

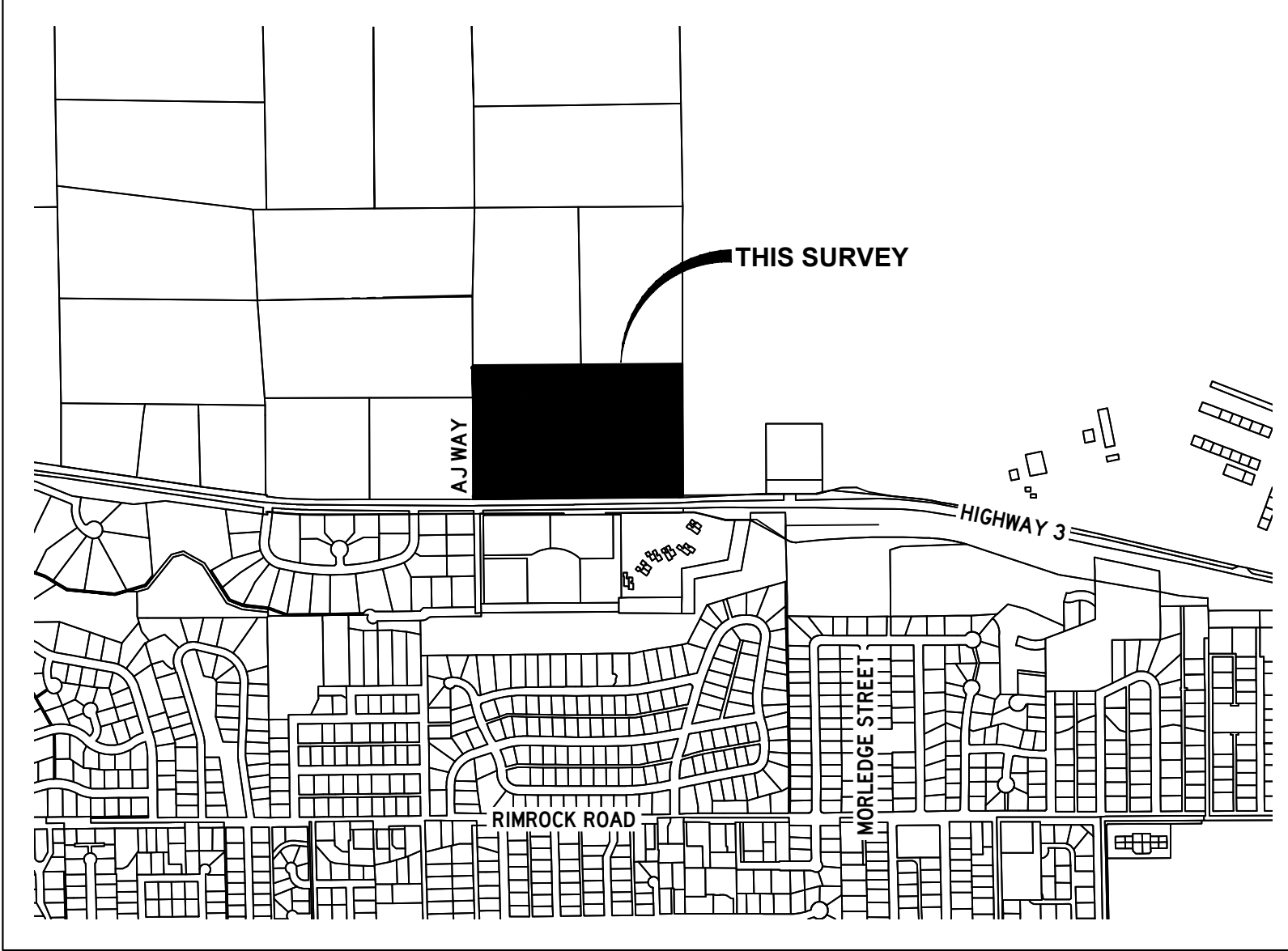
PLS 51414LS.DWG 11/15/2021 11:39:03 AM

**LEGEND**

PROPERTY LINE	—————
1' NO ACCESS EASEMENT	~~~~~
RIGHT-OF-WAY	- - - - -
FOUND PROPERTY CORNER, AS DESCRIBED	●
SET PROPERTY CORNER	○
FOUND QUARTER CORNER, AS DESCRIBED	⊕

