

YELLOWSTONE MEADOWS - PHASE TWO

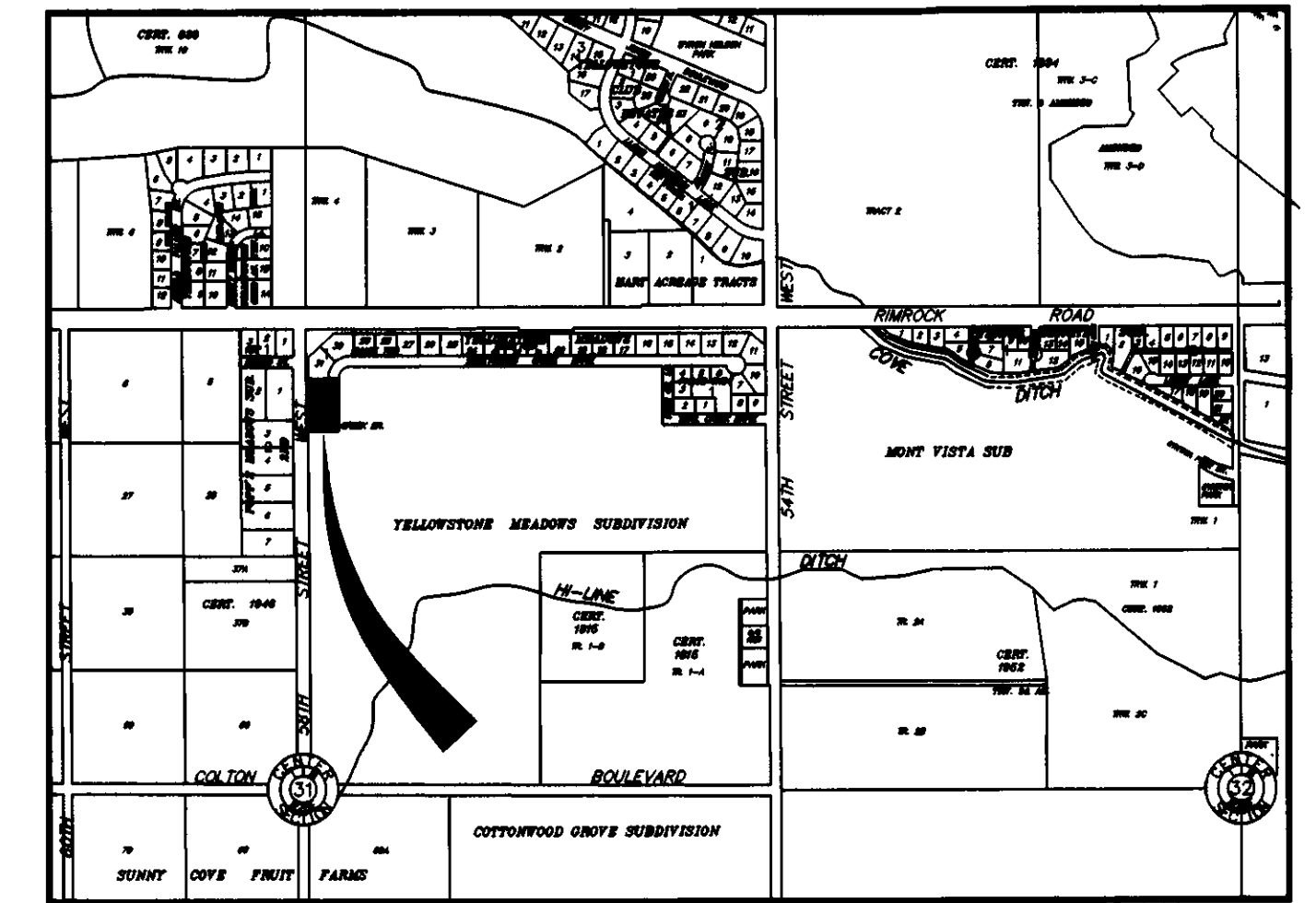
INCLUDING ABANDONED PORTIONS OF CLEAR CREEK DRIVE AND SWEETGRASS CREEK DRIVE
SITUATED IN THE NE1/4 OF SECTION 31, T. 1 N., R. 25 E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : ROBERT DOOLEN

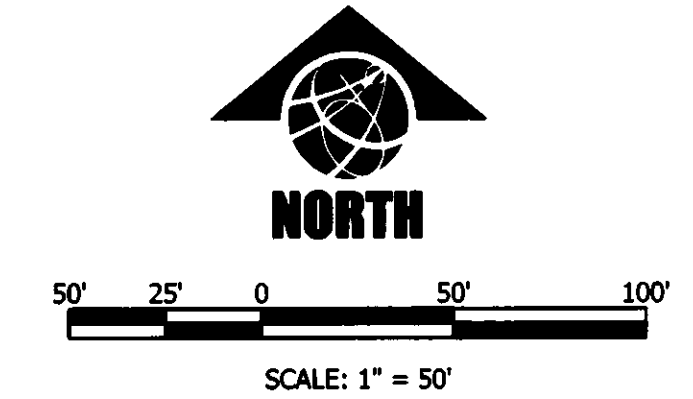
JULY 2017

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE



BASIS OF BEARING: THE BASIS OF BEARING FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS HAVING A POINT OF ORIGIN AT 45°47'00" N LATITUDE AND 108°25'00" W LONGITUDE WITH A SCALE FACTOR OF 1.0001515.

