

AMENDED TRACT 1B-2 CERTIFICATE OF SURVEY No. 1434

EXHIBIT A

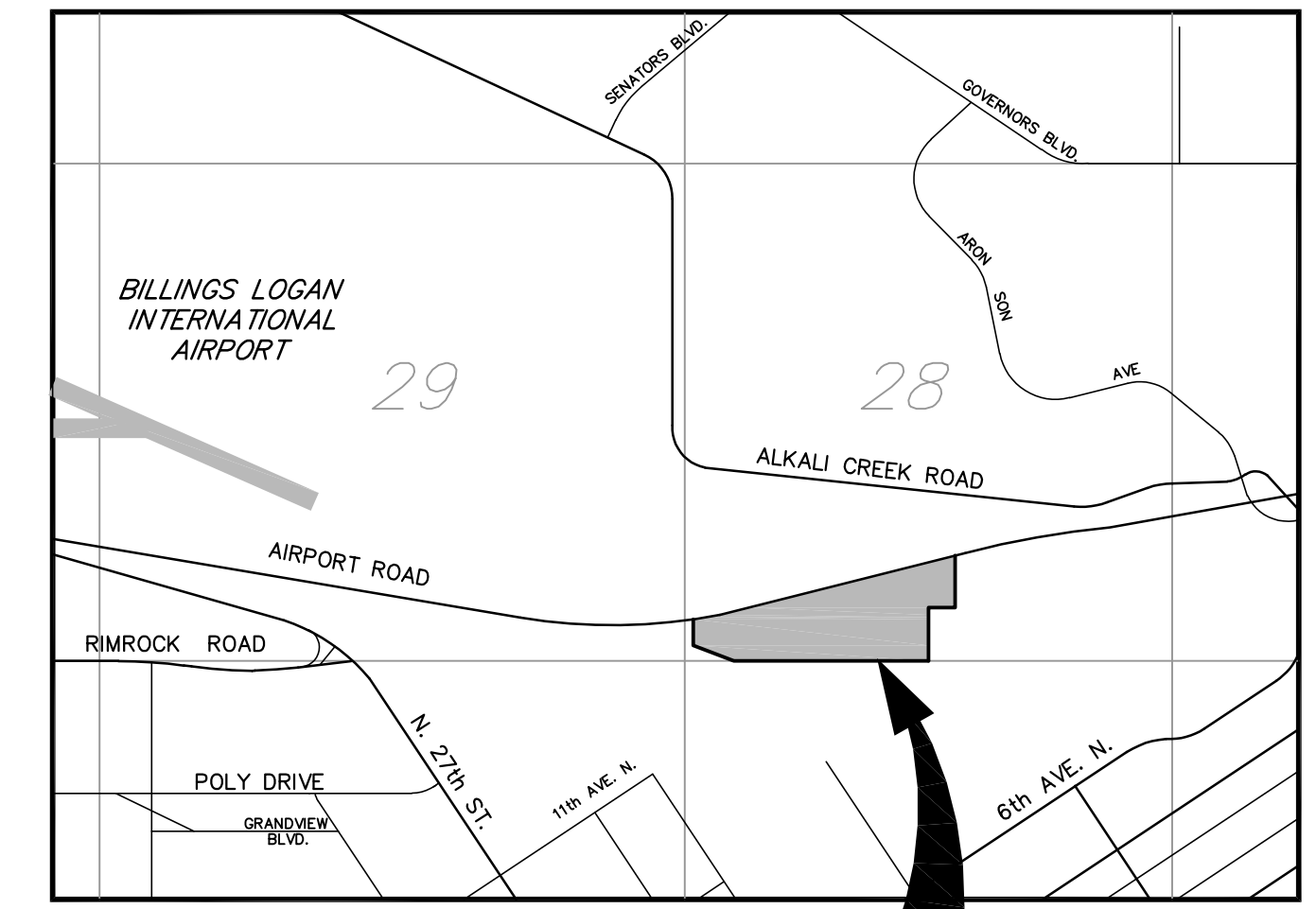
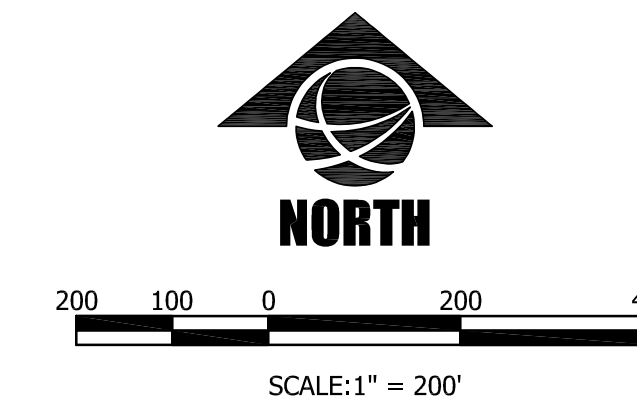
BEING VACATED BLACK OTTER PARK SUBDIVISION
SITUATED IN THE SE1/4 AND THE SW1/4 OF SECTION 28, T. 1 N., R. 26 E., P.M.M.
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : NORTHWESTERN ENERGY

