

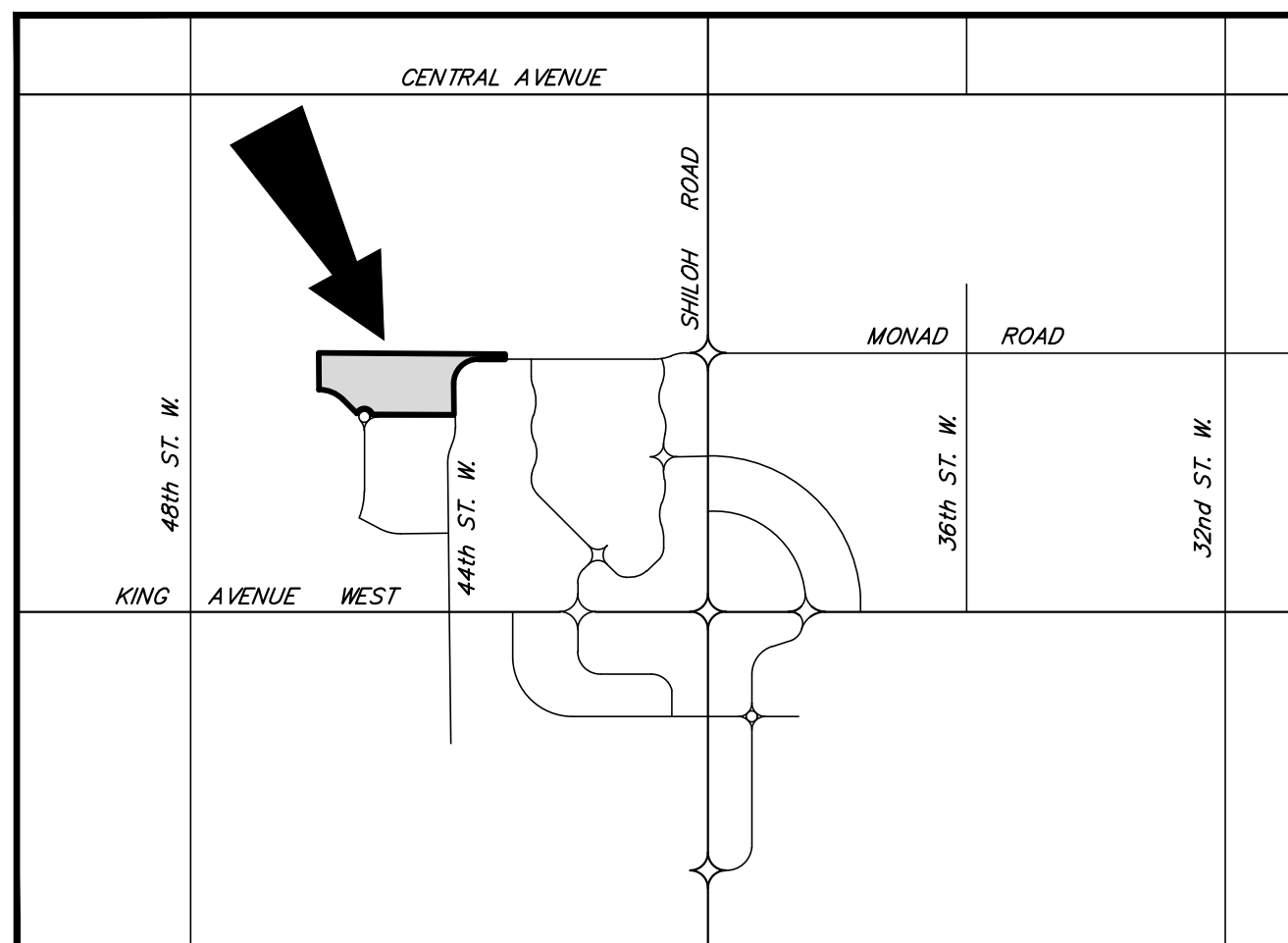
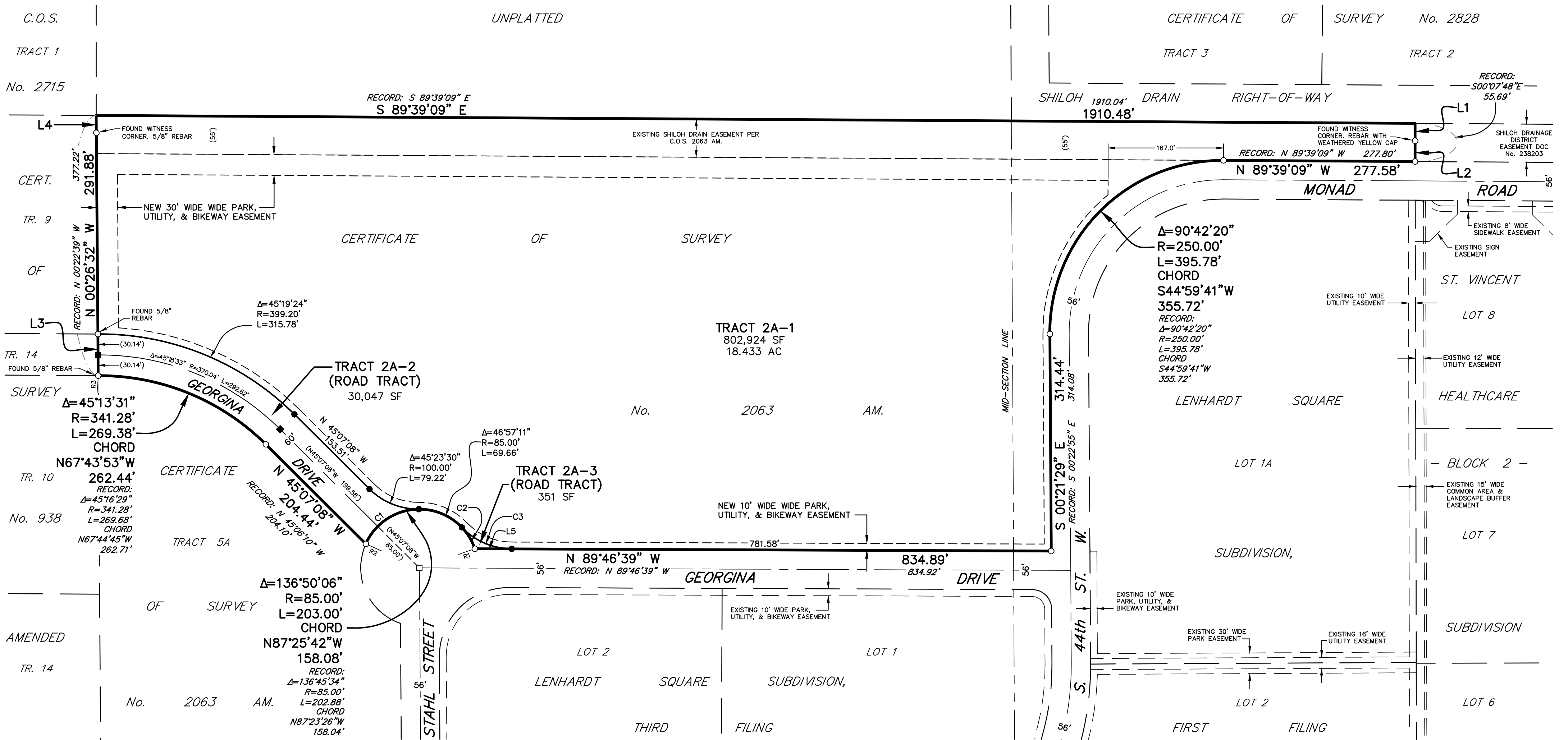
AMENDED TRACT 2A OF  
**CERTIFICATE OF SURVEY No. 2063 AMENDED**  
 SITUATED IN THE S1/2 OF SECTION 10, T. 1 S., R. 25 E., P.M.M.,  
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : BILL HANSER