DISTANCES ARE GRID, INTERNATIONAL FEET.
GRID TO GROUND COMBINED SCALE FACTOR IS 0.99999364.
FOR THIS SURVEY GRID DISTANCE ESSENTIALLY EQUALS GROUND DISTANCE.

THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING OF THIS SURVEY = -00°10'22"

- FOUND SURVEY MONUMENT, REBAR WITH "ENG INC" CAP OR AS NOTED
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-811(1)(b) / 76-3-207(3), M.C.A.

Date 5 September 2017

Yellowstone County Treasurer

By: Mona Hunt
Deputy

CERTIFICATE OF RIVERSTONE HEALTH

This Amended Plat has been reviewed and approved by Riverstone Health.

Date 08/31/2017
Health Officer or Authorized Representative
Yellowstone City/County Health Department
dba Riverstone Health

CERTIFICATE OF COUNTY ATTORNEY

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

DATED: September 7, 2017

Reviewed by: [Signature]

CERTIFICATE OF APPROVAL

STATE OF MONTANA)
) SS
County of Yellowstone)

We hereby certify that we have examined the annexed AMENDED PLAT OF LOT 32, BLOCK 1, YELLOWSTONE MEADOWS - PHASE TWO, and find that said plat conforms with the requirements of the laws of the State of Montana and that the requirements for park donation have been met to the satisfaction 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 Yellowstone County, Montana, this 22 day of September, 2017.

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY
MONTANA
By: [Signature]
Commissioner

By: [Signature]
Commissioner

By: [Signature]
Chairman

Attest: [Signature]
Clerk and Recorder

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
) SS
County of Yellowstone)

The undersigned, a Montana Registered Land Surveyor, being first duly sworn, deposes and says that during the month of July 2017, a survey was performed under his supervision of a tract of land situated in the NE1/4 of Section 31, T. 1 N., R. 25 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to wit:

Beginning at a point which is the southeast corner of Lot 31 in Block 1 of Yellowstone Meadows - Phase Two; thence, from said Point of Beginning, along the west right-of-way line of Sweetgrass Creek Drive, S 00°15'22" W a distance of 60.00 feet; thence, crossing said right-of-way of Sweetgrass Creek Drive, S 89°44'38" E a distance of 60.00 feet; thence, along the east line of the vacated portion of said Sweetgrass Creek Drive, S 00°15'22" W a distance of 235.00 feet; thence, along the south line of the vacated portion of Clear Creek Drive, N 89°44'38" W a distance of 190.15 feet; thence N 00°17'16" E a distance of 60.00 feet; thence S 89°44'38" E a distance of 15.00 feet; thence N 00°17'16" E a distance of 235.00 feet to the southwest corner of said Lot 31 in Block 1 of Yellowstone Meadows - Phase Two; thence, along the south line of said Lot 31, S 89°44'38" E a distance of 114.98 feet to the Point of Beginning; said tract having a gross area of 48,944 square feet and a net area of 41,744 square feet, more or less, subject to all easements of record or apparent on the ground.

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.

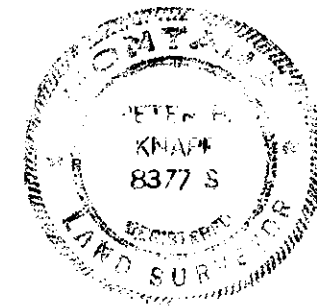
This amended plat has been prepared pursuant to Section 76-3-404(1)(a), M.C.A. to provide material evidence not appearing on any map filed with the County Clerk and Recorder or contained in the records of the United States Bureau of Land Management.

SANDERSON STEWART

By: [Signature]

Montana Registration No. 8377-S

Date August 21, 2017



PURPOSE OF SURVEY - BOUNDARY RETRACEMENT & RIGHT-OF-WAY DEDICATION

The undersigned hereby certifies that the purpose of this survey is to retrace the outside boundary of an existing tract of land subsequent to the abandoning of the Clear Creek Drive and Sweetgrass Creek Drive rights-of-way by Yellowstone County Commissioner Resolution No. 16-76 dated June 7, 2016, and no additional divisions of land are being hereby created. Therefore this amended plat is not subject to review as a subdivision pursuant to Section 76-3-404(1)(a), M.C.A. to "provide material evidence not appearing on any map filed with the county Clerk and Recorder or contained in the records of the United States Bureau of Land Management".

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 plat as "NEW 10' WIDE UTILITY EASEMENT" to have and hold forever.

