

AMENDED PLAT OF LOTS 3, 4, 6, 7, 11, 12, 13, 14, 15 & 16, BLOCK 2,

CARDWELL RANCH SUBDIVISION, FIRST FILING

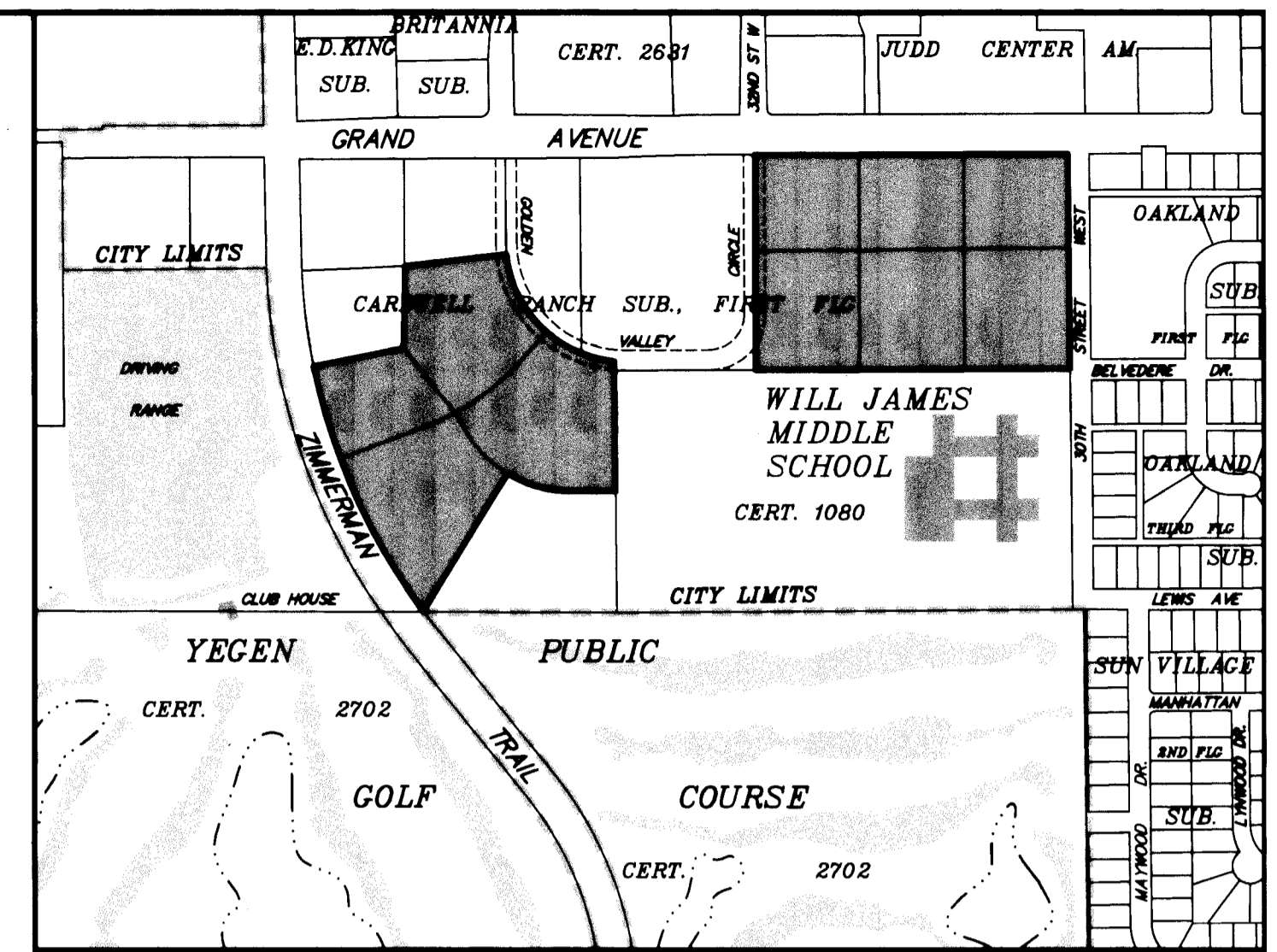
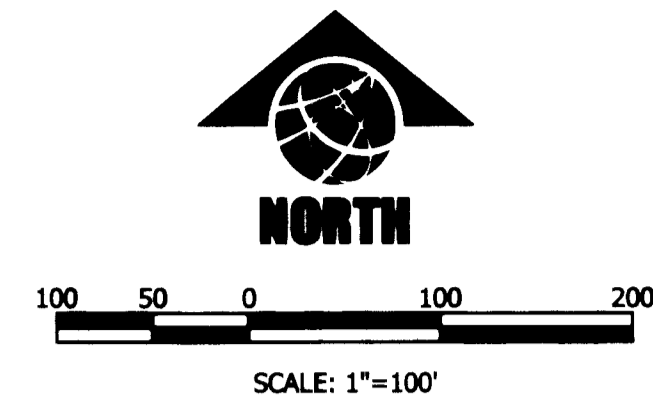
SITUATED IN THE NW1/4 OF SECTION 1 & THE NE1/4 OF SECTION 2, T. 1 S., R. 25 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : YEGEN GRAND AVENUE FARM, INC.

