

# AMENDED PLAT OF LOT 1, BLOCK 1, MIDLAND SUBDIVISION, FIRST FILING

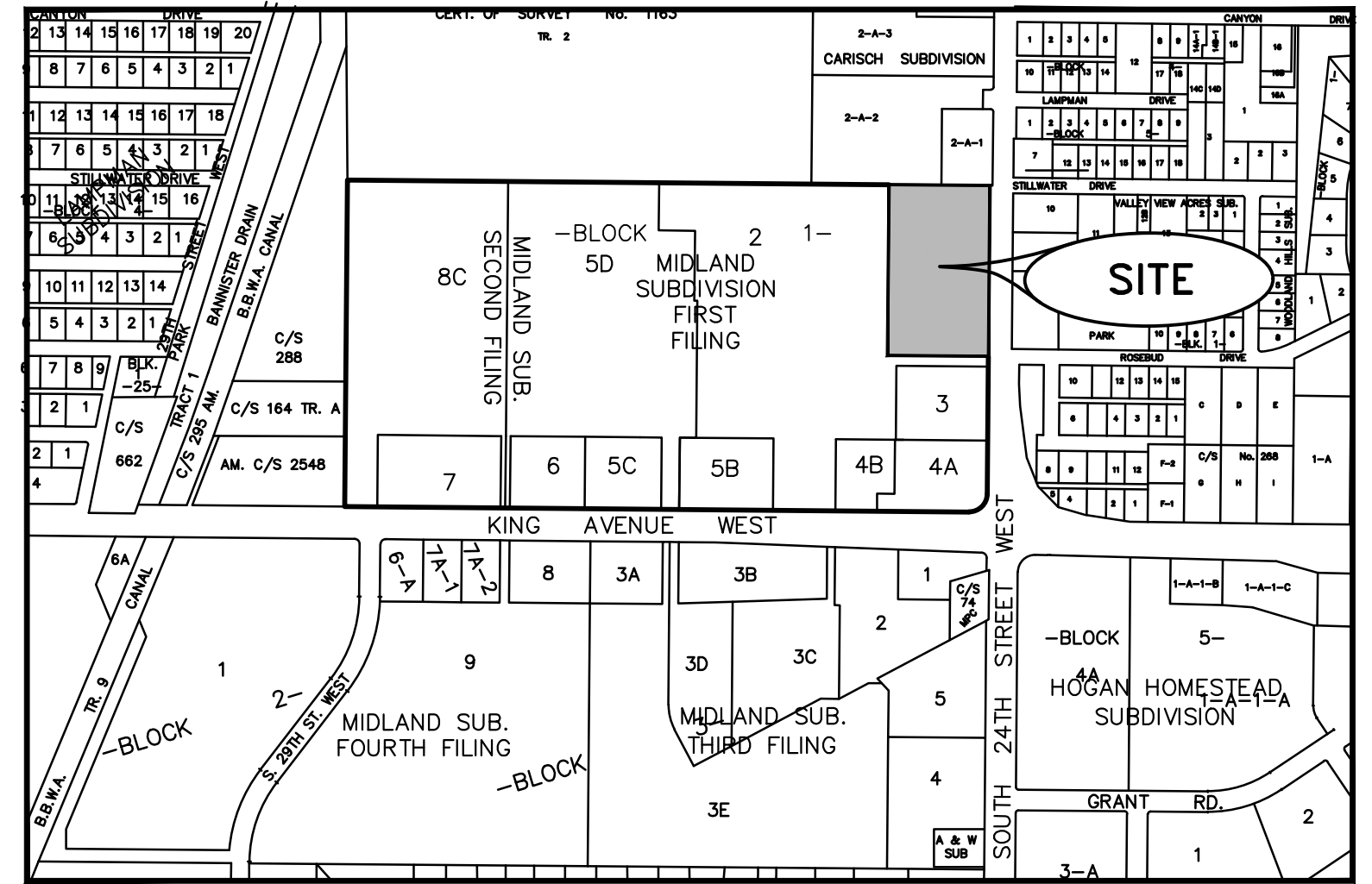
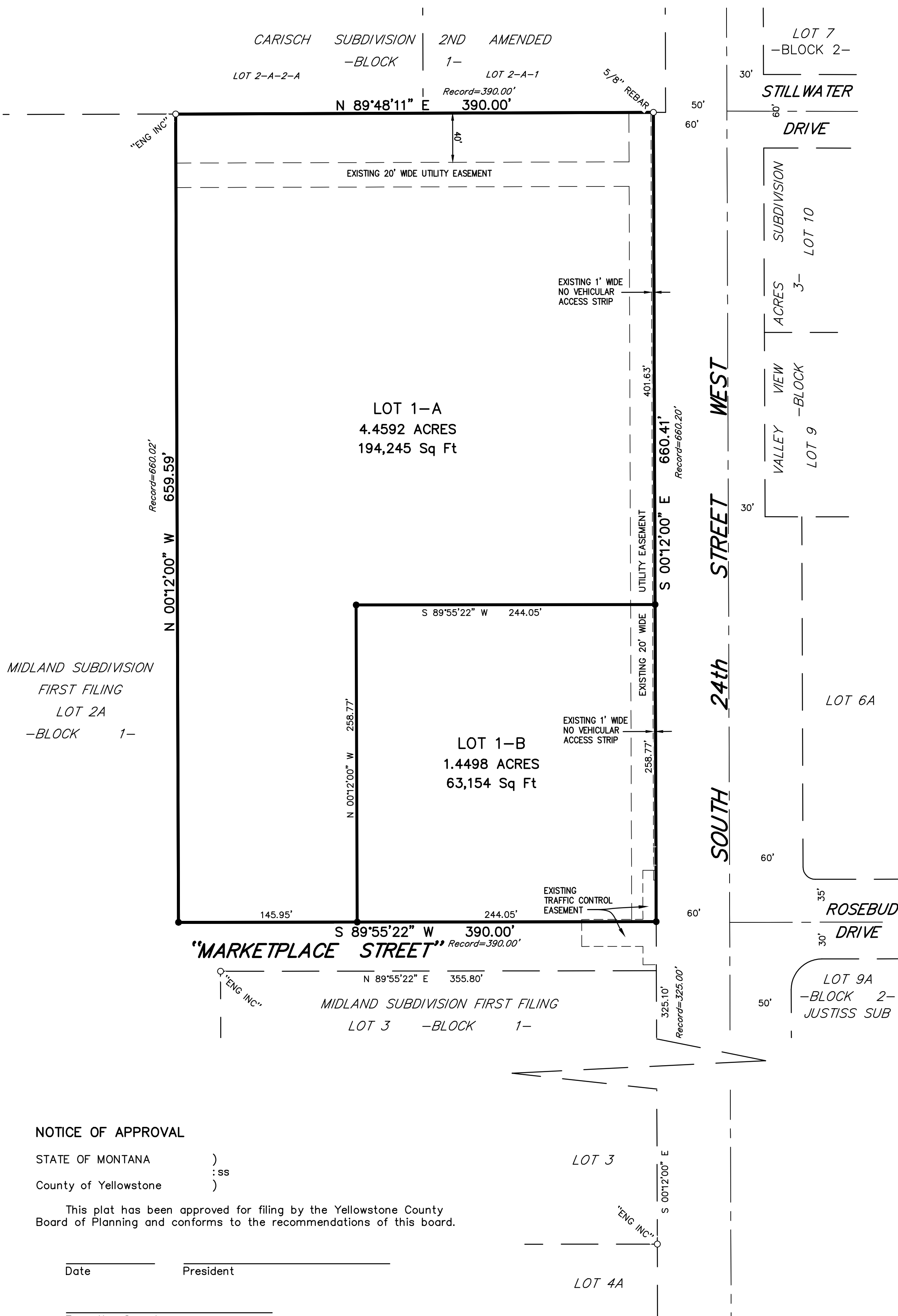
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 12, T. 1 S., R. 25 E., P.M.M.  
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : TERRAFORM COMPANIES