APRIL, 2021

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 1.0001515.

THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS -0°03'28".

DISTANCES ARE INTERNATIONAL FEET.
THE GRID TO GROUND COMBINED SCALE FACTOR IS 0.9999933993;
FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED AS SHOWN OR OTHER MONUMENT AS NOTED
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"

- RECORD 1: CERTIFICATE OF SURVEY No 156 & 156 AM.
RECORD 2: AMENDMENT OF TRACT 1B, CERTIFICATE OF SURVEY No 1434.
RECORD 3: PLAT OF BLACK OTTER PARK SUBDIVISION. (VACATED 6/14/89, Bk 1336, Pg 1889)
RECORD 4: AMENDMENT OF TRACT 1B-1, CERTIFICATE OF SURVEY No 1434.

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
County of Yellowstone) SS

The undersigned, a Montana Registered Land Surveyor, being first duly sworn, deposes and says that during the month of December 2019, a survey was performed under his supervision of a tract of land situated in the SE1/4 and the SW1/4 of Section 28, 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:

Beginning at a point which is the south one-quarter corner of Section 28, T. 1 N., R. 26 E., P.M.M.;
thence from said point of beginning N 89°30'44" W a distance of 1640.23 feet;
thence N 81°27'01" W a distance of 778.35 feet;
thence N 00°27'45" E a distance of 222.60 feet to a point on the south right-of-way line of Airport Road;
thence along said south right-of-way line the following courses and distances:
N 78°10'03" E a distance of 620.02 feet,
N 72°27'25" E a distance of 65.98 feet,
N 78°10'03" E a distance of 1181.75 feet,
N 66°51'27" E a distance of 66.95 feet,
N 78°10'03" E a distance of 431.89 feet,
along a curve to the left with a radius of 5846.29 feet a distance of 95.44 feet (chord bearing N 77°41'59" E, chord length 95.44 feet),
N 66°41'15" E a distance of 67.49 feet,
N 78°13'58" E a distance of 238.35 feet and
along a curve to the left with a radius of 2954.79 feet a distance of 40.29 feet (chord bearing 77°50'32" E, chord length 40.29 feet) to the northwest corner of Tract 1B-1 Remainder, Amended Certificate of Survey No. 1434;
thence along the west line of said Tract 1B-1 Remainder, S 00°47'10" W a distance of 253.46 feet to a point on the north line of Tract A, Amended Certificate of Survey No. 156;
thence along the north line of Tracts A and B in said Amended Certificate of Survey No. 156, N 89°30'29" W a distance of 292.33 feet to the northwest corner of said Amended Certificate of Survey No. 156;
thence along the west line of said Amended Certificate of Survey No. 156 and the west line of Tract 1B-1A of Amended Certificate of Survey No. 1434, S 00°47'40" W a distance of 709.95 feet to a point on the south line of Section 28, T. 1 N., R. 26 E., P.M.M.;
thence along said south section line, N 89°30'50" W a distance of 24.92 feet to the point of beginning; said described tract containing a gross area and a net area of 34.457 acres, more or less, subject to all easements of record or apparent on the ground.