AUGUST, 2017

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE

THIS PLAT HAS BEEN PREPARED TO (1) AGGREGATE ADJACENT PARCELS, (2) RELOCATE THE BOUNDARY LINES OF ADJACENT PARCELS, (3) RELOCATE AN EXISTING ACCESS ON GRAND AVENUE, (4) REVISE AN EXISTING ACCESS ON 30TH STREET WEST, (5) CREATE ADDITIONAL RECIPROCAL ACCESS EASEMENTS AND (6) & REVISE IRRIGATION & UTILITY EASEMENTS. NO ADDITIONAL LOTS ARE BEING CREATED WITH THIS PLAT.

LANDOWNERS STATEMENT: AGGREGATION OF LOTS, BOUNDARY LINE RELOCATION, & ACCESS RELOCATION

The undersigned hereby certifies that the purpose of this survey is to aggregate existing lots within a platted subdivision and to relocate the common line between 5 or fewer lots; no additional lots are being hereby created. Therefore this amended plat is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d) & (1)(f), M.C.A. Pursuant to ARM 24.183.1104(1)(f)(iii)(C), the area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with the amended plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

Furthermore, the undersigned hereby certifies that the purpose of this survey is to relocate a 44' wide access to the location shown hereon and abandon the original location created with the platting of Cardwell Ranch Subdivision, First Filing. No additional lots are being hereby 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. which "discloses evidence to suggest alternate locations of lines or points".

This amended plat 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, M.C.A."

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.

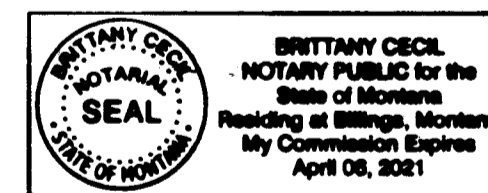
YEGEN GRAND AVENUE FARM, INC.

By: *[Signature]* Title: *President*

STATE OF MONTANA)
County of Yellowstone) ss

On this 27th day of November, 2017, before me, a Notary Public for the State of Montana, personally appeared Charles G. Yeegen, known to me to be the person who signed the foregoing instrument as President of YEGEN GRAND AVENUE FARM, INC., and acknowledged to me that said corporation 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



CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
County of Yellowstone) ss

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of August, 2017, a survey was performed under his supervision of a tract of land situated in the NW1/4 of Section 1 & the NE1/4 of Section 2, 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:

Lots 3, 4, 6, 7, 11, 12, 13, 14, 15 & 16, Block 2, Cardwell Ranch Subdivision, First Filing, according to the official plat on file in the office of the clerk and recorder of Yellowstone County, Montana, under Document No. 3510813; said described tract having a gross and net area of 23.194 acres.

