

PLAT OF CARDWELL RANCH SUBDIVISION, FIRST FILING

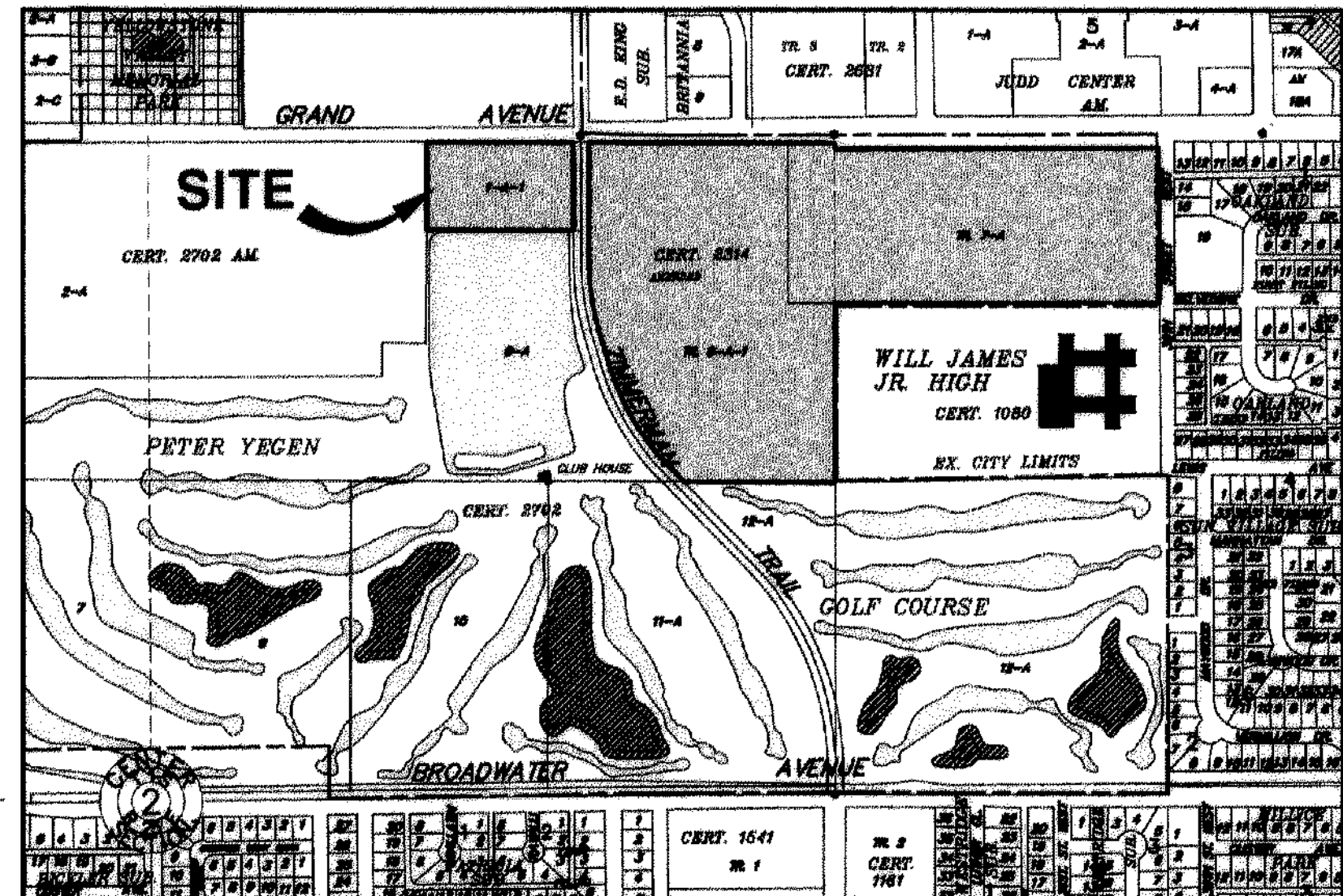
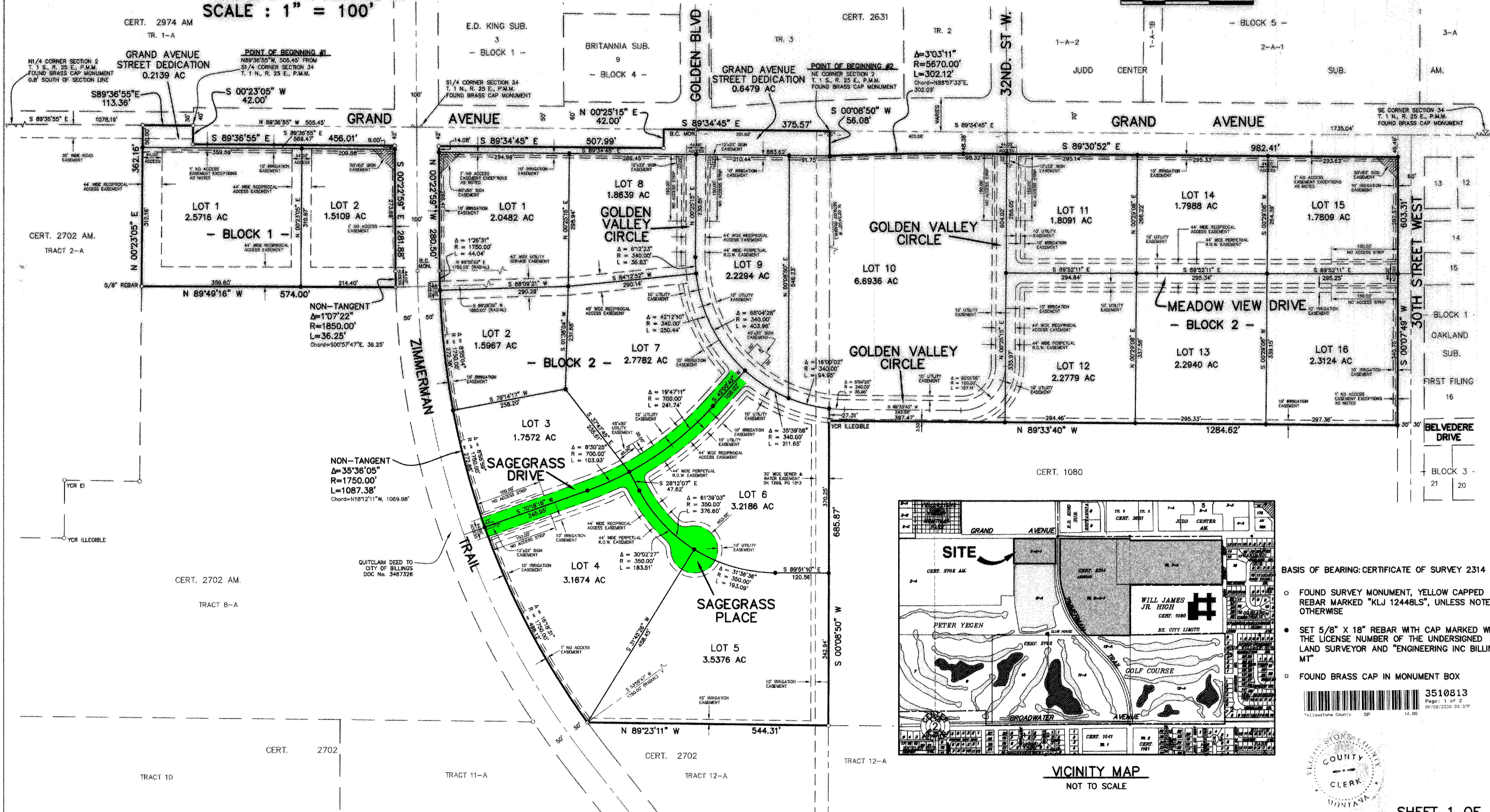
BEING TRACT 6-A-1 OF AMENDED TRACT 6-A, CERTIFICATE OF SURVEY No. 2314 AMENDED,
7-A, CERTIFICATE OF SURVEY No. 2314 AMENDED
AND TRACT 1-A-1 OF AMENDED TRACTS 1-A AND 2, CERTIFICATE OF SURVEY No. 2702,
SITUATED IN THE NW 1/4 OF SECTION 1, AND THE NE 1/4 OF SECTION 2, T. 1 S., R. 25 E., P.M.M.
BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : YEGEN GRAND AVENUE FARM, INC.
PREPARED BY : ENGINEERING, INC.
SCALE : 1" = 100'

