

**Amended Plat of Lot 2, Block 4,  
CLAIMSTAKE SUBDIVISION**

LOCATED IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH,  
RANGE 25 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY,  
STATE OF MONTANA  
June, 2018

SURVEYED FOR: American Waterworks  
SURVEYED BY: EGGART ENGINEERING COMPANY

TOTAL AREA OF SURVEY  
1.54 ACRES.

**LEGEND**

- PROPERTY CORNER FOUND - (AS NOTED)
- PROPERTY CORNER SET - 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "ECC - 13100ES"
- FOUND BRASS CAP MONUMENT IMPROVEMENTS

BASIS OF BEARING: The south line of Lot 2, BK 4, Claimstake Subdivision.



**CERTIFICATE OF SURVEYOR AND PROPERTY DESCRIPTION**

This is to certify that Scott Swanson, a Licensed Professional Engineer and Land Surveyor, Montana License No. 13100ES, performed a survey in June, 2018, in accordance with the Montana Subdivision and Platting Act, Title 76, Chapter 3, MCA inclusive of a tract of land being: Lot 2, Block 4, of Claimstake Subdivision, being Document #1316347, on file at the office of Yellowstone County Clerk and Recorder, located in the Northeast 1/4 of Section 13, Township 1 South, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana, containing a gross and net area of 1.54 acres.

Scott Swanson, Licensed Professional Engineer and Land Surveyor  
Montana License No. 13100ES

**ERRORS AND OMISSIONS REVIEW**

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

**COUNTY TREASURER'S CERTIFICATION OF TAX PAYMENT**

I hereby certify that all real property taxes and special assessments assessed and levied on the land above described are paid pursuant to MCA 76-3-611.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Yellowstone County Treasurer

**CITY ATTORNEY APPROVAL**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Reviewed by: \_\_\_\_\_

**CERTIFICATE OF CITY ENGINEER'S OFFICE**

I hereby certify that the annexed and foregoing plat conforms with Section 76-4-125(2)(d), M.C.A., for the removal of sanitary restrictions since the plot is inside a master planning area and said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

IN WITNESS WHEREOF, I have executed this CERTIFICATE OF APPROVAL this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

City Engineer's Office

**CERTIFICATE OF CITY COUNCIL APPROVAL**

STATE OF MONTANA )  
County of Yellowstone )

We hereby certify that we have examined the annexed and foregoing AMENDED PLAT OF LOT 2, BLOCK 4, CLAIMSTAKE SUBDIVISION, 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 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

**NOTICE OF APPROVAL**

STATE OF MONTANA )  
County of Yellowstone )

This plat has been approved for filing by the Yellowstone County board of Planning and conforms to the recommendations of this board.

Date \_\_\_\_\_ President \_\_\_\_\_

Executive Secretary \_\_\_\_\_

**OWNERS' CERTIFICATE, PURPOSE OF SURVEY AND CERTIFICATE OF DEDICATION**

We, the undersigned land owners, certify that I have caused to be surveyed, subdivided and platted into lots as shown by the plot hereunto annexed, the following described land:

Being Lot 2, Block 4 of Claimstake Subdivision, Document #1316347, on file at the Office of Yellowstone County Clerk and Recorder, being located in the Northeast 1/4 of Section 13 Township 1 South, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana, containing 1.54 acres, and all according to the attached Plat. Subject to all easements and/or rights-of-way of record, appent on the ground or reserved per this survey.

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 plot as "UTILITY EASEMENT" to have and hold forever.

There is no park requirement for this minor subdivision pursuant to Sections 76-3-621(3)(e) M.C.A.

Owners of Lot 2, Block 4 of Claimstake Subdivision:

Timothy J. Eastwood(Signature) \_\_\_\_\_

STATE OF MONTANA )  
County of Yellowstone )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Timothy J. Eastwood, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary Public for the State of Montana  
Printed Name of Notary \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission expires \_\_\_\_\_, 20\_\_\_\_

Tracey R. Eastwood(Signature) \_\_\_\_\_

STATE OF MONTANA )  
County of Yellowstone )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Tracey R. Eastwood, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary Public for the State of Montana  
Printed Name of Notary \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission expires \_\_\_\_\_, 20\_\_\_\_

**VICINITY MAP: NOT TO SCALE**



SITE

CLERK AND RECORDER FILING INFORMATION

