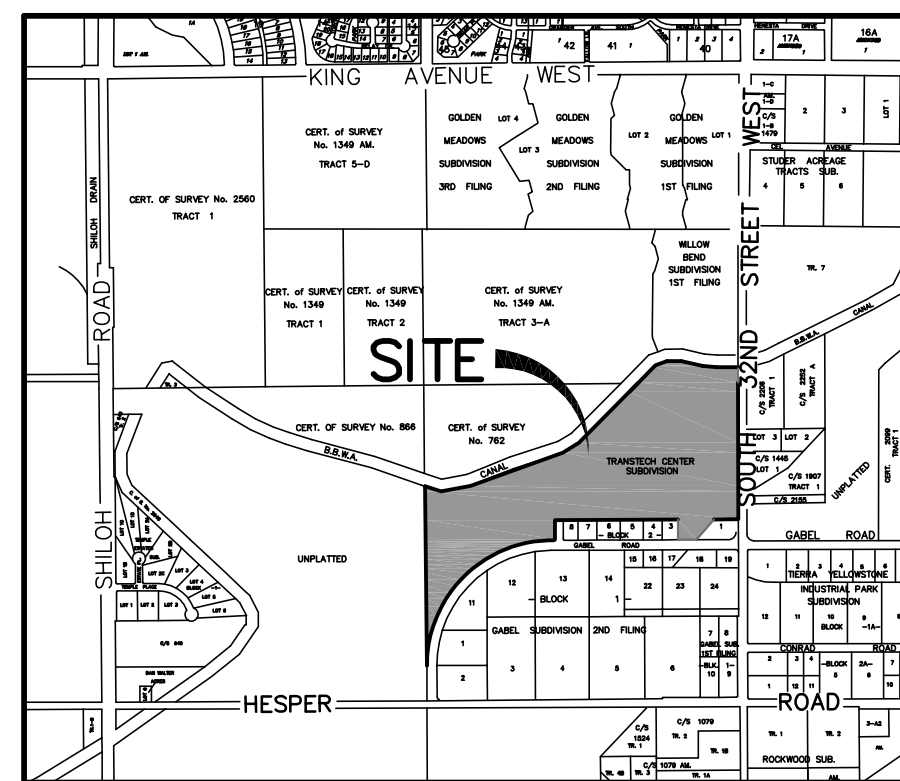
JUNE 2016

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

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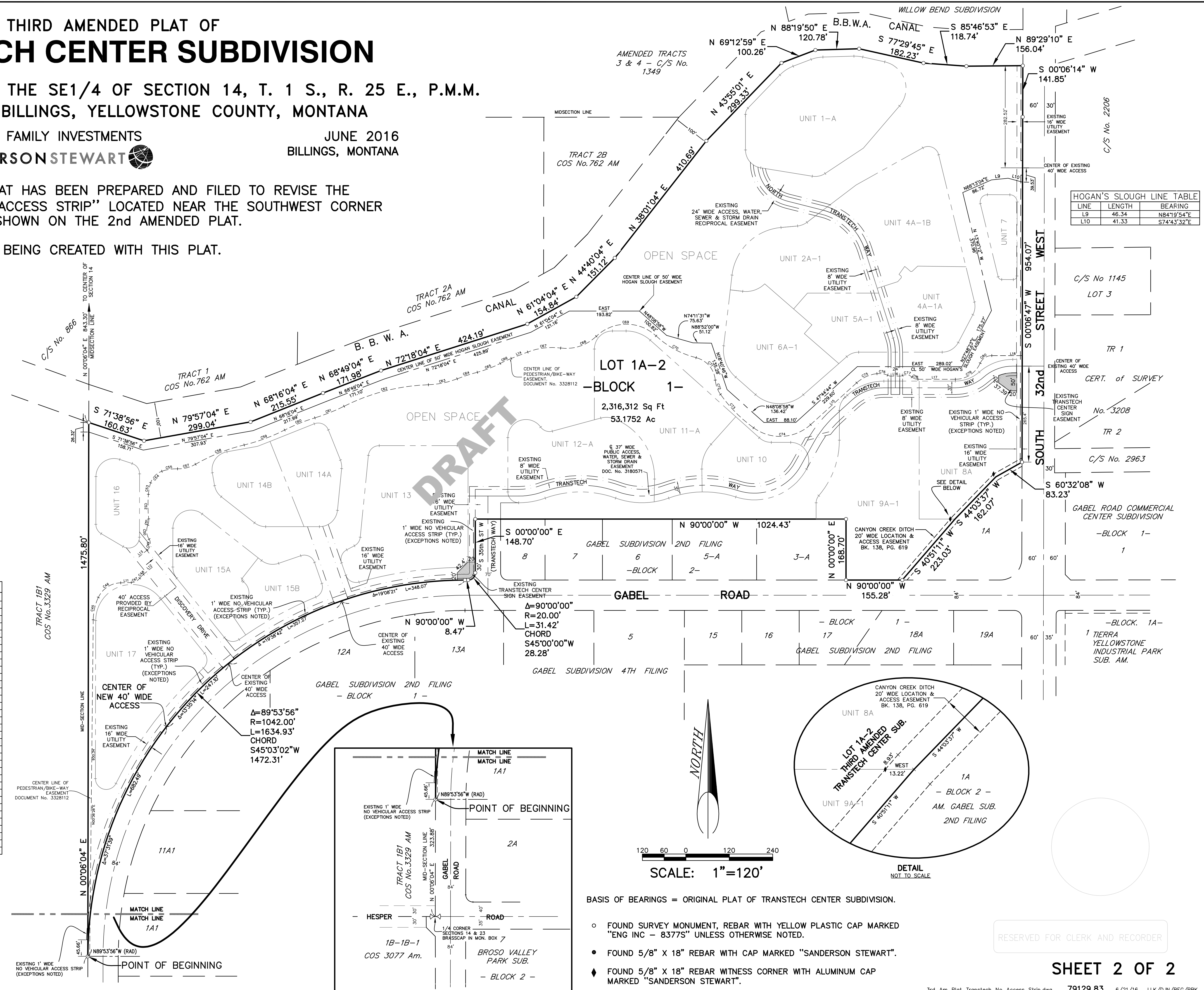
NO ADDITIONAL LOTS ARE BEING CREATED WITH THIS PLAT.



