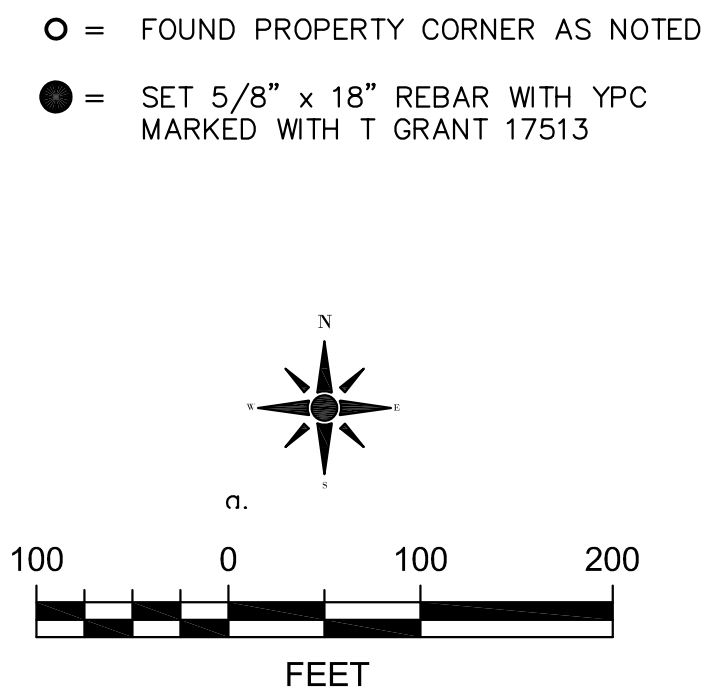


AMENDED PLAT OF LOT 23-A OF
SUNNY COVE FRUIT FARMS
SITUATED IN THE NE 1/4, SECTION 36, T.1N., R.24E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

FOUND MONUMENT LEGEND

- A FOUND BRASS CAP SECTION CORNER COMMON TO SECTIONS 25 & 36, T.1N., R.24E. P.M.M., AND SECTIONS 30 & 31, T.1N., R.25E. P.M.M.
- B FOUND REBAR WITH ENGINEERING INC YPC
- C FOUND REBAR WITH J.L.W. YPC APPROXIMATELY 25.0 FEET FROM ACTUAL CORNER
- D FOUND REBAR WITH ATLAS YPC
- E FOUND REBAR WITH J.L.W. YPC
- F FOUND REBAR WITH ESSEX ALUMINUM CAP
- G FOUND REBAR WITH ESSEX ALUMINUM CAP STAMPED W.C. 30.00
- H FOUND REBAR WITH SAGE ENG YPC
- J FOUND REBAR WITH BROKEN YPC
- K FOUND REBAR WITH T KELLY YPC
- L FOUND BRASS CAP 1/4 CORNER SECTION COMMON TO SECTIONS 25 & 36, T.1N., R.24E. P.M.M.
- M FOUND REBAR WITH T GRANT YPC

