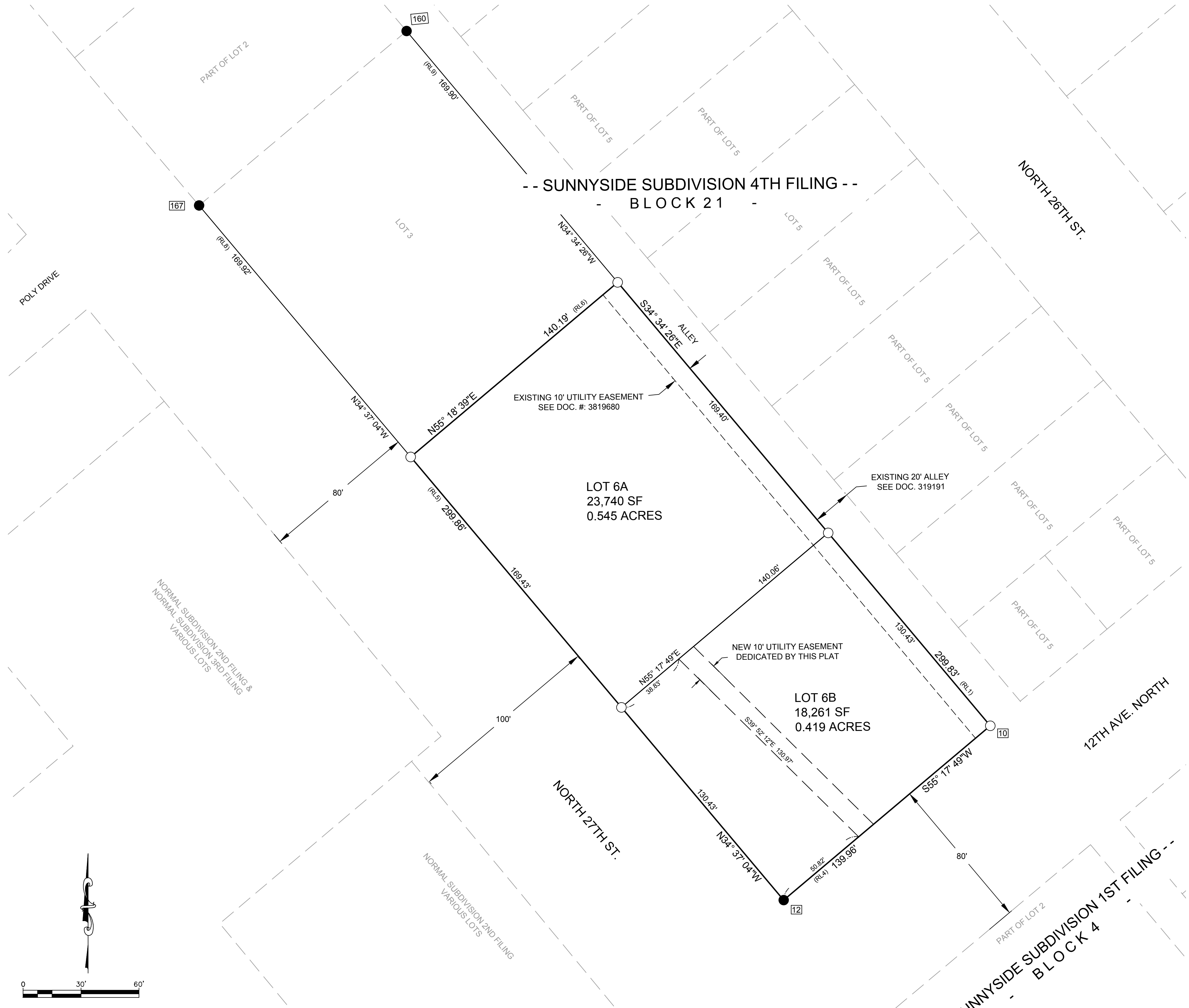


FINAL PLAT OF
 AMENDED LOT 6, BLOCK 21 OF
SUNNYSIDE SUBDIVISION - 4TH FILING

SITUATED IN THE NE 1/4 OF SECTION 32, TOWNSHIP 01 NORTH, RANGE 26 EAST, P.M.M.,
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: RIMROCK INN LLC.
 PREPARED BY: PERFORMANCE ENGINEERING & CONSULTING

DATE: JUNE 2017



CERTIFICATE OF DEDICATION AND LEGAL DESCRIPTION

I hereby certify that I have caused to be surveyed, subdivided and platted into lots a tract of land situated in the NE 1/4 of Section 32, Township 1 North, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows:

Lot 6, Block 21, of Sunnyside Subdivision, 4th Filing, according to the official plat on file with the Yellowstone County Clerk and Recorder's office, under Document No. 319191. Said tract contains a gross area of 0.96 acres, more or less, and is subject to all right-of-ways and easements shown, existing, or of record.