**PLAT OF  
YELLOWSTONE LANDING COMMERCIAL PARK SUBDIVISION**  
BEING TRACT 14A OF AMENDED PLAT OF TRACTS 13 AND 14 OF CERTIFICATE OF SURVEY 2037 (DOCUMENT NO. 3968450)  
LOCATED IN THE NE ¼ AND SE ¼ OF SECTION 26, T 01 NORTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS,  
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : AVIATION PROPERTIES, LLC  
PREPARED BY : PERFORMANCE ENGINEERING, LLC  
AREA OF SUBDIVISION : ± 25.956 AC  
DATE OF SURVEY : JUNE 2021

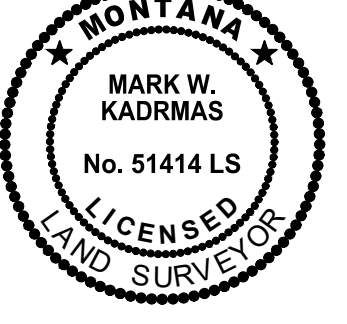
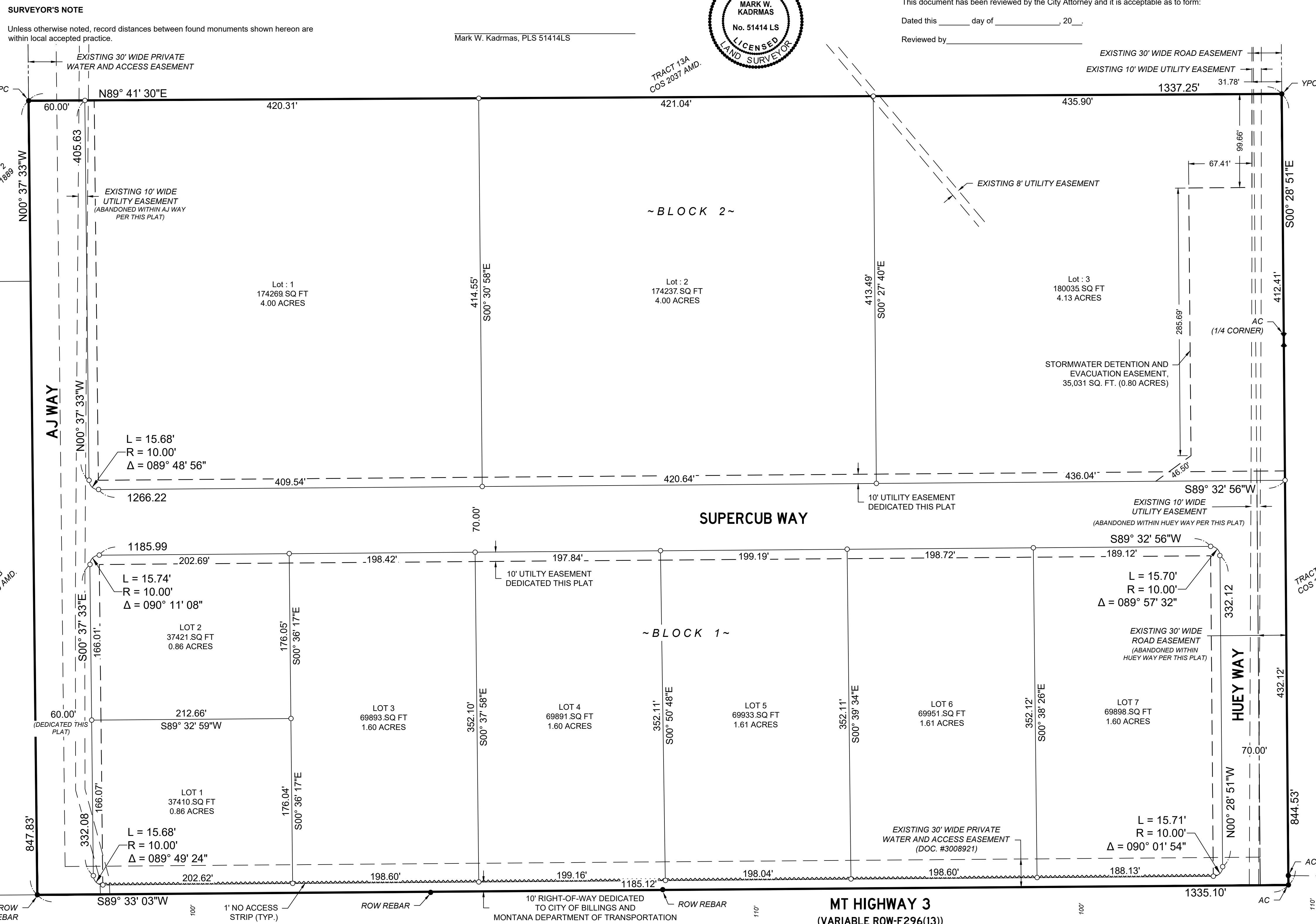