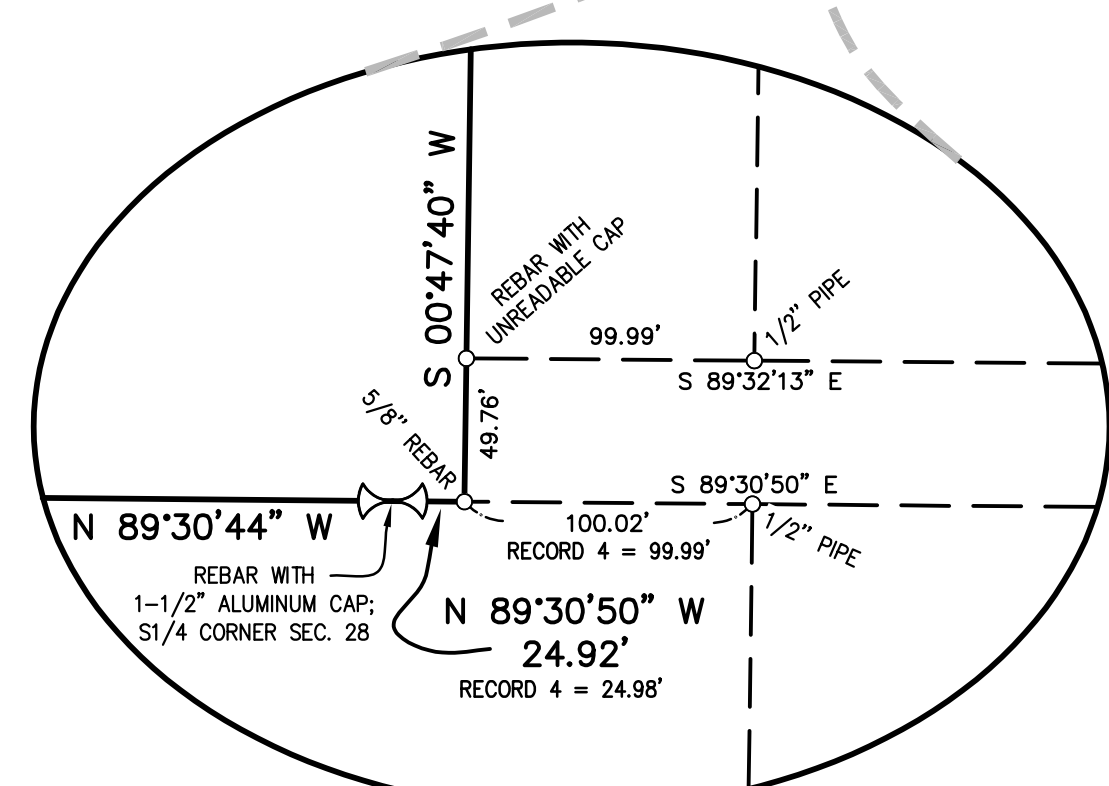
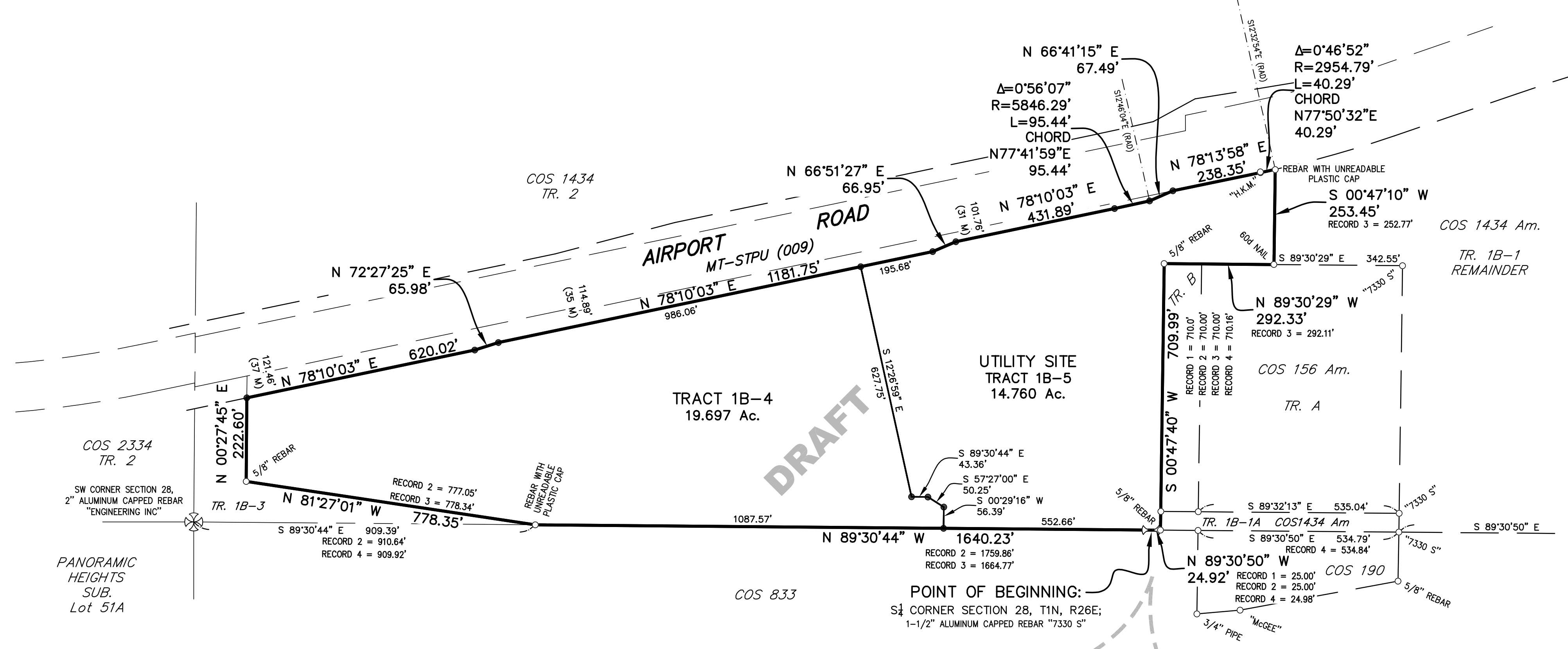
That the monuments found and set are of the character and occupy the positions shown hereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

SANDERSON STEWART

By: _____

Montana Registration No. _____

Date: _____



DETAIL
NOT TO SCALE

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 CITY ATTORNEY

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

DATED: _____

Reviewed by: _____

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

PURPOSE OF SURVEY - CREATE UTILITY SITE

The undersigned hereby certify that the purpose of this survey is to create TRACT 1B-5 as shown hereon as a UTILITY SITE.

Therefore this survey is exempt from review as a subdivision pursuant to Section 76-30201 (1)(h), M.C.A. and is not subject to review by the Department of Environmental Quality pursuant to Section 76-4-125(2)(a) M.C.A.

CITY OF BILLINGS, MONTANA
By: _____
Mayor

Attest: _____
City Clerk

STATE OF MONTANA)
County of Yellowstone) SS

Subscribed to before me this _____ day of _____, 20____ by _____ and _____ as Mayor and City Clerk

Notary Public in and for the State of Montana