

AMENDED PLAT OF LOT 1, BLOCK 1, LENHARDT SQUARE SUBDIVISION, FIRST FILING

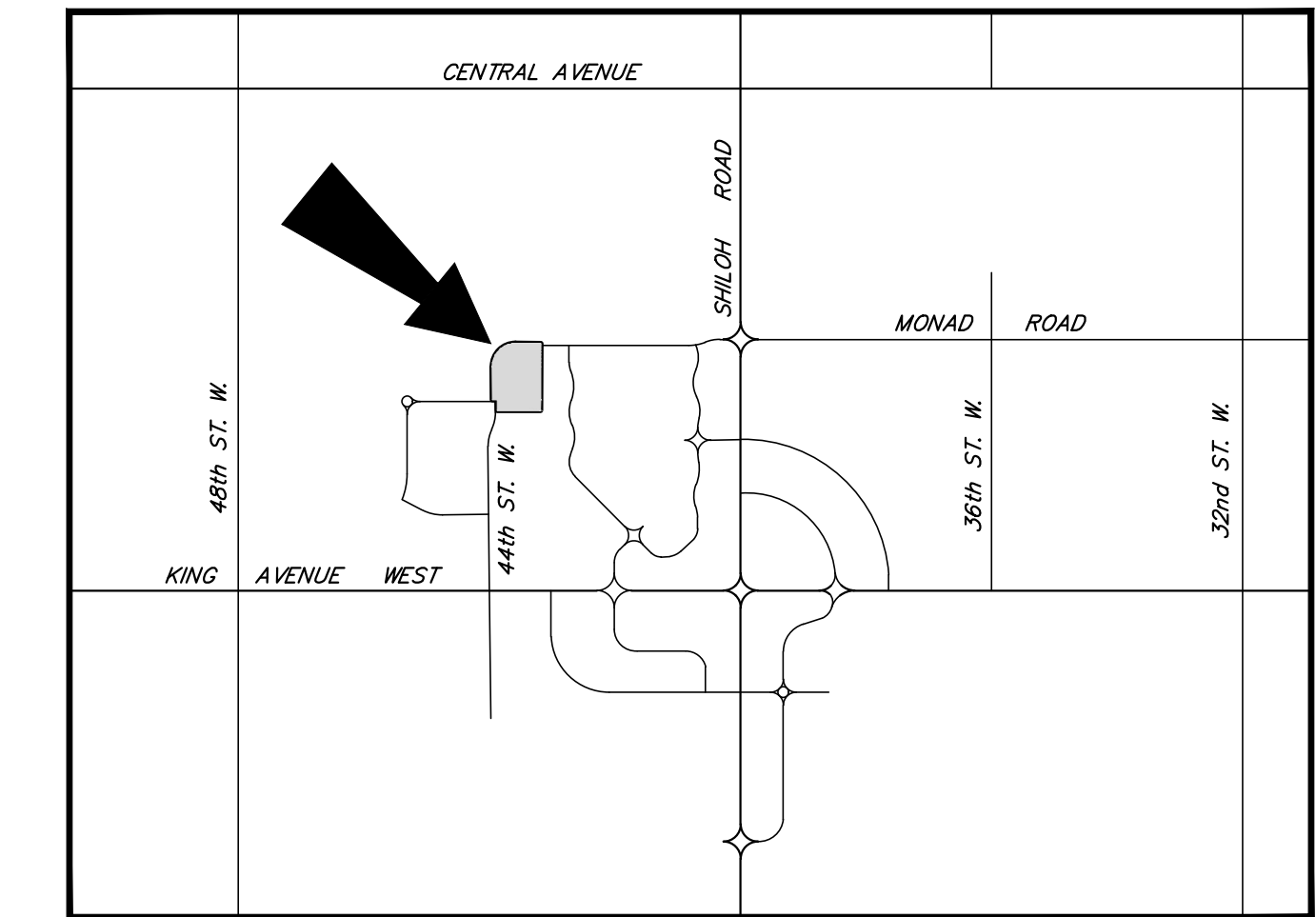
SITUATED IN THE SE1/4, SECTION 10, T. 1 S., R. 25 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : BILL HANSER