**NOTICE OF APPROVAL**  
STATE OF MONTANA )  
County of Yellowstone )  
This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.  
Date \_\_\_\_\_ President \_\_\_\_\_ Executive Secretary \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**  
I, the undersigned Mark W. Kadmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in a portion of the East 1/2 of Section 26, Township 01N, Range 25E, P.M.M., City of Billings, Yellowstone County, Montana, said tract being Tract 14A of Certificate of Survey No. 2037, Amended.  
Said tract containing 25.956 acres, more or less, in gross.  
Said tracts subject to all easements and right-of-ways of record or apparent on the ground.  
This survey was prepared in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, MCA.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**CERTIFICATE OF COUNTY TREASURER**  
I hereby certify, pursuant to Section 76-3-611 MCA, that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land have been paid.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
Yellowstone County Treasurer \_\_\_\_\_

**CERTIFICATE OF CITY ATTORNEY**  
This document has been reviewed by the City Attorney and it is acceptable as to form.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
Reviewed by \_\_\_\_\_



**CERTIFICATE OF DEDICATION**  
STATE OF MONTANA )  
County of Yellowstone )  
KNOW ALL BY THESE PRESENTS that the undersigned owners of the following described tract of land, do hereby certify that they have caused to be surveyed, subdivided, and platted into lots, blocks, and streets as shown on the plat, said tract being situated in the NE ¼ and SE ¼ of Section 26, Township 01 North, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana, said tract containing a gross area of 25.956 acres, and a net area of 21.876 acres, more or less.  
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 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 YELLOWSTONE LANDING COMMERCIAL PARK SUBDIVISION.  
Said plat is subject to any easements and/or rights-of-way of record or reserved per this plat and the lands included in all roads as shown on the plat are hereby granted and donated to the use of the public forever.  
Pursuant to 76-3-621(3)(b), no parkland dedication is required for a "subdivision into parcels that are all nonresidential."  
This survey is not subject to review by the Department of Environmental Quality pursuant to 76-4-130(2), MCA as the "deviation consists solely of connection to municipal or county water and/or sewer district facilities."

Aviation Properties, LLC  
Representative  
Print Name \_\_\_\_\_  
STATE OF MONTANA )  
County of Yellowstone )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, a Notary Public in and for the State of Montana, personally appeared \_\_\_\_\_ known to me to be the \_\_\_\_\_ of Aviation Properties, LLC, known to me to be the person who signed the foregoing instrument and who acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana  
Printed Name \_\_\_\_\_  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**CERTIFICATE OF CITY COUNCIL APPROVAL**  
STATE OF MONTANA )  
County of Yellowstone )  
We hereby certify that we have examined the plat of YELLOWSTONE LANDING COMMERCIAL PARK SUBDIVISION and find that said plat conforms with the requirements of the law of the State of Montana and 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 CITY ENGINEER'S OFFICE**  
I hereby certify that I have examined the annexed plat and find that it conforms with Section 76-4-125(1)(d) MCA removing sanitary restrictions since said plat is inside a master planning area and is provided with municipal facilities for the supply of water, disposal of sewage, storm drainage, and solid waste.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
City Engineer's Office \_\_\_\_\_  
**ERRORS AND OMISSIONS REVIEW**  
I hereby certify that I have examined the foregoing plat for errors and omissions in computations and drafting.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
Reviewed by \_\_\_\_\_

