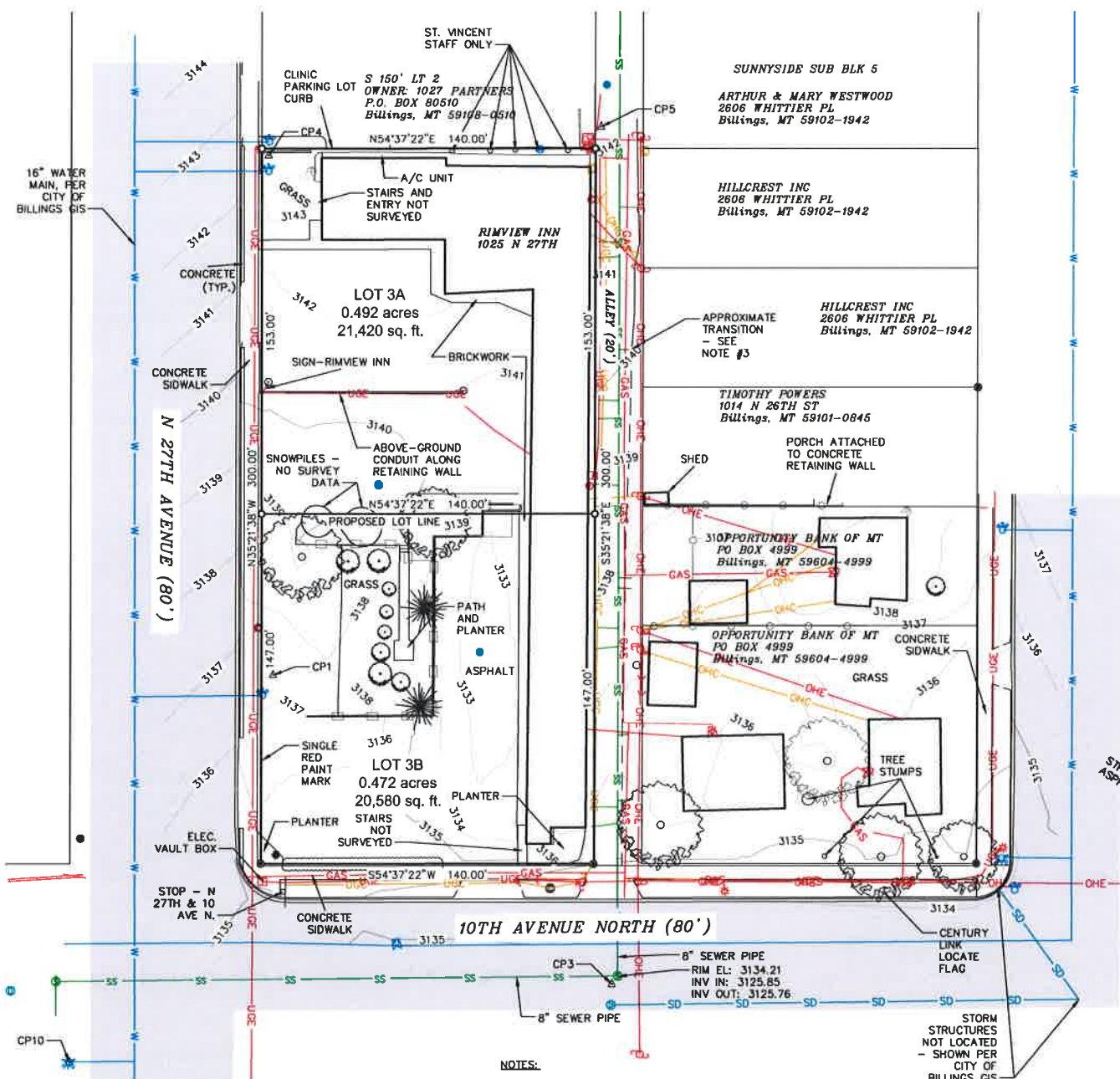


PRELIMINARY SUBDIVISION PLAT
AMENDING LOT 3, BLOCK 5, OF THE SUNNYSIDE SUBDIVISION PLAT 1ST FILING
 LOCATED IN THE E₂ OF SECTION 34, TOWNSHIP 01 NORTH, RANGE 26 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA