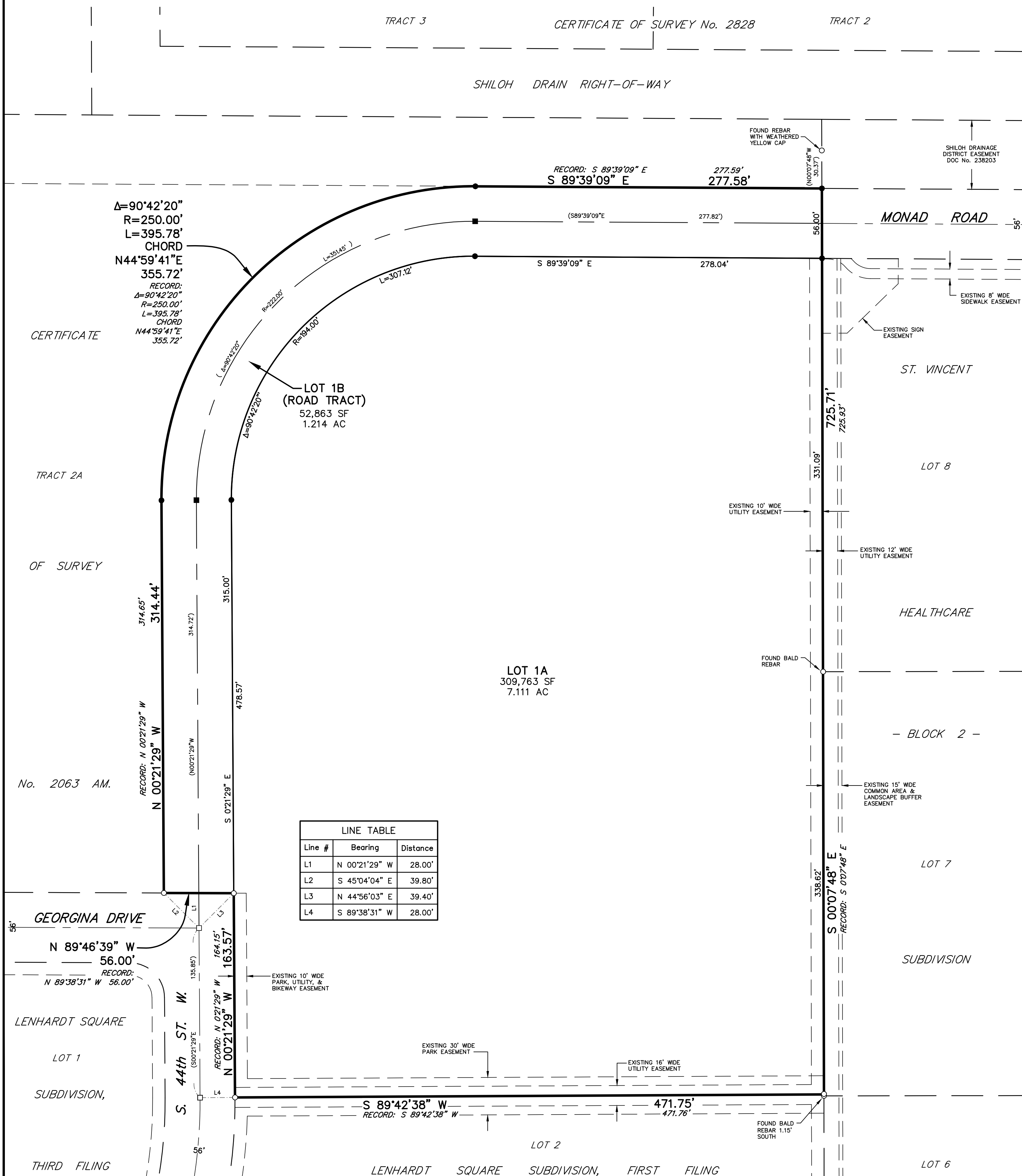
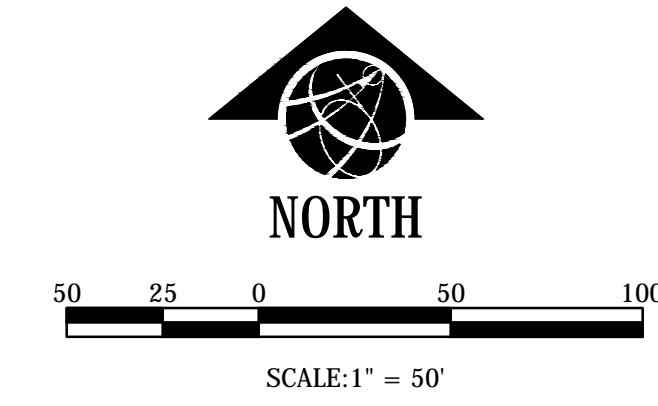
JULY, 2018

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE



Line #	Bearing	Distance
L1	N 00°21'29" W	28.00'
L2	S 45°04'04" E	39.80'
L3	N 44°56'03" E	39.40'
L4	S 89°38'31" W	28.00'

- BASIS OF BEARING:** LENHARDT SQUARE SUBDIVISION, FIRST FILING
- FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "SANDERSON STEWART 8377-S", 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.

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 _____

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

WARRANTY DEED

Document No. _____

RESERVED FOR CLERK AND RECORDER

PURPOSE OF SURVEY: CREATE A PUBLIC ROAD TRACT

The undersigned hereby certifies that the purpose of this survey is to create Lot 1B 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.

STOCK-NAUGHTON, LLP,
a Montana limited liability partnership

By: _____

Title: _____

By: _____

Title: _____

STATE OF MONTANA)
 : ss
County of Yellowstone)

On this _____ day of _____, 20____, before me, the undersigned Notary Public for the State of Montana, personally appeared _____ and _____, known to me to be the persons who signed the foregoing instrument as _____ and _____, respectively, of STOCK-NAUGHTON, LLP, and acknowledged to me that said partnership executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
 : ss
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 SE1/4, 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:

Lot 1, Block 1 of Lenhardt Square 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. 3525531; said described tract containing a gross area of 8.325 acres and a net area of 7.111 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: _____