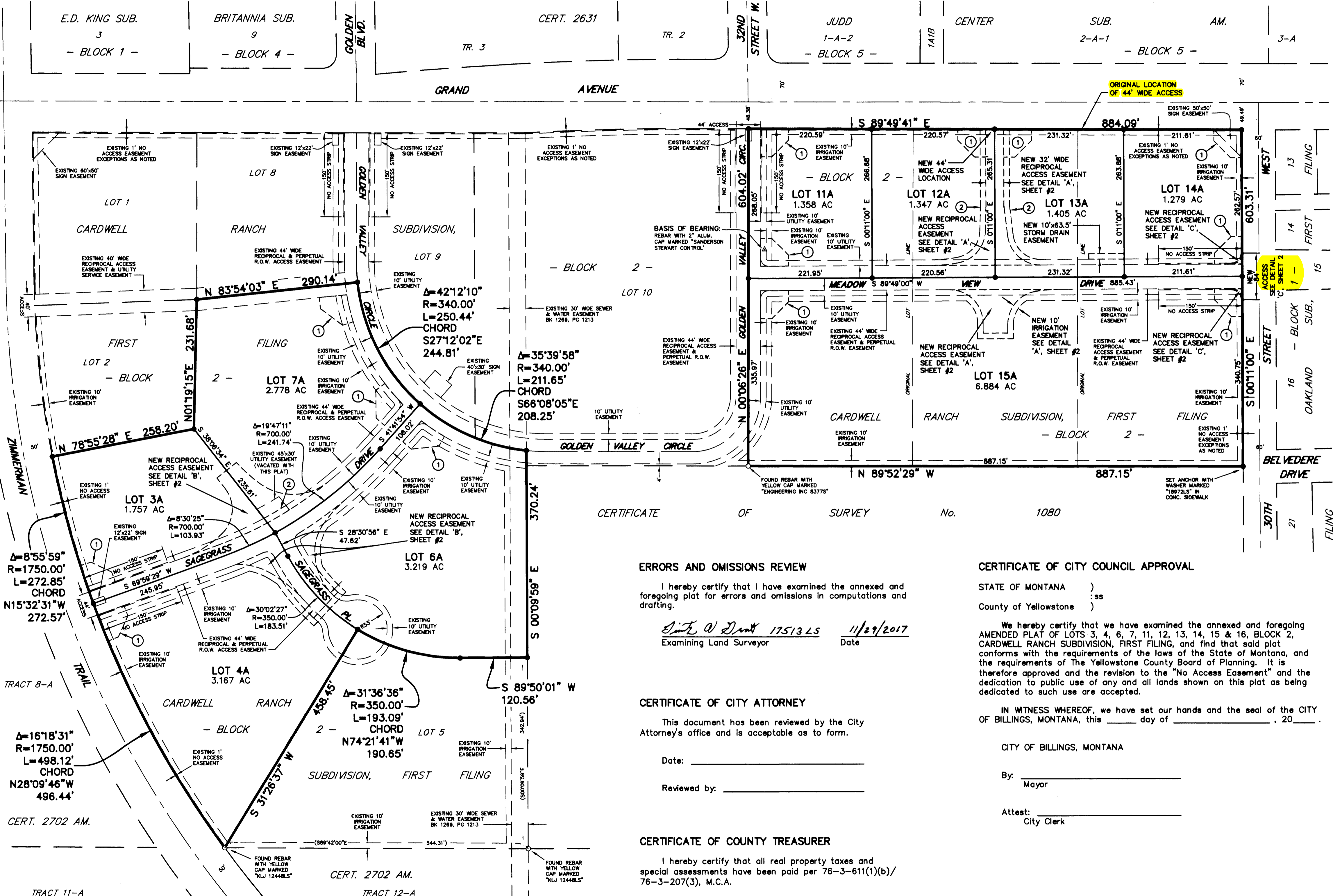
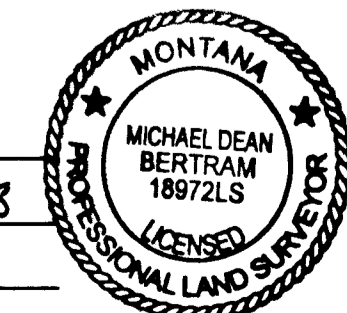
That the monuments found are of the character and occupy the positions shown hereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

SANDERSON STEWART

By: *[Signature]*

Montana License No. 18972LS

Date: November 21, 2017



ERRORS AND OMISSIONS REVIEW

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

[Signature] 17513LS 11/21/2017
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)
County of Yellowstone) ss

We hereby certify that we have examined the annexed and foregoing AMENDED PLAT OF LOTS 3, 4, 6, 7, 11, 12, 13, 14, 15 & 16, BLOCK 2, CARDWELL RANCH SUBDIVISION, FIRST 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 revision to the "No Access Easement" and the dedication to public use of any and all lands shown on this plat as being dedicated to such use are 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

BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS; HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. THE GRID-TO-GROUND COMBINED SCALE FACTOR AT A 5/8" REBAR WITH 2" ALUM. CAP MARKED "SANDERSON STEWART CONTROL" IS 0.9999981371. THE CONVERGENCE ANGLE IS -0°07'41". DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- △ FOUND CONTROL POINT, REBAR WITH 2" ALUM. CAP MARKED "SANDERSON STEWART CONTROL".
- FOUND SURVEY MONUMENT, AS NOTED
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE SURVEYOR'S LICENSE NUMBER AND "SANDERSON STEWART", OR AS NOTED
- ① NEW 50'x50' SIGN EASEMENT. SEE DETAIL FOR ADDITIONAL INFORMATION.
- ② NEW 10' WIDE UTILITY EASEMENT. SEE DETAILS ON SHEET #2 FOR ADDITIONAL INFORMATION.

NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.



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PREPARED FOR : YEGEN GRAND AVENUE FARM, INC.

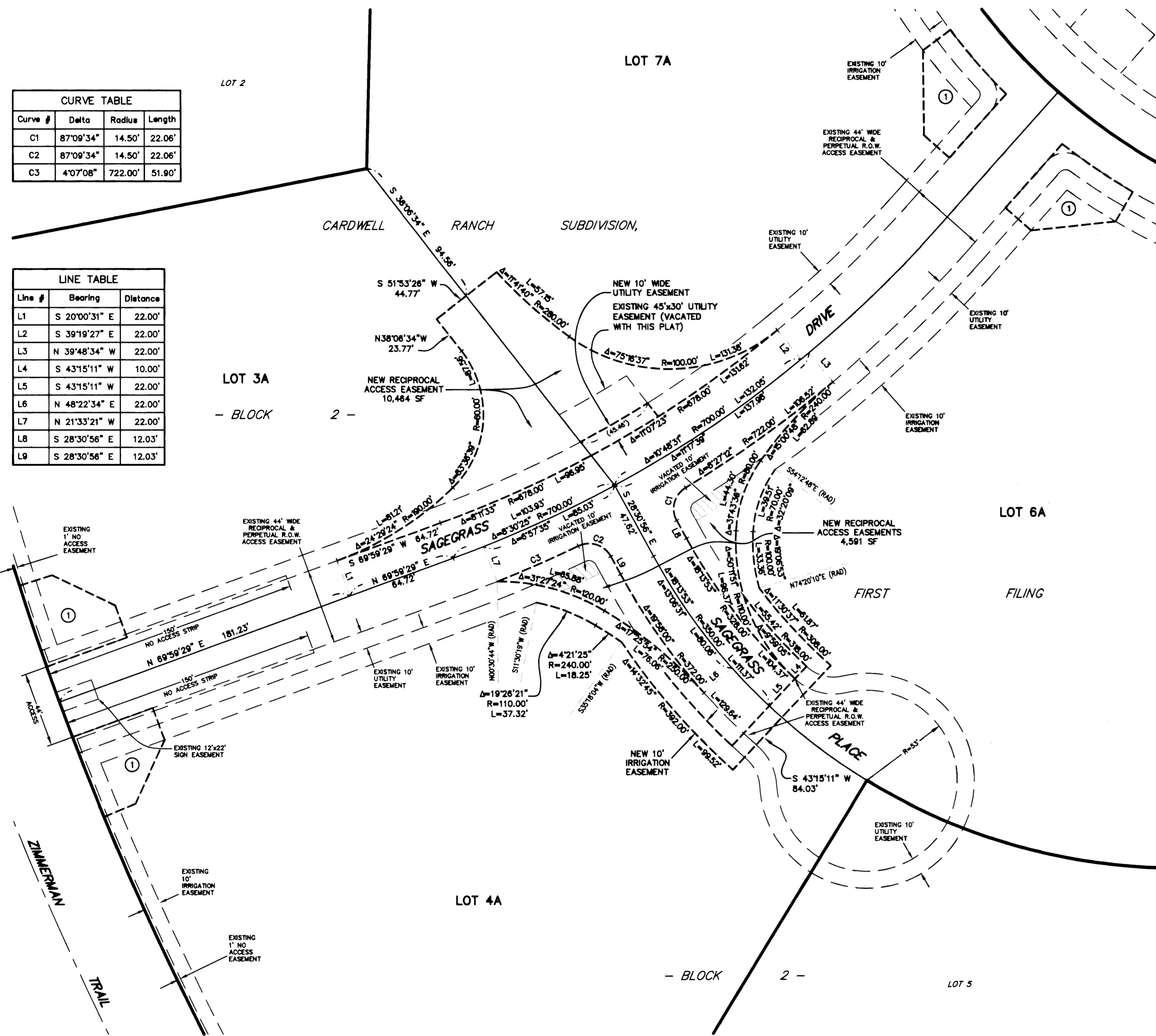
AUGUST, 2017

PREPARED BY : SANDERSON STEWART

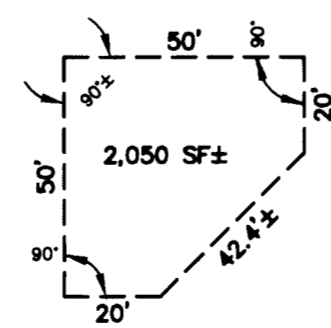
BILLINGS, MONTANA

Curve #	Delta	Radius	Length
C1	87°09'34"	14.50'	22.06'
C2	87°09'34"	14.50'	22.06'
C3	4°07'08"	722.00'	51.90'