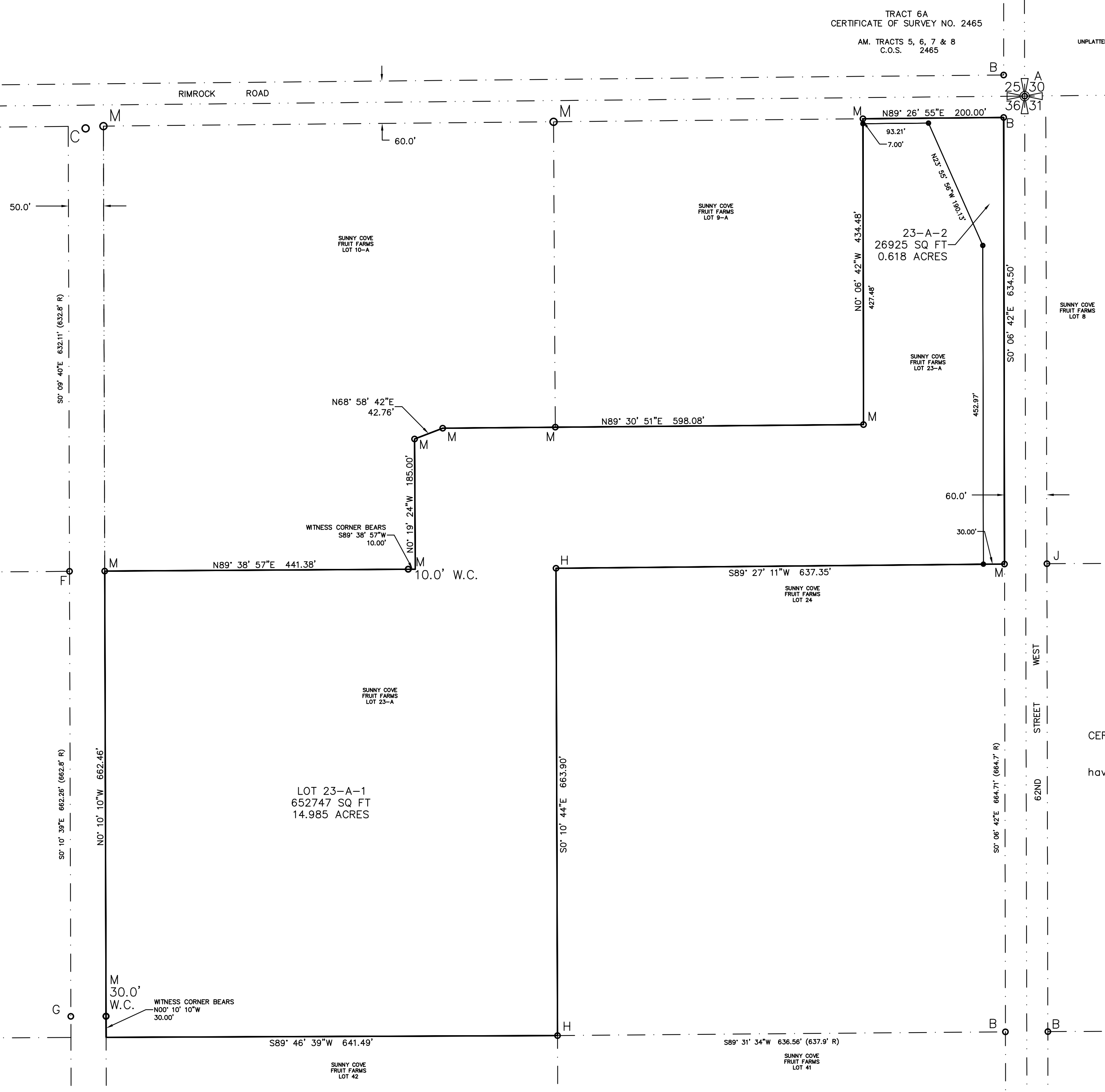
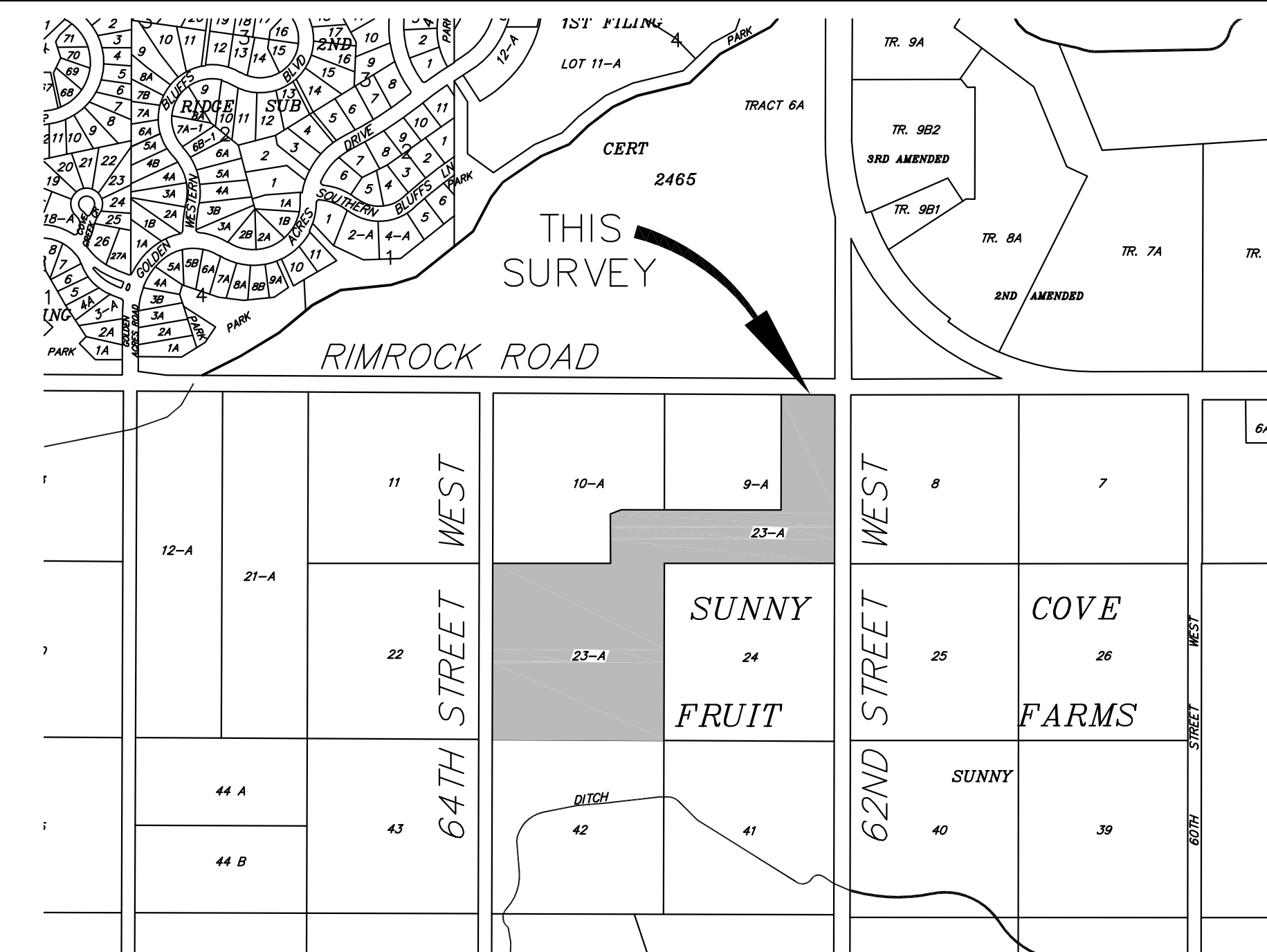


