

PLAT OF
TRAILS WEST SUBDIVISION, FIFTH FILING
 BEING LOT 4, BLOCK 14 & LOT 9, BLOCK 15 OF TRAILS WEST SUBDIVISION, FOURTH FILING
 SITUATED IN THE NE1/4 OF SECTION 5, T. 1 S., R. 25 E., P.M.M.
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : DORN-WILSON DEVELOPMENT, LLC

JUNE 2021

PREPARED BY : SANDERSON STEWART 

BILLINGS, MONTANA

NOTICE OF APPROVAL

STATE OF MONTANA)
) :ss
 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 annexed and foregoing plat conforms with Section 76-4-125(2)(d), M.C.A., for the removal of sanitary restrictions since the plat is inside a master planning area and said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

IN WITNESS WHEREOF, I have executed this CERTIFICATE OF APPROVAL this ____ day of _____, 20____.

 City Engineer's Office

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 CITY ATTORNEY

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

Date: _____
 Reviewed by: _____

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
) :ss
 County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT OF TRAILS WEST SUBDIVISION, FIFTH 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 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

SUBDIVISION IMPROVEMENT AGREEMENT

Document No. _____

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
) :ss
 County of Yellowstone)

KNOW ALL MEN 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 annexed plat, said tract being situated in the NE1/4 of Section 5, 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 4 in Block 14 and Lot 9 in Block 15 of Trails West Subdivision, Fourth Filing, according to the official plat on file in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3918301.

Pursuant to Section 76-3-621(1)(a), M.C.A., the park requirement for this subdivision has been met by a cash-in-lieu donation in the amount of \$ _____.

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 their 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 TRAILS WEST SUBDIVISION, FIFTH FILING, and the lands included in all streets, avenues, and parks as shown on the annexed plat are hereby granted and donated to the use of the public forever.

DORN-WILSON DEVELOPMENT, LLC

By: Paul Wilson
 Title: President

STATE OF MONTANA)
) :ss
 County of Yellowstone)

On this 21 day of October, 2021, before me, the undersigned Notary Public for the State of Montana, personally appeared Paul Wilson, known to me to be the persons who signed the foregoing instrument as President of DORN-WILSON DEVELOPMENT, LLC, and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Heather Lewis
 Notary Public in and for the State of Montana



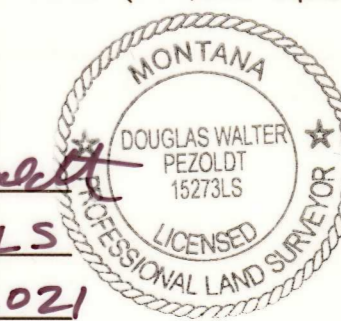
CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
) :ss
 County of Yellowstone)

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of June 2021, a survey was performed under his supervision of a tract of land to be known as TRAILS WEST SUBDIVISION, FIFTH 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 is 17.5552 acres (764,706 square feet) and the net area is 14.5674 acres (634,555 square feet).

SANDERSON STEWART

By: Douglas W. Pezoldt
 Montana License No. 15273 LS
 Date: October 21, 2021



RESERVED FOR CLERK AND RECORDER