SEPTEMBER, 2008
BILLINGS, MONTANA



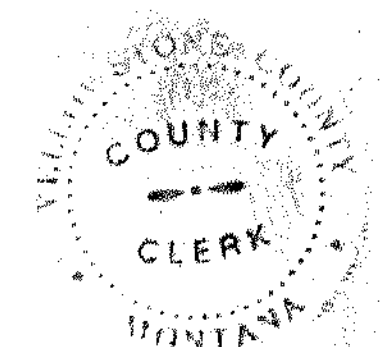
100 50 0 100 200



VICINITY MAP
NOT TO SCALE

- BASIS OF BEARING: CERTIFICATE OF SURVEY 2314 AM.
- FOUND SURVEY MONUMENT, YELLOW CAPPED REBAR MARKED "KLJ 12448LS", UNLESS NOTED OTHERWISE
 - SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "ENGINEERING INC BILLINGS MT"
 - FOUND BRASS CAP IN MONUMENT BOX

3510813
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06/02/2008 03:37P
Yellowstone County SP 14.00



CARDWELL RANCH SUBDIVISION, FIRST FILING

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7-A, CERTIFICATE OF SURVEY No. 2314 AMENDED
AND TRACT 1-A-1 OF AMENDED TRACTS 1-A AND 2, CERTIFICATE OF SURVEY No. 2702,
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BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : YEGEN GRAND AVENUE FARM, INC.
PREPARED BY : ENGINEERING, INC.

SEPTEMBER, 2008
BILLINGS, MONTANA

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
County of Yellowstone) ss

KNOW ALL MEN BY THESE PRESENTS: That YEGEN GRAND AVENUE FARM, INC., the owner of the following described tract of land, does hereby certify that it has caused to be surveyed, located, marked with stakes and streets as shown on the annexed plat, said tract being situated in the NW 1/4 of Section 1, and the NE 1/4 of Section 2, T. 1 S., R. 25 E., P.M.M., Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Beginning at a point which is situated N 89°36'55" W a distance of 508.45 feet from the SW 1/4 Corner of Section 34, T. 1 N., R. 25 E., P.M.M.; thence, from said Point of Beginning, S 00°23'05" W a distance of 42.00 feet; thence S 89°36'55" E a distance of 456.01 feet; thence S 00°22'59" E a distance of 281.88 feet; thence along a non-tangent curve to the left with a radius of 1850.00 feet a distance of 36.25 feet (chord bearing S 00°57'47" E, chord length 36.25 feet); thence N 89°49'16" W a distance of 574.00 feet; thence N 00°23'05" E a distance of 382.16 feet; thence S 89°36'55" E a distance of 113.36 feet to the Point of Beginning #1.

AND
Beginning at a point which is the NE Corner of Section 2, T. 1 S., R. 25 E., P.M.M.; thence, from said Point of Beginning, S 00°08'50" W a distance of 96.08 feet; thence along a non-tangent curve to the right with a radius of 5670.00 feet a distance of 302.12 feet (chord bearing N 08°07'43" E, chord length 302.09 feet); thence S 89°33'52" E a distance of 982.41 feet; thence S 00°07'43" E a distance of 603.31 feet; thence N 89°33'40" W a distance of 1,284.62 feet; thence S 00°08'50" W a distance of 683.87 feet; thence N 89°23'11" W a distance of 544.31 feet; thence S 00°08'50" W a distance of 1,069.98 feet; thence N 00°22'59" E a distance of 1,087.38 feet (chord bearing N 1°18'19" E, chord length 1,089.98 feet); thence N 00°22'59" W a distance of 280.50 feet; thence S 89°34'45" E a distance of 507.99 feet; thence N 00°23'05" E a distance of 42.00 feet; thence S 89°34'45" E a distance of 373.57 feet to the Point of Beginning #2.