PREPARED FOR: THE CITY OF BILLINGS
PREPARED BY: THE CITY OF BILLINGS
SCALE: 1"=100' DATE: MARCH, 2018

BASIS OF BEARINGS:
GPS OBSERVATION MONTANA STATE PLANE COORDINATES (1983)
NAD 1983 GEOD12A (Conus) GRID CONVERSION TO GROUND
SCALE FACTOR MULTIPLIED BY 1.0001574297

USING FOUND REBAR WITH ENGINEERING INC YPC FOR THE
NE CORNER OF LOT 9 AND THE NW CORNER OF LOT 11 OF
SUNNY COVE FRUIT FARMS (N 89°26'55" E)

DRAFT



PURPOSE OF SURVEY AND CERTIFICATE OF DEDICATION

The undersigned hereby certifies that the purposes of this survey is to create a tract for Right-Of-Way purposes being Lot 23-A-2. Therefore this plat is exempt from review as a subdivision pursuant to 76-3-201(1)(h) M.C.A. "is created for rights-of-way or utility sites. A subsequent change in the use of the land to a residential, commercial, or industrial use is subject to the requirements of this chapter."

Further, this survey is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(a), "a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed on the parcel."

Said tract to be known and designated as AMENDED PLAT OF LOT 23-A OF SUNNY COVE FRUIT FARMS.

By: William A. Cole, Mayor, City of Billings

On this _____ day of _____, 2018, before me the undersigned Notary Public for the State of Montana, personally appeared William A. Cole, as Mayor of the City of Billings known to me to be the person who signed the foregoing amended plat and acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.

State of Montana)
County of Yellowstone) :ss

This instrument was signed and sworn to before me on this _____ day of _____, 2018

William A. Cole, Mayor, City of Billings
(Name of signer)

(Notary Signature)
[Affix seal/stamp to the left or below]

CERTIFICATE OF COUNTY ATTORNEY

STATE OF MONTANA)
County of Yellowstone) :ss

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

Reviewed by: _____

DATE: _____

CERTIFICATE OF COUNTY TREASURER

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

Date: _____

Yellowstone County Treasurer

By: Deputy

CERTIFICATE OF RIVERSTONE HEALTH

This Certificate of Survey has been reviewed and approved by Riverstone Health.

Health Officer or Authorized Representative
Yellowstone City/County Health Department
dba Riverstone Health

CERTIFICATE OF APPROVAL FOR ERRORS AND OMISSIONS

I hereby certify that I have examined the annexed and foregoing AMENDED PLAT OF LOTS 9, 10 AND 23 OF SUNNY COVE FRUIT FARMS, 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 as nearly as circumstances will permit.

Examining Land Surveyor _____ Date _____

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
County of Yellowstone) :ss

The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of March, 2018, a survey was performed under my supervision of a tract of land to be known as AMENDED PLAT OF LOT 23-A-1 OF SUNNY COVE FRUIT FARMS situated in the NE1/4 of Section 36, T. 1 N., R. 24 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows:

Being Lots 23-A of the Amended Plat of Lots 9, 10 And 23 of Sunny Cove Fruit Farms on file and of record in the office of the Yellowstone County Clerk and Recorder filed July 26, 2017 under Document No. 3820941.

In conformance with Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with 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 15.603 acres and the net area is 14.985 acres more or less.

CITY OF BILLINGS

By: _____

Montana Registration No. 17513 LS

Date: _____

