

PLAT OF
FOUNDERS PARK SUBDIVISION

BEING TRACT 1B, AMENDED TRACT 1 OF CERTIFICATE OF SURVEY No. 1335
SITUATED IN THE NW1/4 NE1/4 SECTION 23, T1N, R26E, PMM
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HABITAT FOR HUMANITY – MID-YELLOWSTONE VALLEY

APRIL 2019

PREPARED BY : **SANDERSON STEWART**



BILLINGS, MONTANA

CERTIFICATE OF DEDICATION

STATE OF MONTANA) :ss
County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That Habitat for Humanity – Mid-Yellowstone Valley, the owner of the following described tract of land, does hereby certify that it has caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract being situated in the NW1/4 NE1/4 of Section 23, T. 1 N., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Tract 1B of Amended Tract 1, Certificate of Survey No. 1335 according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 1080669, containing a gross area of 217,704 square feet and a net area of 167,152 square feet, more or less.

Pursuant to 76-3-621(1)(c) M.C.A. and City of Billings Subdivision Regulations the park requirement for this subdivision is being met by a cash donation in the amount of \$18,959.51.

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 "UTILITY EASEMENT" to have and hold forever.

Said tract to be known and designated as PLAT OF FOUNDERS PARK SUBDIVISION, and the lands included in all streets, avenues, and parks as shown on the annexed plat are hereby granted and donated to the use of the public forever.

HABITAT FOR HUMANITY – MID-YELLOWSTONE VALLEY

By: _____
Title: _____

STATE OF MONTANA) :ss
County of Yellowstone)

This instrument was acknowledged before me on the _____ day of _____, 2019, by _____ as _____ of Habitat for Humanity – Mid-Yellowstone Valley.

Signature of Notary

CERTIFICATE OF SURVEYOR

STATE OF MONTANA) :ss
County of Yellowstone)

The undersigned, a Montana Registered Land Surveyor, declares that during the month of April 2019 a survey was performed under his supervision of a tract of land to be known as FOUNDERS PARK SUBDIVISION, in accordance with the plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 1080669, containing a gross area of 217,704 square feet and a net area of 167,152 square feet, more or less, and that the monuments found and set are of the character and occupy the positions shown hereon and that the gross area is 217,704 square feet and the net area is 167,152 square feet, more or less.

SANDERSON STEWART

By: Peter B. Knapp
Montana Registration No. 8377-S
Date: _____

NOTICE OF PLANNING BOARD APPROVAL

STATE OF MONTANA) :ss
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 _____

CERTIFICATE OF CITY ATTORNEY

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

DATED: _____
Reviewed by: _____

CERTIFICATE OF RIVERSTONE HEALTH

This Subdivision Plat has been reviewed and approved by Riverstone Health and the Department of Environmental Quality

Health Officer or Authorized Representative _____ Date _____
Yellowstone County Health Department
c/o Riverstone Health

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA) :ss
County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT OF FOUNDERS PARK 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

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in accordance with the requirements of the laws of the State of Montana, and that said plat conforms to the stipulating conditions and plat of the City of Billings survey platted as nearly as circumstances will permit.

Examining Land Surveyor _____ Date _____

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

CONSENT TO PLATTING

Document No. _____

RELEASE OF SANITARY RESTRICTIONS

Document No. _____

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____