JULY, 2018

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



**VICINITY MAP**  
NOT TO SCALE

CURVE TABLE				RADIAL TABLE	
Curve #	Delta	Radius	Length	Radial #	Bearing
C1	65°20'07"	85.00'	96.93'	R1	S 70°59'22" W
C2	24°32'49"	85.00'	36.42'	R2	S 65°50'45" E
C3	46°13'12"	100.00'	80.67'	R3	S 00°20'39" E

LINE TABLE		
Line #	Bearing	Distance
L1	S 00°07'48" E	25.00'
L2	S 00°07'48" E	30.32'
L3	N 00°26'32" W	60.29'
L4	N 00°26'32" W	25.00'
L5	S 89°46'39" E	53.31'

**PURPOSE OF SURVEY: CREATE A PUBLIC ROAD TRACT**

The undersigned hereby certifies that the purpose of this survey is to create TRACTS 2A-2 and 2A-3 as shown hereon for transfer to the City of Billings for public road purposes.

This survey is therefore exempt from review as a subdivision pursuant to Section 76-3-201(1)(h), M.C.A., and is not subject to review by the State Department of Environmental Quality pursuant to Section 76-4-125(1)(a), M.C.A. which exempts "any division of land that is created for rights-of-way or utility sites. A subsequent change in use of the land to residential, commercial or industrial use is subject to the requirements of" the Montana Subdivision and Platting Act and the Montana Sanitation in Subdivisions Act.

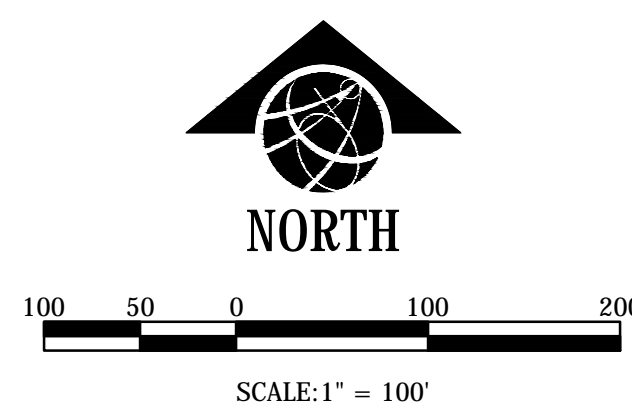
HANSER CAPITAL HOLDINGS, LLC.  
a Montana limited liability company

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 persons who signed the foregoing instrument as \_\_\_\_\_, respectively, of HANSER CAPITAL HOLDINGS, LLC., and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana



**BASIS OF BEARING:** CERTIFICATE OF SURVEY No. 2063 AMENDED

- FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "ENGINEERING INC 9960LS", OR AS NOTED
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- FOUND MONUMENT BOX
- SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT", WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

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

**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

**ERRORS AND OMISSIONS REVIEW**

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

Examining Land Surveyor \_\_\_\_\_ Date \_\_\_\_\_

**WARRANTY DEED**

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

**PARK, UTILITY, & BIKEWAY EASEMENT**

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

RESERVED FOR CLERK AND RECORDER

**CERTIFICATE OF SURVEYOR**

STATE OF MONTANA )  
County of Yellowstone )

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of July, 2018, a survey was performed under his supervision of a tract of land situated in the S1/2 of Section 10, 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:

Tract 2A of Certificate of Survey No. 2063 Amended, as recorded in the office of the clerk and recorder of Yellowstone County, Montana, under Document No. 3460596; said described tract containing a gross area of 19.130 acres and a net area of 18.433 acres.

That the monuments found and set 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: \_\_\_\_\_

Montana License No. \_\_\_\_\_

Date: \_\_\_\_\_