

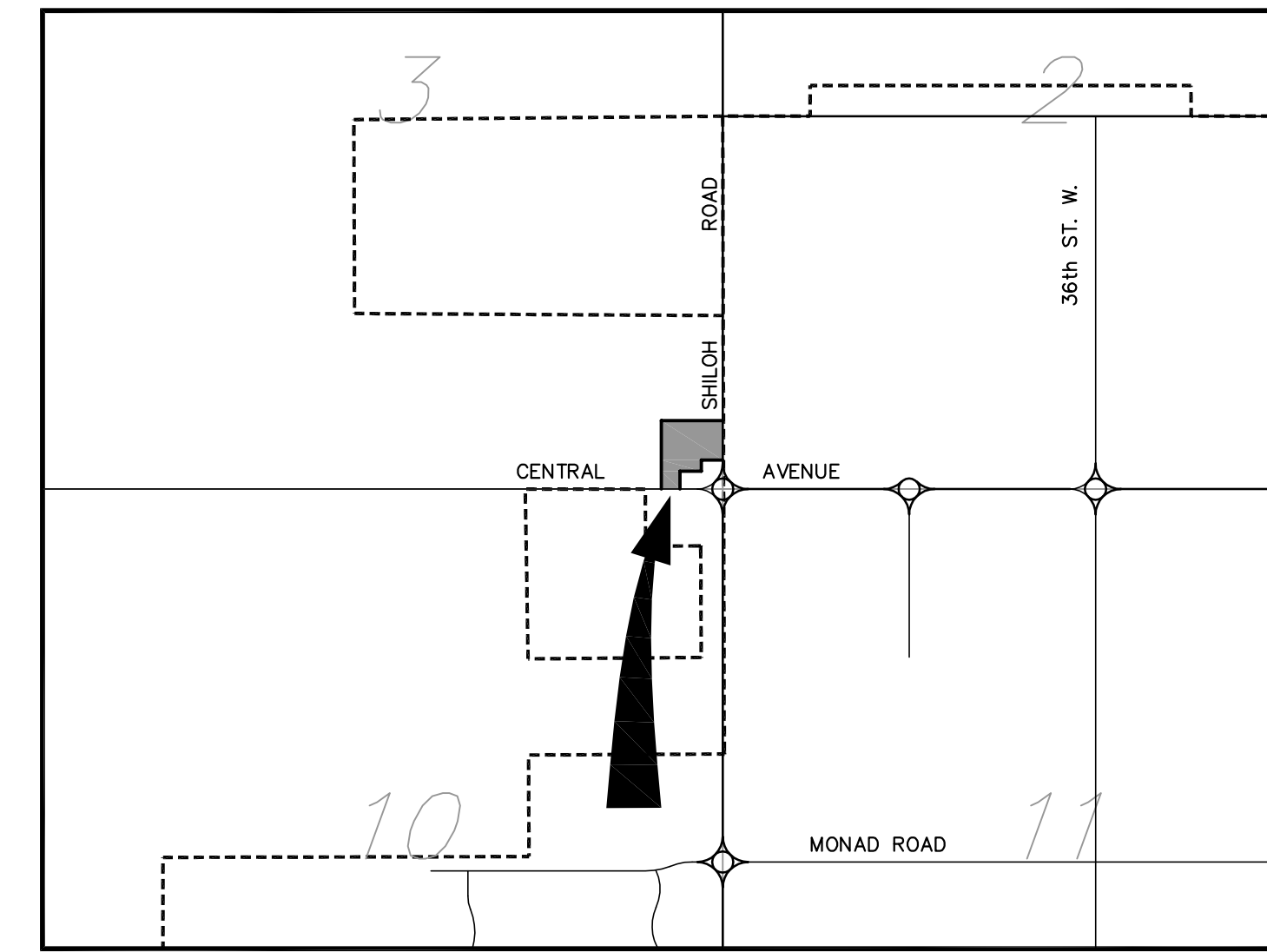
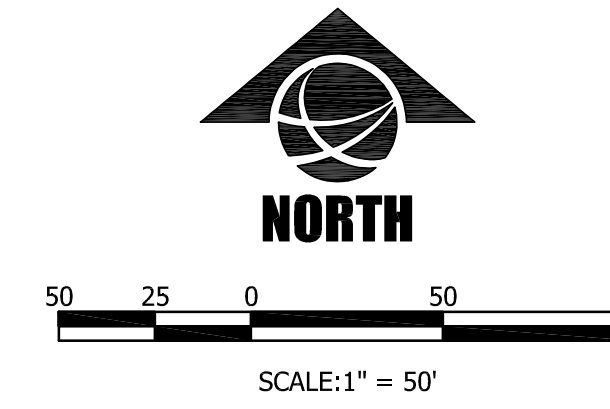
AMENDED LOT 22-A, BLOCK 2,  
**CERTIFICATE OF SURVEY No 2727-M**  
 SITUATED IN THE SE1/4 OF SECTION 3, T. 1 S., R. 25 E., P.M.M.  
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HALL & CO. LLC

PREPARED BY : SANDERSON STEWART

MAY 2020

BILLINGS, MONTANA



THE BASIS OF BEARINGS 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 1.0001518.

DISTANCES ARE GRID, INTERNATIONAL FEET. GRID TO GROUND COMBINED SCALE FACTOR IS 0.99999838 FOR THIS SURVEY GRID DISTANCE ESSENTIALLY EQUALS GROUND DISTANCE.

THE CONVERGENCE ANGLE AT THE NORTHWEST CORNER OF THIS AMENDED SURVEY = -0°08'45"

○ FOUND CORNER MONUMENT, REBAR WITH CAP MARKED "SANDERSON STEWART" OR AS NOTED.