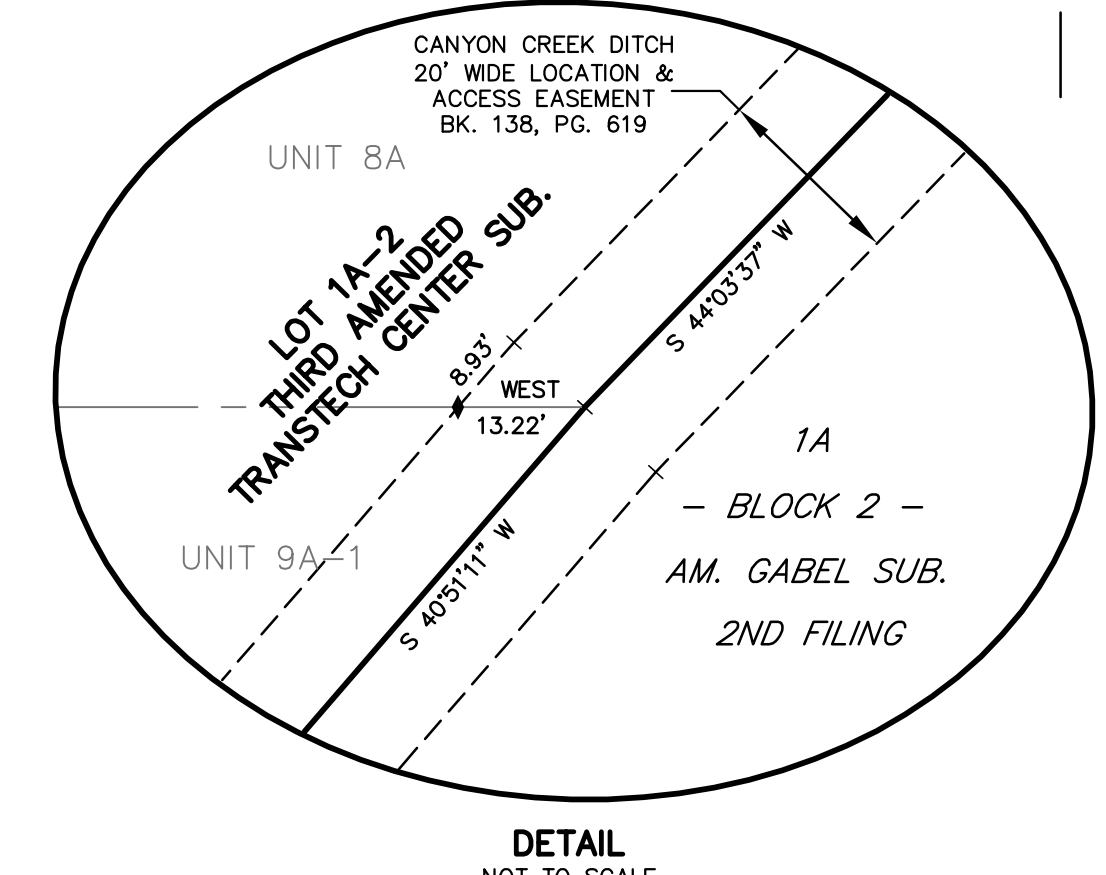
VICINITY MAP

LINE	LENGTH	BEARING
L11	29.17	N88°44'21"E
L12	31.77	N51°12'57"E
L13	30.74	N50°21'57"E
L14	48.80	N68°49'01"E
L15	172.00	N47°44'44"E
L16	30.37	EAST
L17	103.51	EAST
L18	84.18	EAST

