

**ESSMANN SUBDIVISION
being AMENDED TRACT 1C, OF THE SECOND
AMENDMENT TO CERTIFICATE OF SURVEY No. 566**

Situating in the E 1/2, SE 1/4 of Section 20, T1S, R26E, PMM,
City of Billings, Yellowstone County, Montana

Prepared for: No Cash Water, LLC
By: D&J Surveying Blueline Engineering LLC February 2020

**LEGAL DESCRIPTION,
PROPERTY OWNERS CERTIFICATIONS AND DEDICATION**

We, the undersigned property owners, hereby certify that we have caused to be surveyed a tract of land, being Amended Tract 1C, of the Second Amendment To Certificate of Survey 566 located in the SE 1/4 of Section 20, T1S, R26E, PMM, City of Billings, Yellowstone County, Montana, more particularly described as follows: Beginning at the southwest corner of Tract 1C, of the Second Amendment To Certificate of Survey 566, thence N2°53'00"W 211.66 feet, thence S89°08'50"E 160.58 feet, thence S6°26'03"W 10.43 feet, thence S22°04'17"E 205.01 feet, thence a non tangent curve to the left for a distance of 12.02 feet and a radius of 180.00 feet with a chord bearing of N79°48'38"W and a chord distance of 12.01 feet containing a delta of A3°49'30" to a point, thence S87°07'00"W 214.23 feet to the point of beginning and containing 0.898 acres along with and subject to all existing easements and/or right-of-way of record, apparent on the ground or reserved on this survey.

The above described tract of land is to be known as "Essmann Subdivision". The undersigned hereby grants into each and every person, firm, corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, television, water or sewer service to the public, the right to joint use of any easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across designated on this plat as "Utility Easement" to have and to hold forever.

DEPARTMENT OF ENVIRONMENTAL QUALITY EXCLUSION

Lots 1 and 2 are excluded from Department of Environmental Quality review pursuant to ARM 17.36.605(2)(b)(i) "no facilities other than those previously approved exist or will be constructed on the parcel,"

and

ARM 17.36.605 (2)(b)(ii) "the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130, MCA."

No Cash Water, LLC

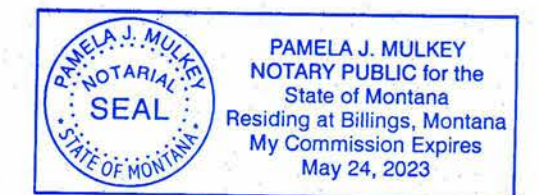
By: Scott Heard Date: 01/31/20

Its Authorized Representative

STATE OF MONTANA)
)SS
County of Yellowstone)

On this 21st day of January, 2020 before me a Notary Public for the State of Montana, personally appeared, Scott Heard, as Authorized Representative of No Cash Water, LLC whose name is subscribed to the within instrument and acknowledges to me that he executed the same.

Pamela J. Mulkey
Print
Pamela J. Mulkey
Sign



Notary Public in and for the State of Montana
Residing at Billings, MT
My commission expires May 24, 2023

CERTIFICATION OF COUNTY TREASURERS

I hereby certify, pursuant to section 76-3-611(1)(b)/76-3-207(3), M.C.A., that all real property taxes and special assessments assessed and levied on the land described below and encompassed by this survey have been paid.

Yellowstone County Treasurer _____ Date _____

CITY ATTORNEY'S STATEMENT

This document has been reviewed by the City Attorney's office and is acceptable as to form. Dated this _____ day of _____, 2020