- NOTES:**
- DATE OF SURVEY: January-April, 2018; Prelim. Plat prepared 06/15/2018
 - PURPOSE OF SURVEY: Minor subdivision.
 - OWNERS OF RECORD: Hillcrest, Inc.
 - SURVEY COMMISSIONED BY: Hillcrest, Inc.
 - Number of Lots: 2
 - Maximum Lot Area: 0.492 Acres (21,420 sq. ft.)
 - Minimum Lot Area: 0.472 Acres (20,580 sq. ft.)
 - Area of Parkland: 0
 - Linear feet of streets: 0
 - Net and gross Acreage: 0.964 Acres
 - Existing and Proposed Zoning: Community Commercial
 - Existing and Proposed Land Use: Commercial
 - Utilities shown on this survey should be considered approximate and should not be used as a reference for excavation. A one-call utility locate request should always be used prior to excavation.

CERTIFICATE OF SURVEYOR
 I, the undersigned, Dan Stahly, Professional Land Surveyor, do hereby certify that in January-April, 2018, I surveyed Lot 3 of the Sunnyside Subdivision First Filing, and described the same as shown on the accompanying plat and plotted in accordance with the provisions of the Montana Subdivision and Platting Act, Section 76-3-101 through 76-3-625, MCA, and the Yellowstone County Subdivision Regulations.
 DATED this ____ day of _____ A.D., 20____

 Dan Stahly, PLS. (Seal of Surveyor) Registration No _____

LEGEND

CONTROL POINT	▲
FOUND MONUMENT	●
SET MONUMENT	○
IRRIGATION VALVE	⊗
WATER VALVE	⊕
CURB STOP	⊙
FIRE HYDRANT	⊗
FROST FREE HYDRANT	⊕
SANITARY SEWER MANHOLE	⊙
COMMUNICATION MANHOLE	⊙
STORM SEWER MANHOLE	⊙
STORM DRAIN INLET	⊙
SIGN	⊙
PROPANE METER	⊙
ELECTRIC METER	⊙
ELECTRIC PEDESTAL	⊙
ELECTRICAL/COMM. DROP	⊙
COMMUNICATIONS PEDESTAL	⊙
METAL POST	⊙
BOLLARD	⊙
LAMP POST	⊙
POWER POLE	⊙
GUY WIRE	⊙
TREE - CONIFEROUS	⊙
TREE - DECIDUOUS	⊙
APPROACH	---
EDGE OF GRAVEL	---
CURB AND GUTTER	---
METAL FENCE	---
CHAIN-LINK FENCE	---
GATE	---
WATER MAIN	W
WATER SERVICE LINE	---
SANITARY SEWER MAIN	SS
SANITARY SEWER SERVICE	---
UNDERGROUND COMM. LINE	UGC
UNDERGROUND GAS LINE	GAS
UNDERGROUND POWER LINE	UGE
OVERHEAD POWER LINE	OHE
OVERHEAD COMM. LINE	OHC
EDGE OF HEDGE OR BUSH	---
APPROXIMATE BUILDING EDGE	---
CONTOUR INTERVAL - 1 FT	3142

CERTIFICATE OF DEDICATION
 I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots as shown by the plat herunto included, the following described land in Yellowstone County, to-wit:

LEGAL DESCRIPTION
 Two tracts of land located within the east one half of Section 34, Township 1 North, Range 26 East, Principal Meridian Montana, City of Billings, Yellowstone County, Montana, being more particularly described as the Lot 3 of the Sunnyside Subdivision Plat 1st Filing, according to the official plat filed with the Clerk & Recorder of Yellowstone County, Montana, (Document #300843), containing 0.96 acres or 41,818 square feet.

DEPARTMENT OF ENVIRONMENTAL QUALITY EXCLUSION
 Lots 3A and 3B are excluded from Department of Environmental Quality review pursuant to ARM 17.36.605(2)(b)(i) "no facilities other than those previously approved exist or will be constructed on the parcel; and
 ARM 17.36.605 (2)(b)(ii) "the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130, MCA."