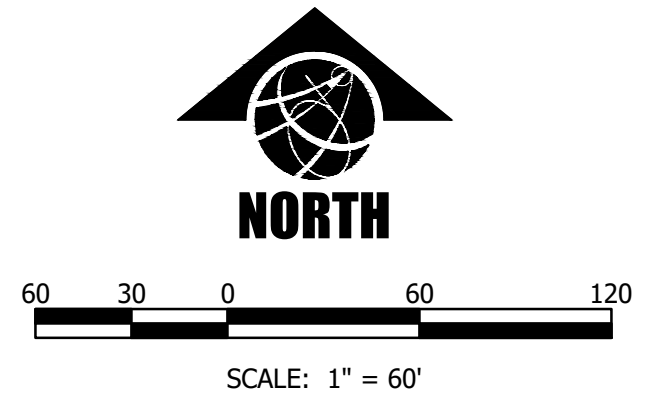
SEPTEMBER 2020

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



**VICINITY MAP**  
NOT TO SCALE



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 0.999999463 FOR THIS SURVEY GROUND DISTANCE IS ESSENTIALLY EQUAL TO GRID DISTANCE.

THE CONVERGENCE ANGLE AT THE SOUTHEAST CORNER OF THIS AMENDED SUBDIVISION PLAT = -0°06'52"

○ FOUND SURVEY MONUMENT, REBAR WITH "ENG INC" CAP OR AS NOTED.

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

**CERTIFICATE OF DEDICATION**

STATE OF MONTANA )  
County of Yellowstone )

KNOW ALL MEN BY THESE PRESENTS: That 640 S 24th Street W Associates, LLC, 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 SE1/4 of Section 12, 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 1 in Block 1 of Midland Subdivision, First Filing, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document Number 1643292; containing a gross area and a net area of 257,399 square feet (5.9091 Acres).

Pursuant to Section 76-3-621(3)(b), M.C.A. there is no park requirement for this non-residential subdivision.

Said tract to be known and designated as AMENDED PLAT OF LOT 1, BLOCK 1, MIDLAND SUBDIVISION, FIRST FILING. There is no public land dedication with this plat.

640 S 24th Street W Associates, LLC

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

STATE OF MONTANA )  
County of Yellowstone )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_ as \_\_\_\_\_ of 640 S 24th Street W Associates, LLC.

Signature of Notary

**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 \_\_\_\_\_

**CERTIFICATE OF CITY ENGINEER'S OFFICE**

I hereby certify that this subdivision is excluded from review pursuant to Sections 76-4-125 (1)(d) and 76-4-127, M.C.A.

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

City Engineer's Office

**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 CITY COUNCIL APPROVAL**

STATE OF MONTANA )  
County of Yellowstone )

We hereby certify that we have examined the annexed and foregoing AMENDED PLAT OF LOT 1, BLOCK 1, MIDLAND SUBDIVISION, FIRST FILING 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

**CERTIFICATE OF SURVEYOR**

STATE OF MONTANA )  
County of Yellowstone )

The undersigned, a Montana Registered Land Surveyor declares that during the month of September 2020 a survey was performed under his supervision of a tract of land to be known as AMENDED PLAT OF LOT 1, BLOCK 1, MIDLAND SUBDIVISION, FIRST FILING, in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that the monuments found and set are of the character and occupy the positions shown hereon and that the gross area and the net area is 257,399 square feet (5.9091 Acres).

SANDERSON STEWART

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

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

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

**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 that 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 \_\_\_\_\_

**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

RESERVED FOR CLERK AND RECORDER

**CONSENT TO PLATTING**

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

**SUBDIVISION IMPROVEMENTS AGREEMENT**

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