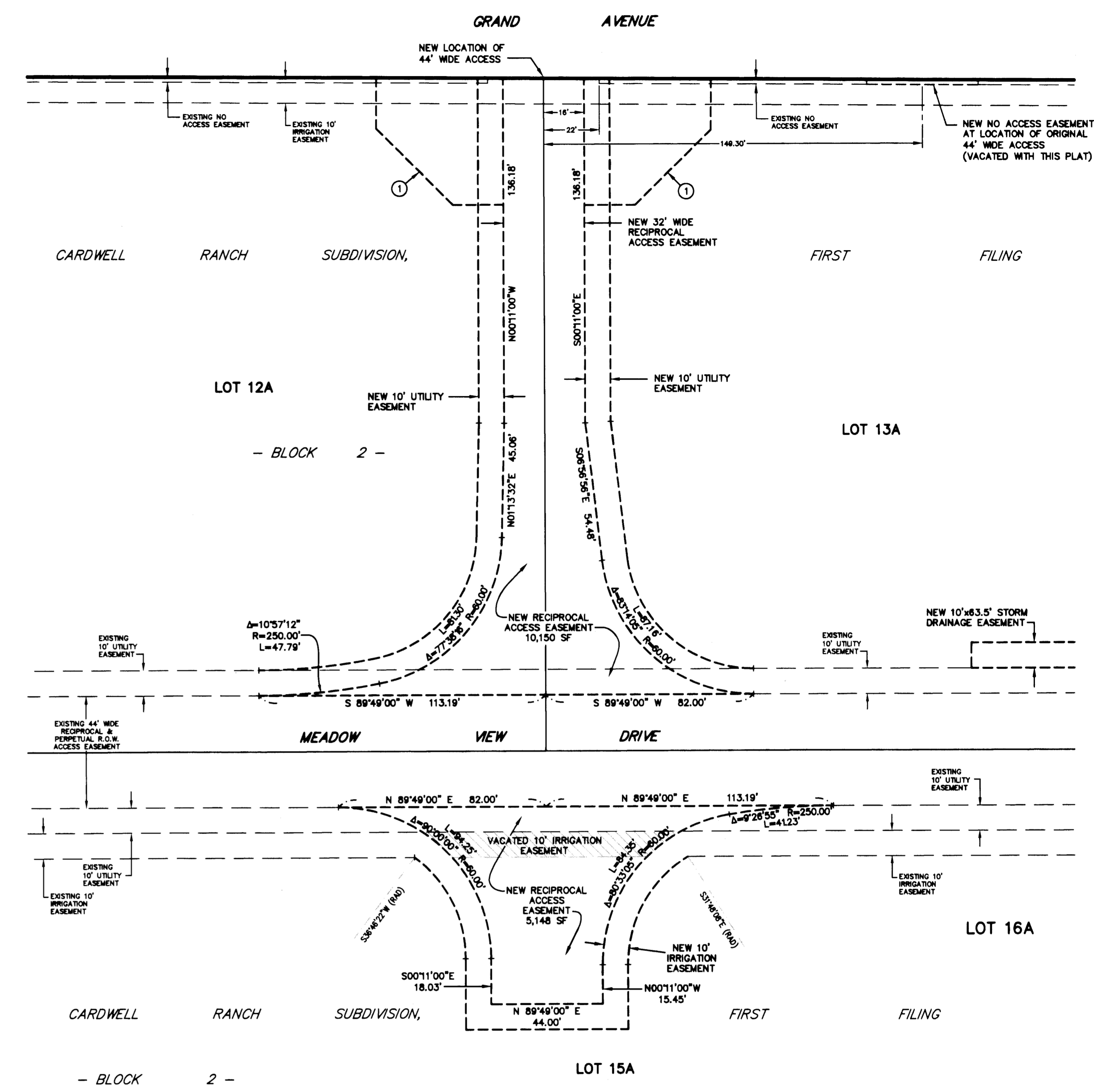
Line #	Bearing	Distance
L1	S 20°00'31" E	22.00'
L2	S 39°19'27" E	22.00'
L3	N 39°48'34" W	22.00'
L4	S 43°15'11" W	10.00'
L5	S 43°15'11" W	22.00'
L6	N 48°22'34" E	22.00'
L7	N 21°33'21" W	22.00'
L8	S 28°30'56" E	12.03'
L9	S 28°30'56" E	12.03'



