

DRAFT

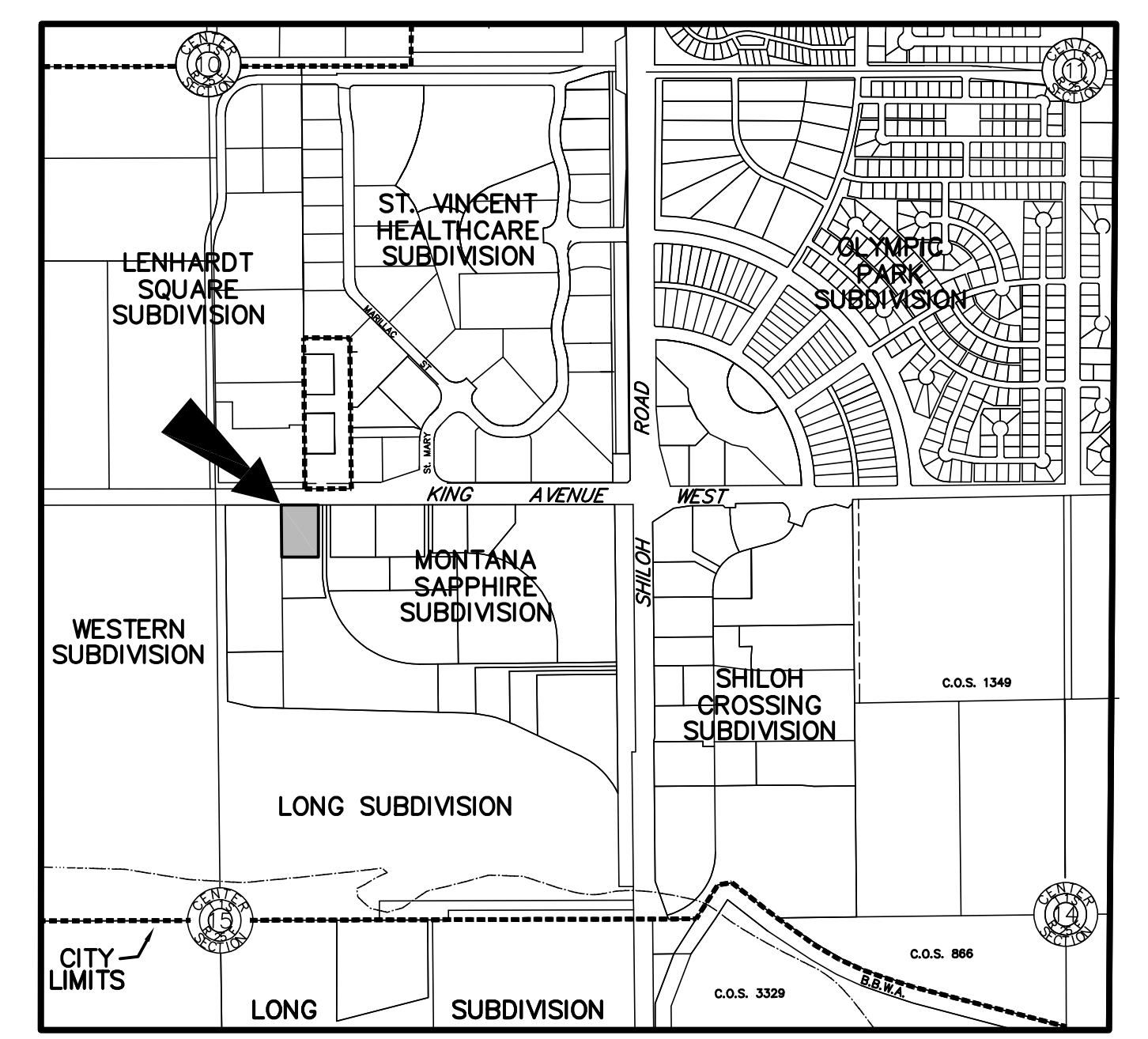
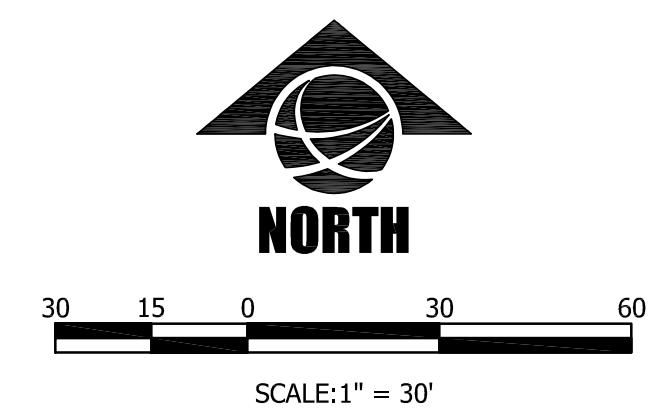
AMENDED PLAT OF LOT 1, BLOCK 1, OF
MONTANA SAPPHIRE SUBDIVISION
SITUATED IN THE NE 1/4 OF SECTION 15, T. 1 S., R. 25 E., P.M.M.
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : TING TING WU