Pursuant to Section 76-3-621 (1), M.C.A., the park dedication requirement for this subdivision has been met by a cash donation in the amount of \$ 28,437.00

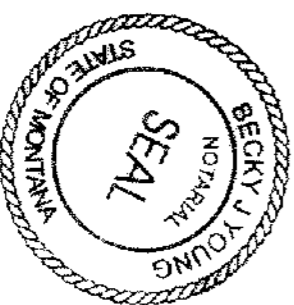
The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair and removal of their lines over, under and across the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever. Said tract to be known and designated as "CARDWELL RANCH SUBDIVISION, FIRST FILING, and the lands included in the areas shown on the annexed plat as "GRAND AVENUE STREET DEDICATION" are hereby granted and donated to the use of the public forever.

YEGEN GRAND AVENUE FARM, INC.
By: [Signature]
Title: President

STATE OF MONTANA)
County of Yellowstone) ss

On this 11 day of December, 2008, before me, the undersigned Notary Public for the State of Montana, personally appeared Charles L. Adams, known to me to be the person who signed the foregoing instrument as Secretary of YEGEN GRAND AVENUE FARM, INC., and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Charles L. Adams
Notary Public for the State of Montana
Printed Name Charles L. Adams
Residing at Billings, Montana
My commission expires 11/24/2012



CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that annexed and foregoing plat conforms with Section 76-3-120(2)(b), M.C.A., for the removal of sanitary structures from the plat is made a master planning area and said lots will be the subject of master planning for the supply of water and the disposal of sewage and solid waste.

IN WITNESS WHEREOF, I have executed this CERTIFICATE OF APPROVAL this 22 day of December, 2008
[Signature]
City Engineer's Office

CERTIFICATE OF CITY COUNCIL APPROVAL
STATE OF MONTANA)
County of Yellowstone) ss
We hereby certify that we have examined the annexed and foregoing plat of CARDWELL RANCH SUBDIVISION, FIRST FILING, and find that the same meets the requirements of the laws of the State of Montana, and the approval of the Billings City Board of Planning. It is therefore approved and the dedication 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 22 day of December, 2008

CITY OF BILLINGS, MONTANA

By: [Signature]
Mayor

Attest: [Signature]
City Clerk



ENGINEERING, INC.

By: [Signature]
Montana Registration No. 8377-S



Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this 22 day of December, 2008

[Signature]
Notary Public in and for the State of Montana
Printed Name Charlotte E. Greenwald
Residing at Billings, Montana
My commission expires 04/24/2011



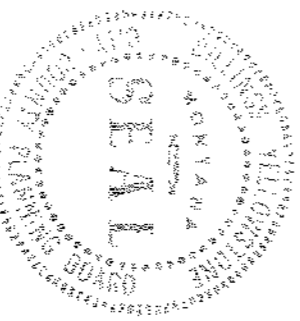
NOTICE OF APPROVAL

STATE OF MONTANA)
County of Yellowstone) ss

This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

Date: 12-16-08

[Signature]
Executive Secretary



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: 1-16-09

[Signature]
Yellowstone County Treasurer
Deputy

CERTIFICATE OF CITY ATTORNEY

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

Date: 1-7-09

Reviewed by: [Signature]

SUBDIVISION IMPROVEMENT AGREEMENT

Document No. 3510814

RECIPROCAL ACCESS EASEMENT

Document No. 3510815

PERPETUAL RIGHT-OF-WAY EASEMENT

Document No. 3510816

Utility Easement 3510817

Restrictions on Transfers 3510818



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