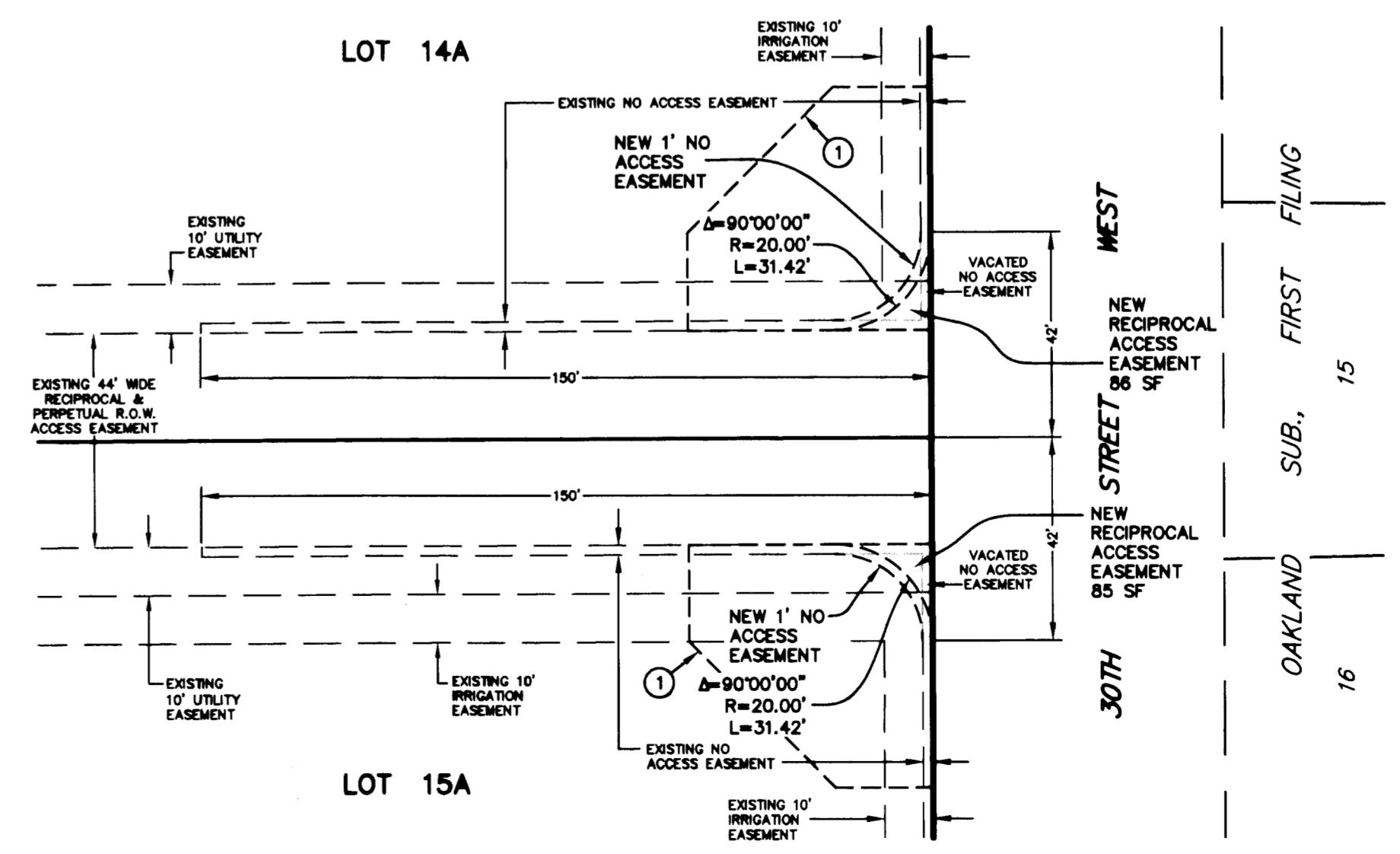
DETAIL 'B'
SCALE: 1"=40'



NEW SIGN EASEMENT DETAIL
NOT TO SCALE



DETAIL 'A'
SCALE: 1"=30'



DETAIL 'C'
SCALE: 1"=30'

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