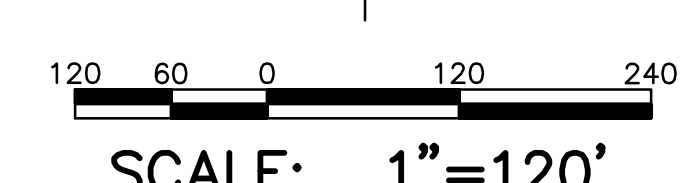
CURVE	DELTA	LENGTH	RADIUS	CHORD BRG	CHORD
C45	24°26'29"	63.99	150.00	N12°49'40"E	63.50
C46	63°41'27"	77.81	70.00	N56°53'38"E	73.87
C47	51°48'27"	27.13	30.00	N62°50'08"E	26.21
C48	141°7'03"	14.96	60.00	N44°04'26"E	14.92
C49	84°02'08"	32.85	22.40	N09°36'48"E	29.99
C50	56°41'32"	41.15	41.58	N05°13'08"W	39.49
C51	30°45'22"	17.17	31.98	N07°46'53"E	16.96
C52	9°49'11"	68.16	397.68	N02°41'12"W	68.07
C53	13°39'21"	32.53	136.48	N11°03'04"E	32.45
C54	52°49'06"	46.17	50.08	N44°17'17"E	44.55
C55	20°51'47"	44.08	121.05	N81°07'43"E	43.84
C57	31°32'40"	51.97	94.39	N75°47'16"E	51.31
C58	16°36'32"	144.94	500.00	N68°19'12"E	144.43
C59	13°42'31"	119.63	500.00	N69°46'12"E	119.35
C60	10°19'46"	90.14	500.00	N68°04'50"E	90.02
C61	9°57'22"	86.88	500.00	N68°16'02"E	86.77
C62	24°47'38"	242.33	560.00	N75°41'10"E	240.44
C63	19°27'11"	81.48	240.00	N78°21'23"E	81.09
C64	6°44'28"	58.83	500.00	N72°00'02"E	58.79
C65	12°57'32"	67.85	300.00	N68°53'30"E	67.71
C66	6°24'18"	33.54	300.00	N65°36'52"E	33.52
C67	28°30'39"	92.56	186.00	N83°04'21"E	91.60
C68	51°11'03"	107.20	120.00	N71°44'09"E	103.67
C69	86°58'16"	182.15	120.00	N89°37'45"E	165.16
C70	29°11'29"	127.37	250.00	S61°28'51"E	126.00
C71	9°15'07"	87.05	70.00	S40°27'02"E	81.55
C72	30°32'55"	42.85	80.00	S20°05'46"E	42.14
C73	18°41'32"	130.50	400.00	S44°42'50"E	129.92
C74	78°11'40"	170.59	125.00	N86°50'34"E	157.66
C75	35°51'27"	62.58	100.00	N65°40'27"E	61.57
C76	28°37'53"	29.98	60.00	S82°04'53"E	29.67
C77	63°10'29"	27.57	25.00	S80°06'21"E	26.19
C78	41°28'53"	18.10	25.00	S69°15'33"E	17.71
C79	66°08'14"	86.57	75.00	N56°55'53"E	81.85
C80	66°08'14"	40.40	35.00	N56°55'53"E	38.20



LINE	LENGTH	BEARING
L9	46.34	N84°19'54"E
L10	41.33	S74°43'32"E



DETAIL NOT TO SCALE



SCALE: 1"=120'

BASIS OF BEARINGS = ORIGINAL PLAT OF TRANSTECH CENTER SUBDIVISION.

- FOUND SURVEY MONUMENT, REBAR WITH YELLOW PLASTIC CAP MARKED "ENG INC - 83775" UNLESS OTHERWISE NOTED.
- FOUND 5/8" X 18" REBAR WITH CAP MARKED "SANDERSON STEWART".
- ◆ FOUND 5/8" X 18" REBAR WITNESS CORNER WITH ALUMINUM CAP MARKED "SANDERSON STEWART".

RESERVED FOR CLERK AND RECORDER