DATED this ____ day of _____ A.D., 20____

 Darryl Renamon, representative for Hillcrest, Inc.

State of _____
 County of _____

This instrument was acknowledged before me on _____ by _____

(Date)
 _____ as
 (Name of signer)
 _____ of
 (Type of authority)
 _____ (party or entity)

(Notary - printed)

 (Notary - signed)

Notary Public for the State of:
 Residing at:
 My commission expires:

CERTIFICATE OF CITY COUNCIL
 I, _____ City of Billings, Montana, do hereby certify that the accompanying plat has been duly examined and have found the same to conform to the law, approve it, and hereby accept the dedication to public use.
 DATED this ____ day of _____ A.D., 20____

CITY OF BILLINGS, MONTANA
 BY: _____
 Mayor
 ATTEST: _____
 City Clerk

CERTIFICATE OF CITY/COUNTY HEALTH DEPARTMENT
 This Certificate of Survey has been reviewed and approved by the Yellowstone City/County Health Department and the State Department of Environmental Quality.
 DATED this ____ day of _____ A.D., 20____

 Health Officer/Authorized Representative
 Yellowstone County Health Department

CERTIFICATE OF CITY ATTORNEY
 This document has been reviewed by the City Attorney's office and is acceptable as to form.
 DATED this ____ day of _____ A.D., 20____

Reviewed by: _____

CERTIFICATE OF COUNTY TREASURER
 I, Sherry Long, Treasurer of Yellowstone County, Montana, do hereby certify that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid.
 DATED this ____ day of _____ A.D., 20____

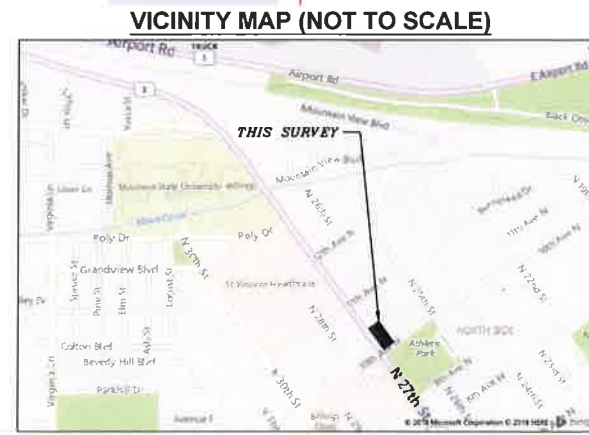
(Signature Treasurer of Yellowstone County)

CERTIFICATE OF EXAMINING LAND SURVEYOR
 I, the undersigned, acting as an Examining Land Surveyor, do hereby certify that I have examined this plat for errors and omissions in drafting.
 Dated this ____ day of _____ 20____

 Examining Land Surveyor

CERTIFICATE OF CLERK AND RECORDER
 I, Jeff Martin, Clerk and Recorder of Yellowstone County, Montana, do hereby certify that the foregoing instrument was filed in my office at ____ o'clock, (a.m., or p.m.), this day of _____ A.D., 20____, and recorded in Book _____ of Plats on Page _____ as Document No. _____ Records of the Clerk and Recorder, Yellowstone County, Montana.

(Signature Clerk and Recorder)



STAHLY ENGINEERING & ASSOCIATES
 PROFESSIONAL ENGINEERS & SURVEYORS
 www.stahlyeng.com

2223 MONTANA AVE. STE. 201 BILLINGS, MT 59101 Phone (406)601-4055 Fax (406)601-4052

3530 CENTENNIAL DR. HELENA, MT 59601 Phone (406)442-8564 Fax (406)442-8557

851 BRIDGER DR. STE. 1 BOZEMAN, MT 59715 Phone (406)522-9328 Fax (406)522-9529

SUBDIVISION PLAT NO.	
COUNTY: YELLOWSTONE	1/4 SEC T R
PRINCIPAL MERIDIAN, MONTANA	34 01N 26E
DESIGNED: _____	CHECKED: _____
DRAWN: RH	DATE: 07/30/2018
SHEET 1 OF 1	