Said tract to be known and designated as AMENDED PLAT OF LOT 32, BLOCK 1, YELLOWSTONE MEADOWS - PHASE TWO, and the lands included in all areas labeled on the attached plat as "RIGHT-OF-WAY DEDICATION" are hereby granted and donated to the use of the public forever.

This amended plat is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i)&(ii) for a parcel that has previous approval issued under Title 76, chapter 4, part 1, M.C.A.

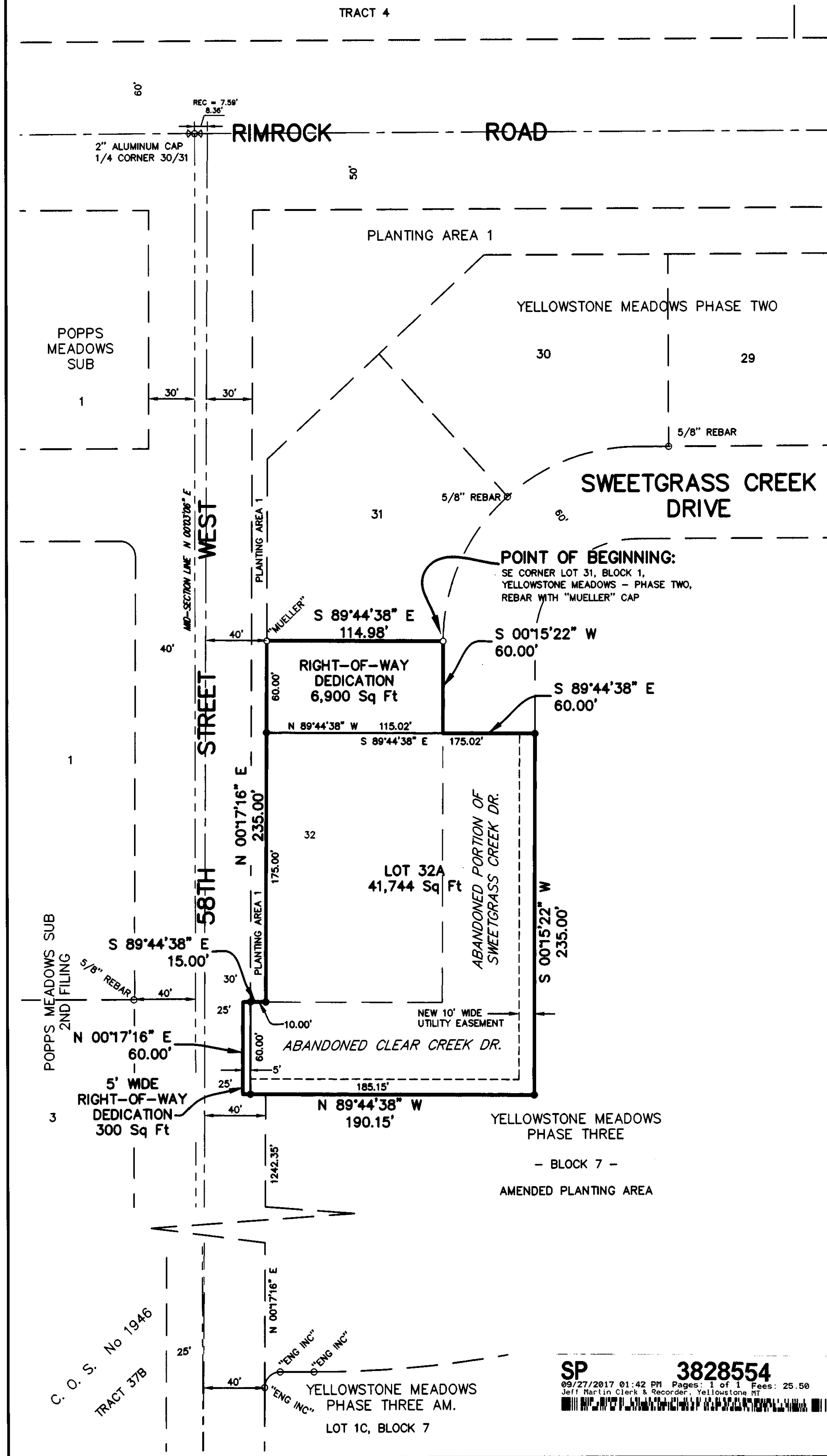
DOOLEN PROPERTY TRUST

By: [Signature] Robert B. Doolen, Trustee
By: [Signature] Karen T. Doolen, Trustee

STATE OF Oregon)
) SS
County of Jackson)

This instrument was acknowledged before me on August 17, 2017 by Robert B. Doolen and Karen T. Doolen as Trustees of the Doolen Property Trust.

[Signature]
Notary Public in and for the State of Oregon



SP 3828554
09/27/2017 01:42 PM Pages: 1 of 1 Feet: 25.50
Jeff Martin Clerk & Recorder, Yellowstone MT

