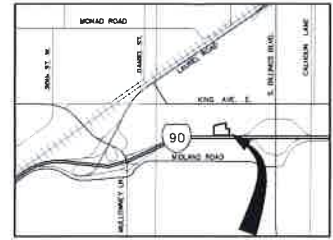
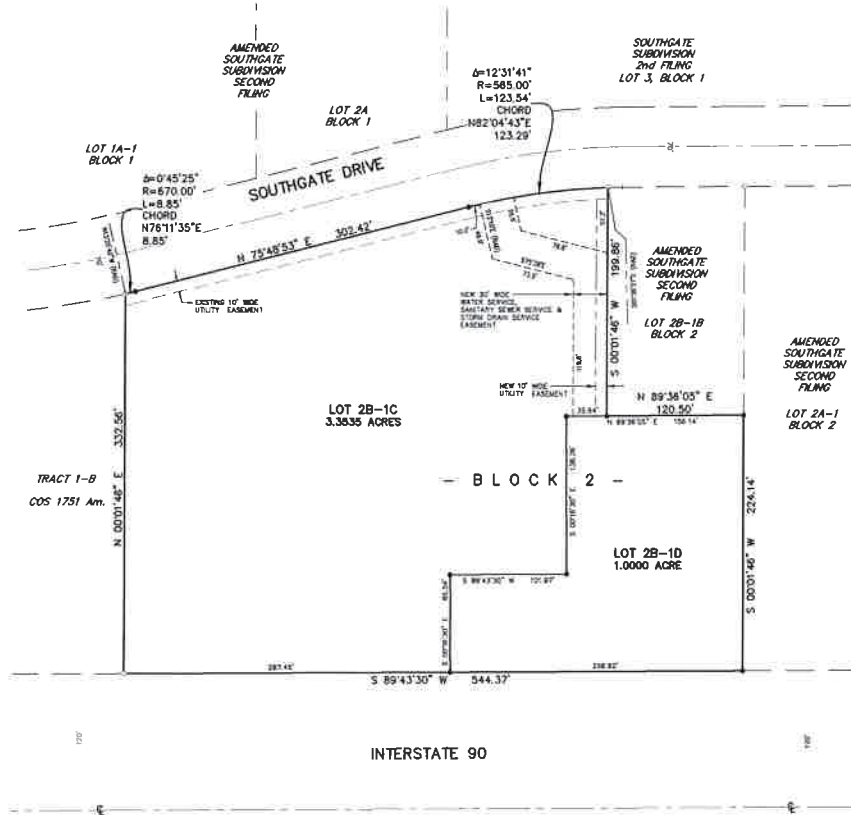


# AMENDED PLAT OF LOT 2B-1A, BLOCK 2, SOUTHGATE SUBDIVISION, SECOND FILING

SITUATED IN THE NE1/4 OF SECTION 17, T. 1 S., R. 26 E., P.M.M.  
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : ERCK HOTELS  
PREPARED BY : SANDERSON STEWART

MARCH 2017  
BILLINGS, MONTANA



BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83 LAURENT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS, HAVING A POINT OF ORIGIN AT 45°47'00\"/>

DISTANCES SHOWN ARE GROUND, INTERNATIONAL FEET.  
THE CONVERGENCE ANGLE AT THE NW CORNER OF THIS AMENDED PLAT = -0.05728"

- FOUND SURVEY MONUMENT, REBAR WITH "ENG INC" CAP
- SET 6\"/>

**CERTIFICATE OF DEDICATION**

STATE OF MONTANA )  
County of Yellowstone )

KNOW ALL MEN BY THESE PRESENTS: That Billings Lodging Investors, LLC, the 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 amended plat, and tract being situated in the NE1/4 of Section 17, T. 1 S., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, and tract being more particularly described as follows, to-wit:

Lot 2B-1A in Block 2 of the Plat of Amended Lot 2B-1, Block 2, Southgate Subdivision, Second Filing, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3268129, containing a gross area of 4.3535 Acres or 189,537 square feet and a net area of 4.3535 Acres or 189,537 square feet.

Pursuant to 76-3-621(3)(d) M.C.A. and 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 PLAT OF AMENDED LOT 2B-1A, BLOCK 2, SOUTHGATE SUBDIVISION, SECOND FILING, there is no public land dedication with this plat.

BILLINGS LODGING INVESTORS, LLC

By: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF MONTANA )  
County of Yellowstone )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned Notary Public for the State of Montana, personally appeared \_\_\_\_\_, known to me to be the person who signed the foregoing instrument as \_\_\_\_\_ of Billings Lodging Investors, LLC, and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Signature of Notary

**CERTIFICATE OF SURVEYOR**

STATE OF MONTANA )  
County of Yellowstone )

The undersigned, a Montana Registered Land Surveyor declares that during the month of March 2017 a survey was performed under the supervision of a tract of land to be known as AMENDED PLAT OF LOT 2B-1A, BLOCK 2, SOUTHGATE SUBDIVISION, SECOND 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 amended plat; that the monuments found and set are of the character and occupy the positions shown hereon and that the gross area and the net area is 4.3535 Acres or 189,537 square feet.

SANDERSON STEWART

By: Peter B. Knapp  
Montana Registration No. 5322 S...  
Date: \_\_\_\_\_

**CERTIFICATE OF CITY ENGINEER'S OFFICE**

I hereby certify that amended and foregoing plat conforms with Section 76-4-125(2)(e), 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

**ERRORS AND OMISSIONS REVIEW**

I hereby certify that I have examined the amended 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 or ready or circumstances will permit.

Examining Land Surveyor Date

**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 \_\_\_\_\_

**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 CITY COUNCIL APPROVAL**

STATE OF MONTANA )  
County of Yellowstone )

I hereby certify that we have examined the amended and foregoing plat of AMENDED LOT 2B-1A, BLOCK 2, SOUTHGATE SUBDIVISION, SECOND 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 such use 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 \_\_\_\_\_

**CERTIFICATE OF COUNTY TREASURER**

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(c) / 76-3-207(3), M.C.A.

Date \_\_\_\_\_  
Yellowstone County Treasurer  
By: Deputy \_\_\_\_\_

**CONSENT TO PLATTING**

Document No. \_\_\_\_\_

**SUBDIVISION IMPROVEMENTS AGREEMENT**

Document No. \_\_\_\_\_

**EASEMENT**

Document No. \_\_\_\_\_