● SET 5/8" x 18' REBAR AND CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".

(xxx.xx') RECORD DISTANCE

**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 May 2020, a survey was performed under his supervision of a tract of land situated in the SE1/4 of Section 3, 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 22-A in Block 2 of Certificate of Survey No 2727-M according to the official plat on file in the office of the Clerk and recorder of Yellowstone County, Montana, under Document Number 1862477, containing a gross area and a net area of 205,103 square feet (4.7085 acres), 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.

SANDERSON STEWART

By: \_\_\_\_\_

Montana Registration No. \_\_\_\_\_

Date \_\_\_\_\_

**PURPOSE OF SURVEY - CREATE PUBLIC RIGHT-OF-WAY**

The undersigned hereby certify that the purpose of this survey is to create LOT 22-A2 as shown hereon for fee simple transfer to the City of Billings for RIGHT-OF-WAY purposes.

Therefore this amended plat is exempt from review as a subdivision pursuant to Section 76-3-201(1)(h), M.C.A. and is excluded from review by the Department of Environmental Quality pursuant to Section 76-4-125(1)(a) which excludes "the exclusions cited in 76-3-201".

HALL & CO. LLC

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 \_\_\_\_\_, known to me to be the person who signed the foregoing instrument as \_\_\_\_\_ of HALL & CO. LLC and who acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.

\_\_\_\_\_  
 Notary Public in and for the State of Montana

**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 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

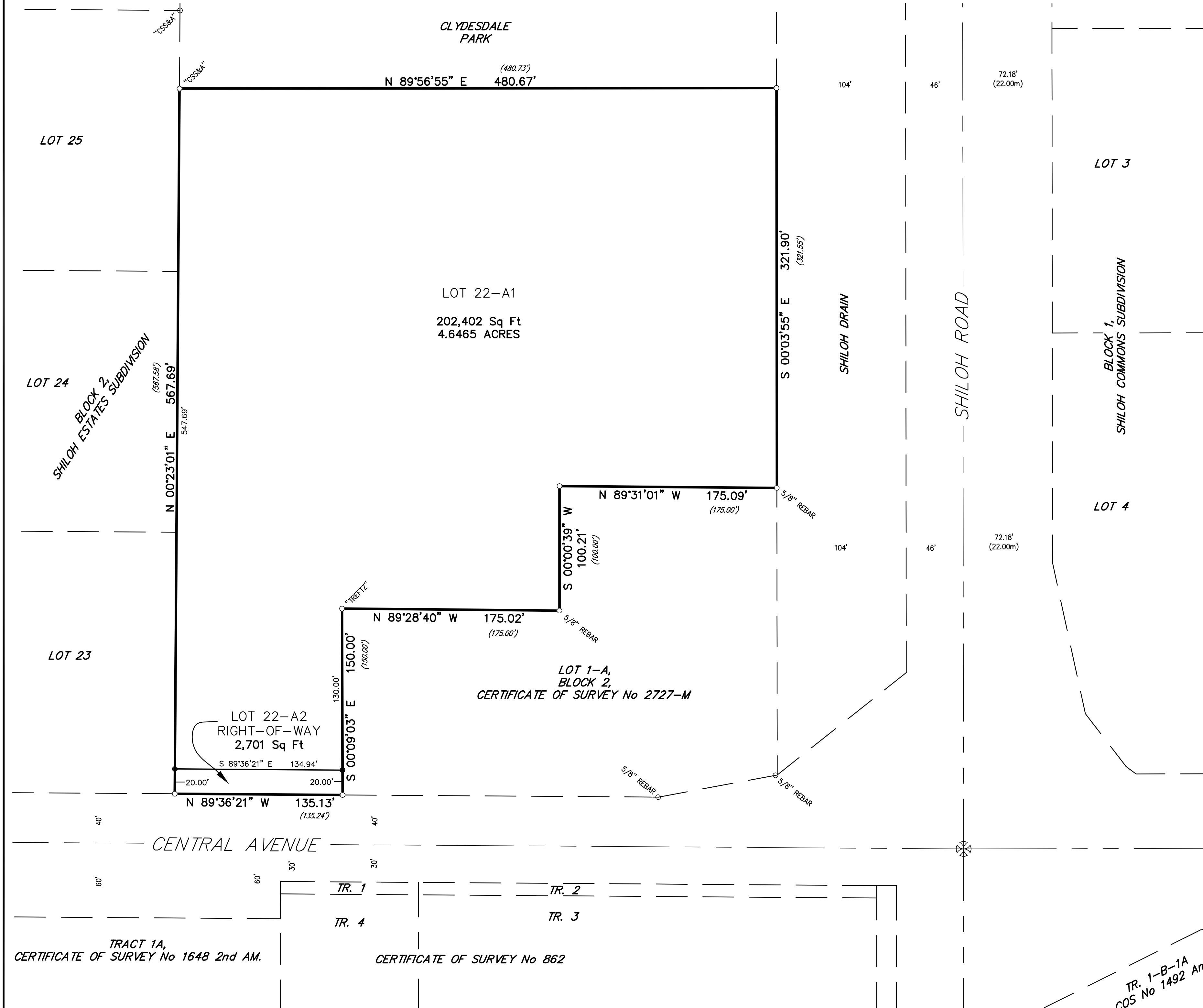
By: \_\_\_\_\_  
 Deputy

**CERTIFICATE OF CITY ATTORNEY**

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

Date: \_\_\_\_\_

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



TRACT 1A,  
 CERTIFICATE OF SURVEY No 1648 2nd AM.

CERTIFICATE OF SURVEY No 862

DEED

Document No. \_\_\_\_\_