Reviewed by: _____
City Attorney

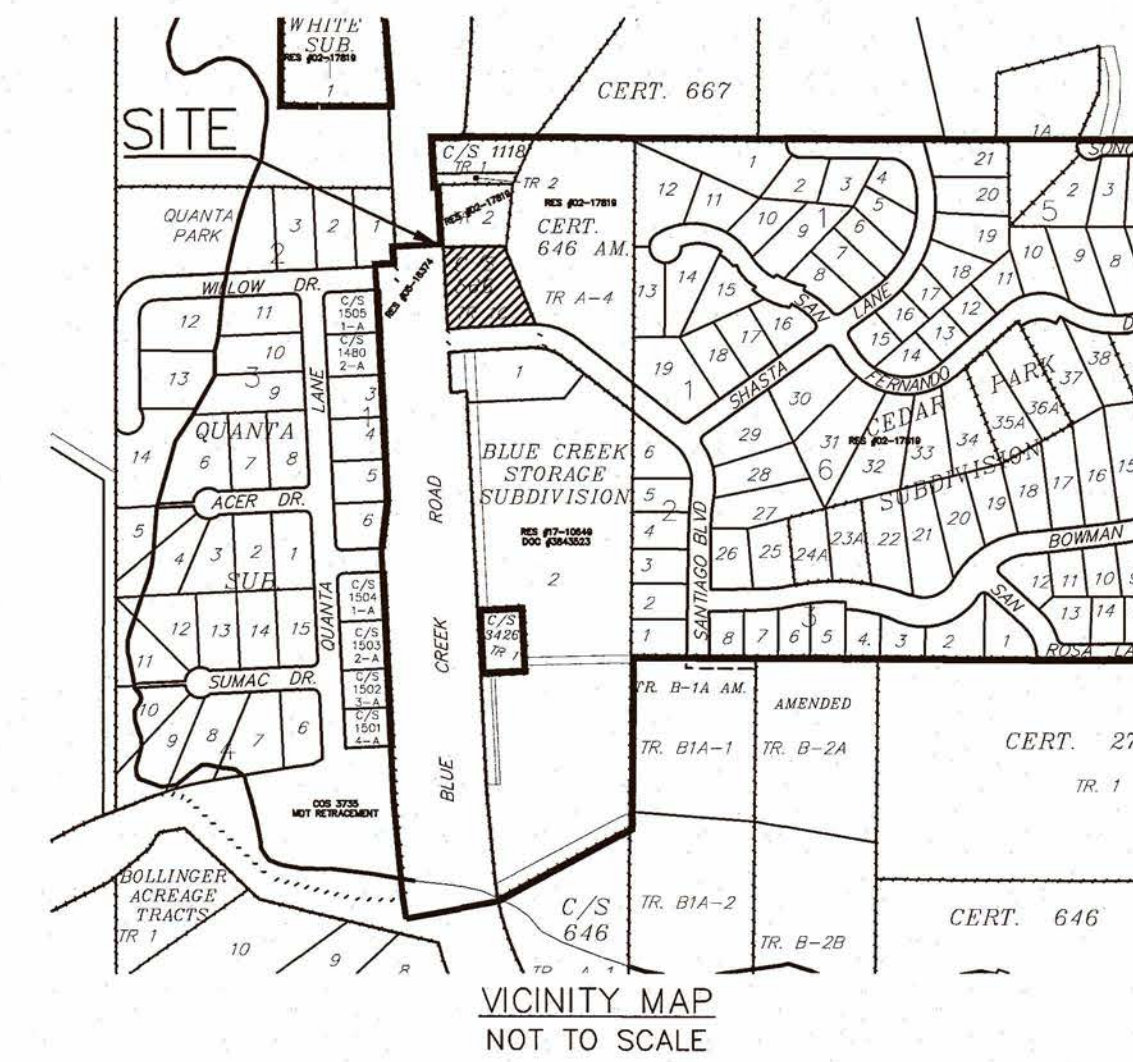
**CERTIFICATE OF APPROVAL BY CITY ENGINEER'S OFFICE
FOR ERRORS AND OMISSIONS**

STATE OF MONTANA)
)SS
County of Yellowstone)

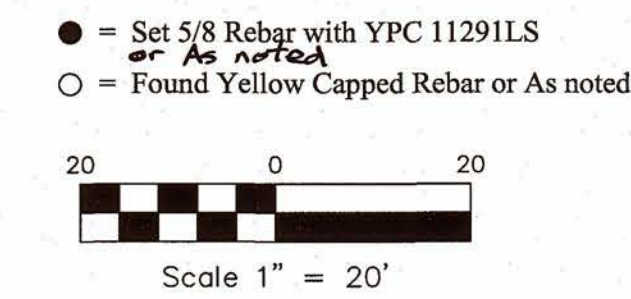
I hereby certify that I have examined the here to annexed Essmann Subdivision, to the City of Billings and find that said plat conforms with the requirements of the laws of the State of Montana and said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as circumstances will permit, and I have reviewed said plat for errors and/or omissions in calculation and drafting.

IN WITNESS WHEREOF, I have executed the Certificate of Approval by the City Engineer's Office this _____ day of _____, 2020

Examining Land Surveyor for the City of Billings



SUBDIVISION DETAILS:
Gross Area = 0.8977 ACRES
Net Area = 0.8977 ACRES
Road Area = 0.000 ACRES
Zoning = COMMUNITY COMMERCIAL



POB = POINT OF BEGINNING
BASIS OF BEARING: West line of Amended Tract 1 of the Second Amendment to Certificate Of Survey No. 566

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
)SS
County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing Essmann Subdivision, to the City of Billings and find that said amended plat conforms with the requirements of the laws of the State of Montana and the requirements from the Yellowstone County Planning Board. It is therefore approved and the dedication of the public use of any land shown as dedicated to such use is accepted.

By: _____
Mayor

Attest: _____
City Clerk

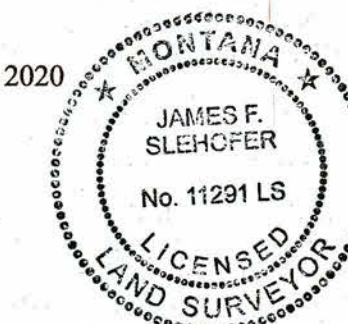
CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
)SS
County of Yellowstone)

James F. Slehofer, a Registered Land Surveyor in the State of Montana, do hereby certify that I have performed the survey shown on this Plat/Certificate of Survey and that such survey was made in February 2020; that said survey is true and complete as shown and the monuments found and set are of the character and occupy the positions shown thereon.

Dated this 24th day of JANUARY, 2020

James F. Slehofer
James F. Slehofer R.L.S.
Registration Number 11291 LS
1116 Dorothy Lane
Billings, MT 59105



NOTICE OF PLANNING BOARD APPROVAL

STATE OF MONTANA)
)SS
County of Yellowstone)

This amended plat has been approved by the Yellowstone County Board of Planning and conforms to the requirements of that board.

Dated this 24th day of JANUARY, 2020

Wanda D. Owen
President
Executive Secretary

