PLAT OF

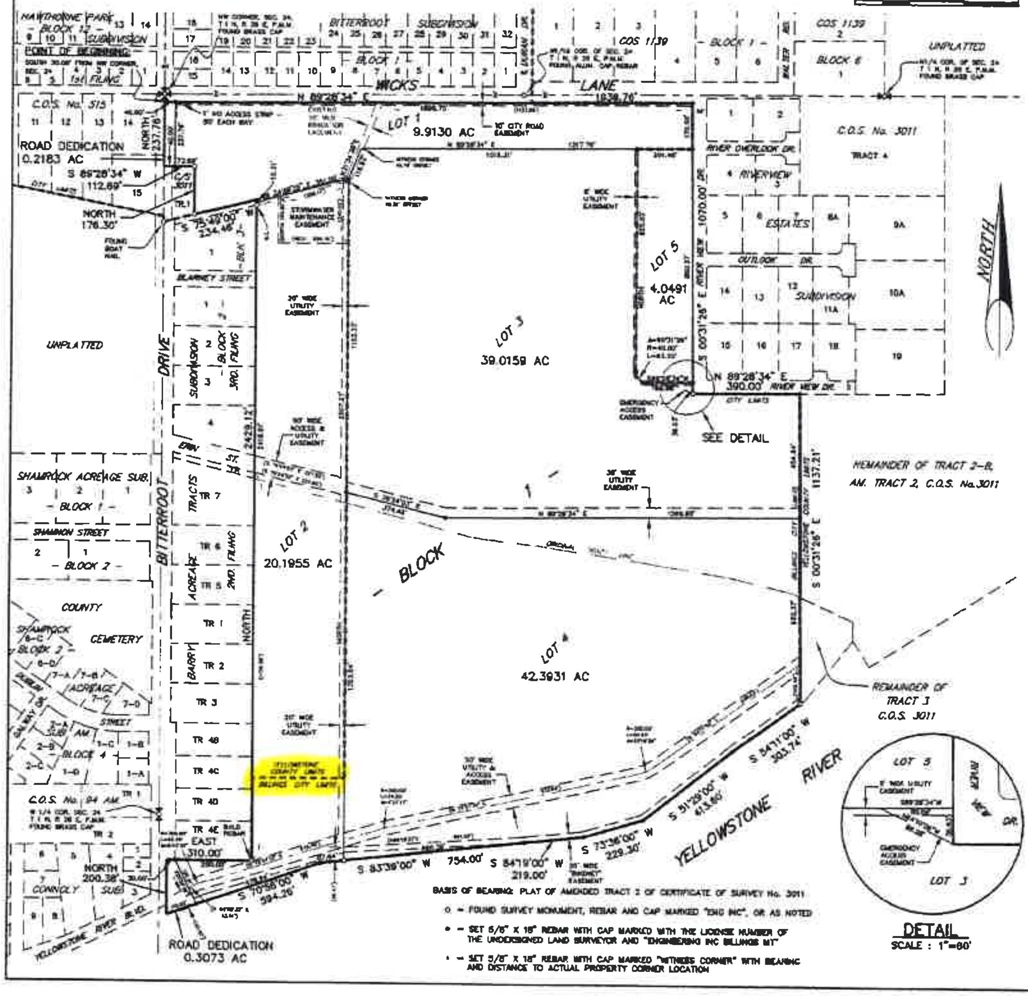
CHERRY CREEK ESTATES SUBDIVISION

BEING A PORTION OF TRACT 2-B, AM. TRACT 2, CERTIFICATE OF SURVEY No. 3011 AND A PORTION OF TRACT 3, CERTIFICATE OF SURVEY No. 3011 SITUATED IN THE NW1/4 AND THE SW1/4 OF SECTION 24, T. 1 N., R. 26 E., P.M.M. YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : CHERRY CREEK DEVELOPMENT, INC.
PREPARED BY : ENGINEERING, INC.

DECEMBER, 2002
BILLINGS, MONTANA

SCALE : 1" = 200'



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 7-02-03

Yellowstone County Treasurer

By [signature], Deputy

CERTIFICATE OF CITY/COUNTY HEALTH DEPARTMENT

This Subdivision Plat has been reviewed and approved by the Yellowstone City/County Health Department.

[signature] 4/2/03

Health Officer or Authorized Representative, Yellowstone City/County Health Department

CERTIFICATE OF COUNTY ATTORNEY

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

DATED: June 3, 2003

Reviewed by: [signature]

CERTIFICATE OF CITY ATTORNEY

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

DATED: 3-27-03

Reviewed by: [signature]

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.