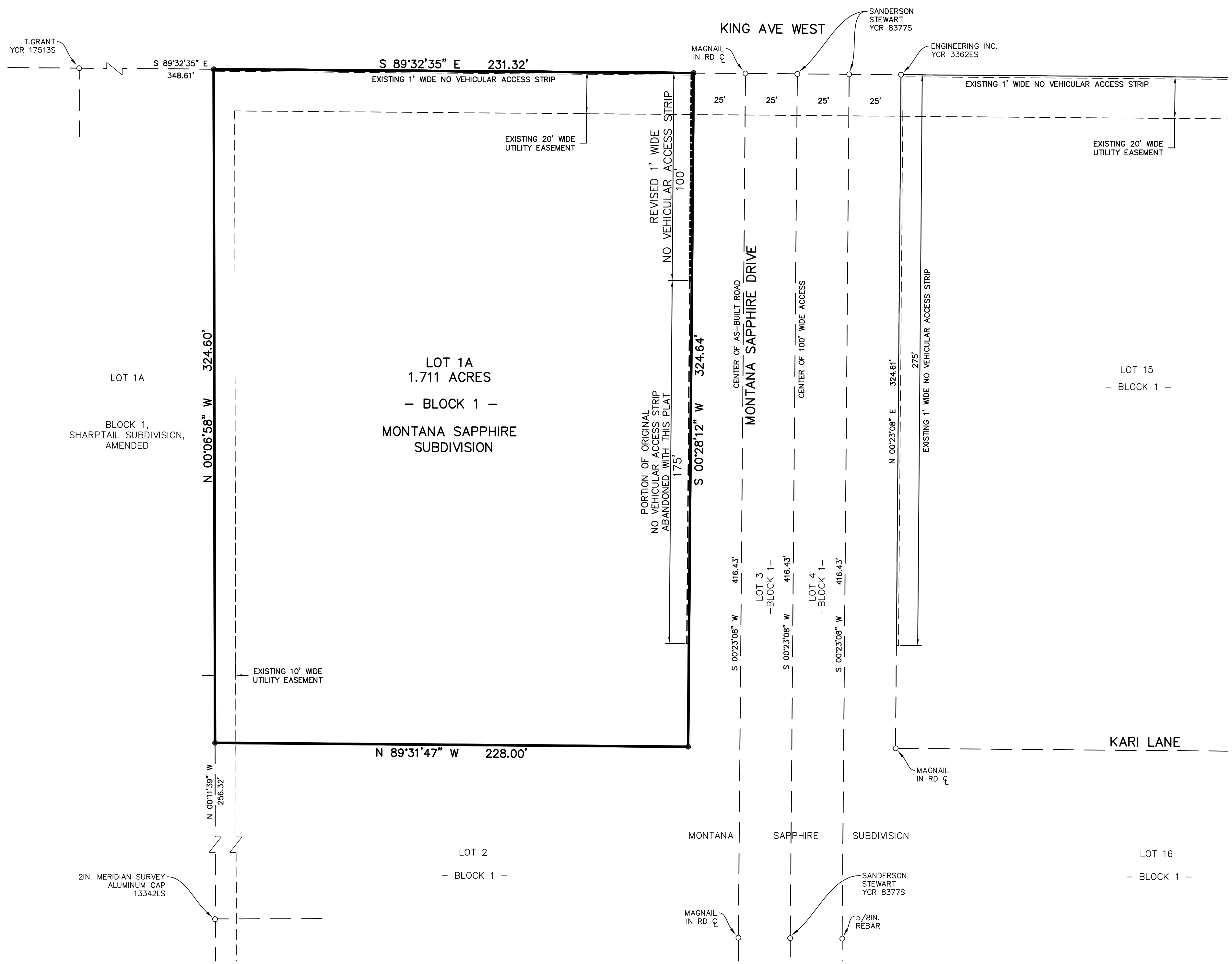
PREPARED BY : SANDERSON STEWART

APRIL, 2022

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE



THIS PLAT HAS BEEN PREPARED TO REVISE THE "NO VEHICULAR ACCESS" STRIP WITHIN ORIGINAL LOT 1. NO ADDITIONAL LOTS ARE BEING CREATED WITH THIS PLAT

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 April 2022, a survey was performed under his supervision of a tract of land situated in the NE 1/4 of Section 15, T. 1 S., R. 25 E., P.M.M. in the City of Billings, Yellowstone County, being more particularly described as follows, to wit:

LOT 1 OF BLOCK 1 OF THE PLAT OF MONTANA SAPPHIRE SUBDIVISION

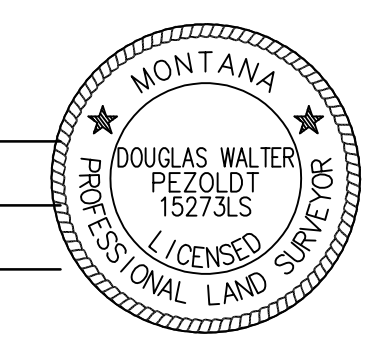
That the monuments found and set are of the character and occupy the positions shown hereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

SANDERSON STEWART

By: _____

Montana License No. _____

Date: _____



BASIS OF BEARING:

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 GRID TO GROUND COMBINED SCALE FACTOR AT THE FLAG CORNER COMMON TO LOTS 3 AND 4 OF BLOCK 1, A SANDERSON STEWART YCR 8377S, IS 0.999982845; THE CONVERGENCE ANGLE IS -0°08'58". DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- o FOUND SURVEY MONUMENT AS NOTED
• SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".

PURPOSE OF SURVEY: REVISE "NO ACCESS STRIP"

The undersigned owner does hereby certify that the purpose of this survey is to revise the "1' WIDE NO VEHICULAR ACCESS STRIP" as shown on the Plat of Montana Sapphire Subdivision, recorded under document No. 3173821 in Yellowstone County, and no new or additional tracts are being created.

Therefore this survey is exempt from review as a subdivision pursuant to Section 76-3-404(1)(c), M.C.A. to "discloses evidence to suggest alternate locations of lines or points".

This survey is not subject to review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i)&(ii) for "a parcel that has a previous approval issued under Title 76, chapter 4, part 1, M.C.A.".

OWNER: Lot 1, Block 1, of Montana Sapphire Subdivision

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
: ss
County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing AMENDED PLAT OF LOT 1, BLOCK 1, MONTANA SAPPHIRE SUBDIVISION, 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 accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA, this ____ day of ____, 2022

CITY OF BILLINGS, MONTANA

By: _____
Mayor

Attest: _____
City Clerk

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting.

Date: _____

Examining Land Surveyor

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 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: _____

By: _____
Deputy

RESERVED FOR CLERK AND RECORDER