Further, I hereby grant 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 lines over, under and across the areas designated on the plat as utility easements to have and hold forever.

Further, I hereby certify that no parkland dedication is required for this non-residential subdivision, pursuant to 76-3-621(3)(b), M.C.A.

Said tract is to be known and designated as the Amended Plat of Lot 6, Block 21 of SUNNYSIDE SUBDIVISION - 4TH FILING.

Rimrock Inn LLC.
 Carol Brosovich, Owner

STATE OF MONTANA)
) :ss
 County of Yellowstone)

On this ___ day of _____, 20___ before me, a Notary Public in and for the State of Montana, personally appeared Carol Brosovich, owner of Rimrock Inn LLC., 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.

Notary Public in and for the State of Montana
 Printed Name _____
 Residing at _____
 My commission expires _____

CERTIFICATE OF CITY COUNCIL APPROVAL

The City Council of the City of Billings, Yellowstone County, Montana, does hereby certify that the accompanying Amended Plat of Lot 6, Block 21 of Sunnyside Subdivision 4th Filing has been examined and found to conform to the law. Said plat is hereby approved.

By: _____ Date _____
 Mayor

Attest: _____ Date _____
 City Clerk

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-207(3) MCA, that the accompanying plat has been duly examined and that all real property taxes and special assessments and levied on the land have been paid.

Dated this ___ day of _____, 20___

 Yellowstone County Treasurer

CERTIFICATE OF SURVEYOR

I, the undersigned Zachary Hassler, a registered land surveyor, do hereby certify that this survey was done by me or under my direct supervision.

Dated this ___ day of _____, 20___

 Zachary Hassler, 29090 LS

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined this plat for errors and omissions in computations and drafting.

 Examining Land Surveyor Date _____



VICINITY MAP
 NOT TO SCALE

CERTIFICATE OF PLANNING BOARD APPROVAL

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 ENGINEER'S OFFICE

I hereby certify that I have examined this plat and found that it conforms with 76-4-125(2)(d), MCA. Said plat is inside a master planning area and is provided with municipal facilities for the supply of water and disposal of sewage and solid waste.

Dated this ___ day of _____, 20___

 City Engineer's Office

CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City Attorney and it is acceptable as to form:

Dated this ___ day of _____, 20___

Reviewed by _____

CLERK AND RECORDER INFORMATION

CONSENT OF PLATTING
 Document No. _____

RELEASE OF SANITARY RESTRICTIONS
 Document No. _____

SUBDIVISION IMPROVEMENTS AGREEMENT
 Document No. _____

UTILITY/STORMWATER EASEMENT AGREEMENT
 Document No. _____

LEGEND

- [167] POINT LABEL
- (RL1) LINE LENGTH LABEL
- FOUND MONUMENT AS NOTED
- SET 1/2" x 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED PEC 29090LS BILLINGS MT
- EXISTING BOUNDARY LINE
- - - EXISTING EASEMENT
- NEW EASEMENT

Points Table

Point	Description and notes
10	Found 1/2" or 3/8" rebar with damaged illegible YPC. Monument likely disturbed. Pull disturbed monument and set 5/8" rebar with cap marked PEC BILLINGS MT 29090LS.
12	Found Meridian YPC marked MT MERIDIAN 18035 LS.
160	Found 3/4" (o.d.) iron pipe beneath nail at surface.
167	Found 1/2" or 5/8" bald rebar.

Record Line Information Table
 Plat of Sunnyside Subd., Fourth Filing

Line tag	Record distance
RL1	300'
RL4	140'
RL5	300'
RL6	140'
RL8	170'
RL9	170'

BASIS OF BEARING
 Bearings are derived from a local coordinate system in which the right-of-way line of N. 27th has a bearing of N34° 37' 04" W. The convergence angle at point 12 is - 0° 0' 01".

PROJECT TITLE: **SUNNYSIDE SUBDIVISION - 4TH FILING AMD. LOT 6**

REVISIONS	DATE	BY	DESCRIPTION

7100 COMMERCIAL AVE, SUITE 4
 BILLINGS, MT 59101
 OFFICE - 406-384-0080
 www.performance-ec.com
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PEC
 PERFORMANCE ENGINEERING & CONSULTING

2017-007 DRAWN BY: TRT CHECKED BY: ZH DATE: 5/2017

SHEET **1 OF 1**

7/28/2017 10:27:34 AM
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 PEC-STANDARD.CTB