3-11-03 [signature]
Date President

[signature]
Executive Secretary

~~CERTIFICATE OF COUNTY LAND SURVEYOR~~

[illegible]

Not applicable see Resolution 03-31

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing PLAT OF CHERRY CREEK ESTATES SUBDIVISION, 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 subdivisions and parts of the City of Billings streets platted as nearly as circumstances will permit.

JT Eddy 14184LS 4/02/03
Examining Land Surveyor Date

Dc. Dred - Doc# 3234915

SUBDIVISION IMPROVEMENT AGREEMENT

Document No. 3234916

Restrictions on Transfers and Conveyances - Doc# 3234917

CERTIFICATE OF APPROVAL BY CITY ENGINEER'S OFFICE

STATE OF MONTANA)
:ss
Yellowstone County)

I hereby certify that Lots 1, 3, and 4 of Block 1 of the annexed and foregoing PLAT OF CHERRY CREEK ESTATES SUBDIVISION conform 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 27th day of MARCH 2003

JT Eddy 14184LS
City Engineer's Office

CERTIFICATE OF APPROVAL

STATE OF MONTANA)
:ss
County of Yellowstone)

We hereby certify that we have examined the annexed PLAT OF CHERRY CREEK ESTATES SUBDIVISION, and the that said plat conforms with the requirements of the laws of the State of Montana and that the requirements for park donation have been met to the satisfaction 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 Yellowstone County, Montana, this 12th day of [illegible], 2003.

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY
MONTANA

By [signature], Commissioner
By [signature], Commissioner
By [signature], Chairman

Attest: [signature], Clerk and Recorder

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
:ss
County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT OF CHERRY CREEK ESTATES 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 14th day of April, 2003.

CITY OF BILLINGS, MONTANA
By [signature], Mayor

Attest: [signature], City Clerk

SEAL

CERTIFICATE OF SURVEYOR

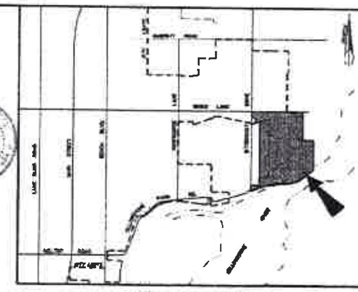
STATE OF MONTANA)
:ss
County of Yellowstone)

The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of December, 2002, a survey was performed under his supervision of a tract of land to be known as CHERRY CREEK ESTATES SUBDIVISION, 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 thereon and that the gross area is 118.0922 acres and the net area is 115.5966 acres.

ENGINEERING, INC.
By [signature]
Montana Registration No. 6972-S

Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this 27 day of March, 2003.

[signature]
Notary Public in and for the State of Montana
Printed Name [illegible]
Residing at Billings, Montana
My commission expires [illegible]



CONSENT TO PLATTING

The undersigned hereby consents to the platting of the tract of land herein described and included in a mortgage to the undersigned, and hereby releases and reconveys from said mortgage all portions of the tract dedicated to the public.

IN WITNESS WHEREOF, the undersigned has caused this consent and release to be executed and acknowledged. This consent is made pursuant to Section 76-3-612(1), M.C.A.

First Interstate Bank
By [signature]
Title AVP

STATE OF MONTANA)
:ss
County of Yellowstone)

On this 18th day of February, 2003, before me, a Notary Public in and for the State of Montana, personally appeared Carolyn A. Selbe, known to me to be the AVP of First Interstate Bank, who signed the foregoing instrument and who acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year hereinabove written.

Corinne L. Choate
Notary Public in and for the State of Montana
Printed Name Corinne L. Choate
Residing at Billings, MT
My commission expires February 28th, 2005

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
:ss
County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, the 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 NW1/4 and the SW1/4 of Section 24, T. 1 N., R. 26 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to wit:

[illegible]

Pursuant to Section 76-3-621(3)(e), M.C.A., there is no park requirement for this minor subdivision.

Lot 5, Block 1, and the remainder of Tract 3, Certificate of Survey No. 3011 are exempt from review by the Department of Environmental Quality per ARM 17.36.605(2)(e). No structures requiring water or sewage disposal may be erected on said lots.

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 this plat as "UTILITY EASEMENT" to have and hold forever.

Said tract to be known and designated as CHERRY CREEK ESTATES SUBDIVISION, and the lands included in all streets and avenues as shown on the annexed plat are hereby granted and donated to the use of the public forever.

[signature] [signature]

STATE OF MONTANA)
:ss
County of Yellowstone)

On this 18th day of February, 2003, before me, a Notary Public in and for the State of Montana, personally appeared [illegible], known to me to be the persons who signed the foregoing instrument and who acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

[signature]
Notary Public in and for the State of Montana
Printed Name [illegible]
Residing at Billings, Montana
My commission expires [illegible]

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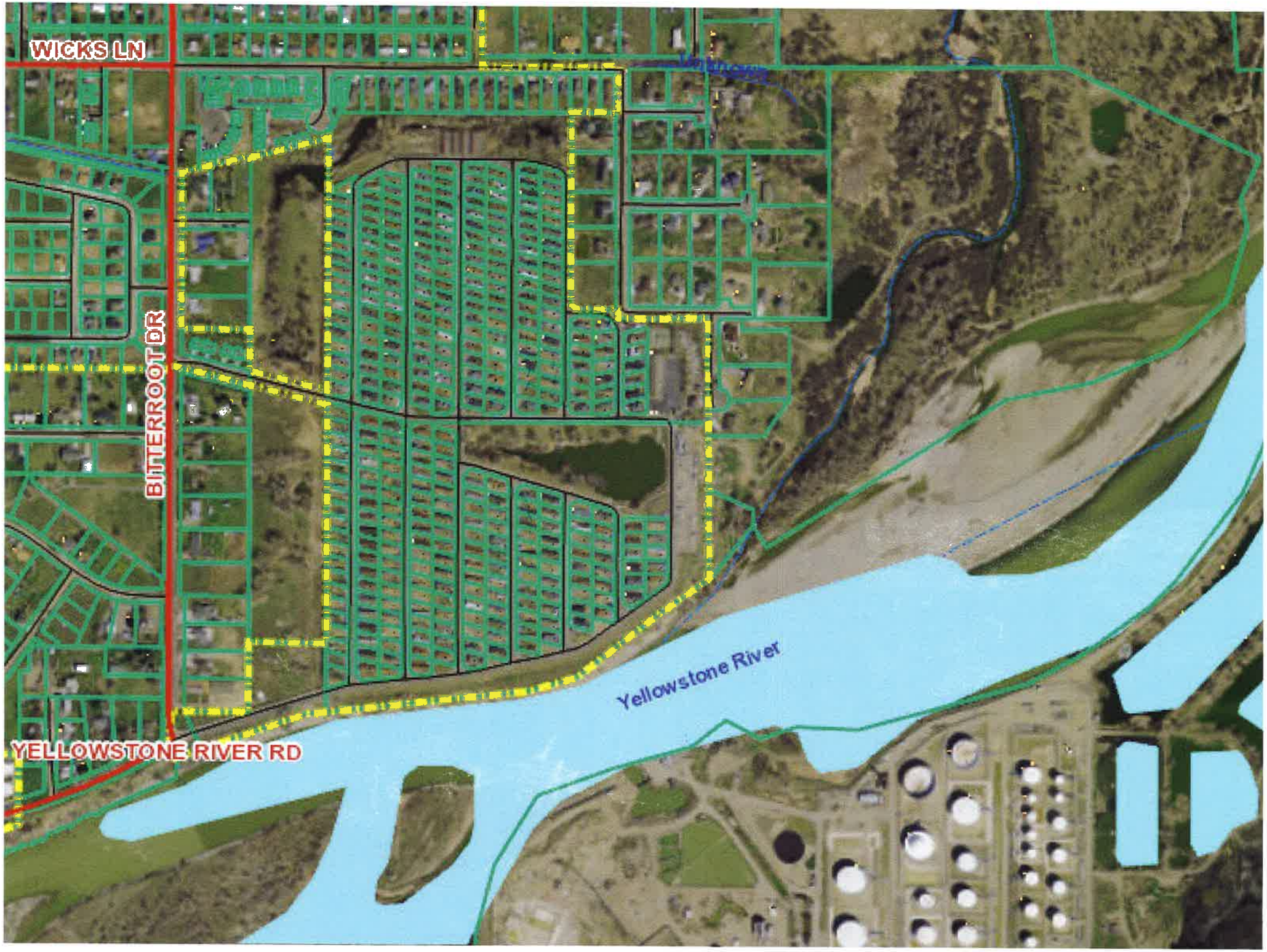
WICKS LN
BITTERROOT DR
YELLOWSTONE RIVER RD
Yellowstone River