

VICINITY MAP  
NOT TO SCALE

# PLAT OF ST. VINCENT HEALTHCARE SUBDIVISION, SECOND FILING

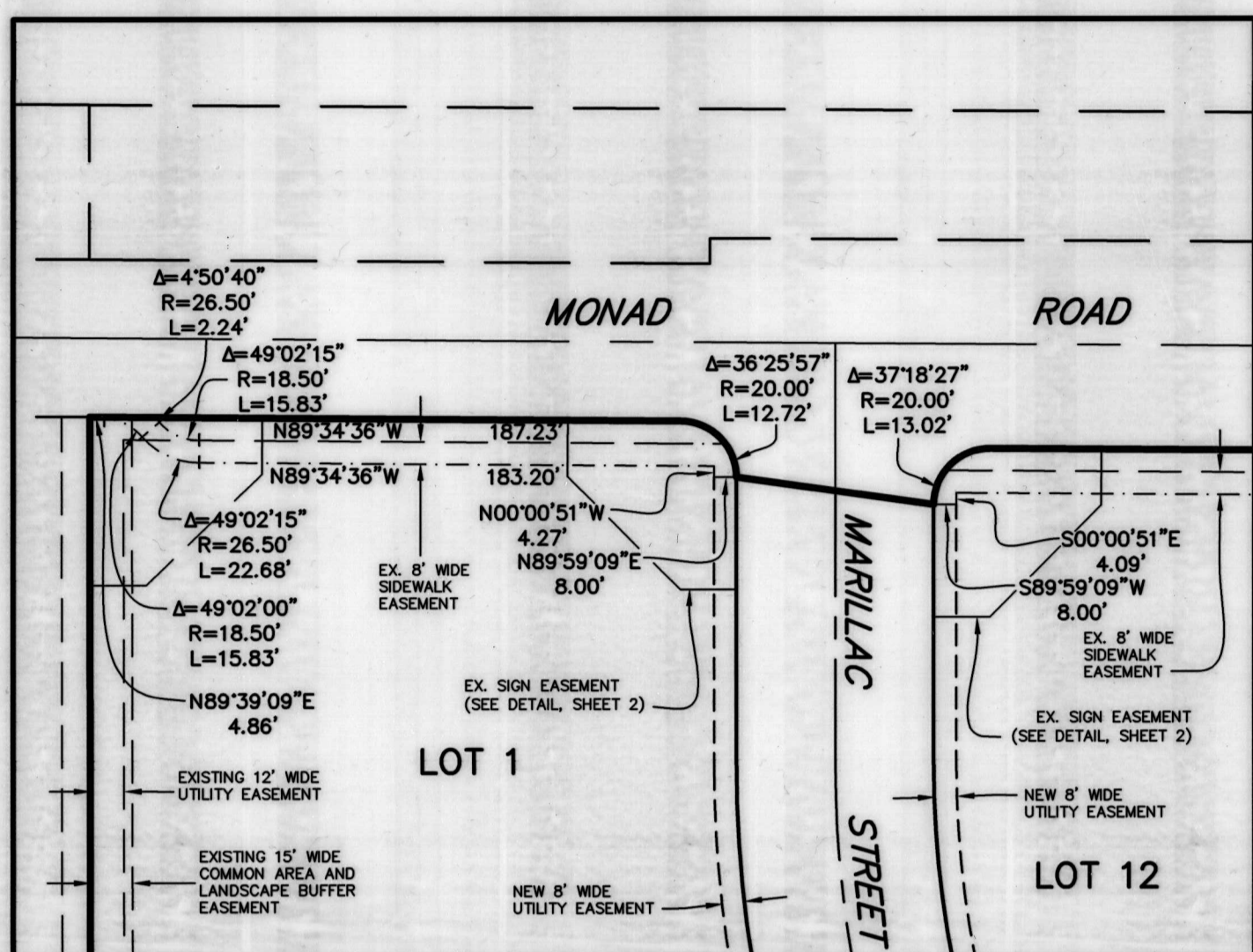
BEING LOTS 1A, BLOCK 3 AND 2A, BLOCK 4 OF AMENDED ST. VINCENT HEALTHCARE SUBDIVISION,  
SITUATED IN THE SE1/4 OF SECTION 10, T. 1 S., R. 25 E., P.M.M., IN THE CITY OF BILLINGS,  
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : SCL HEALTH-MONTANA

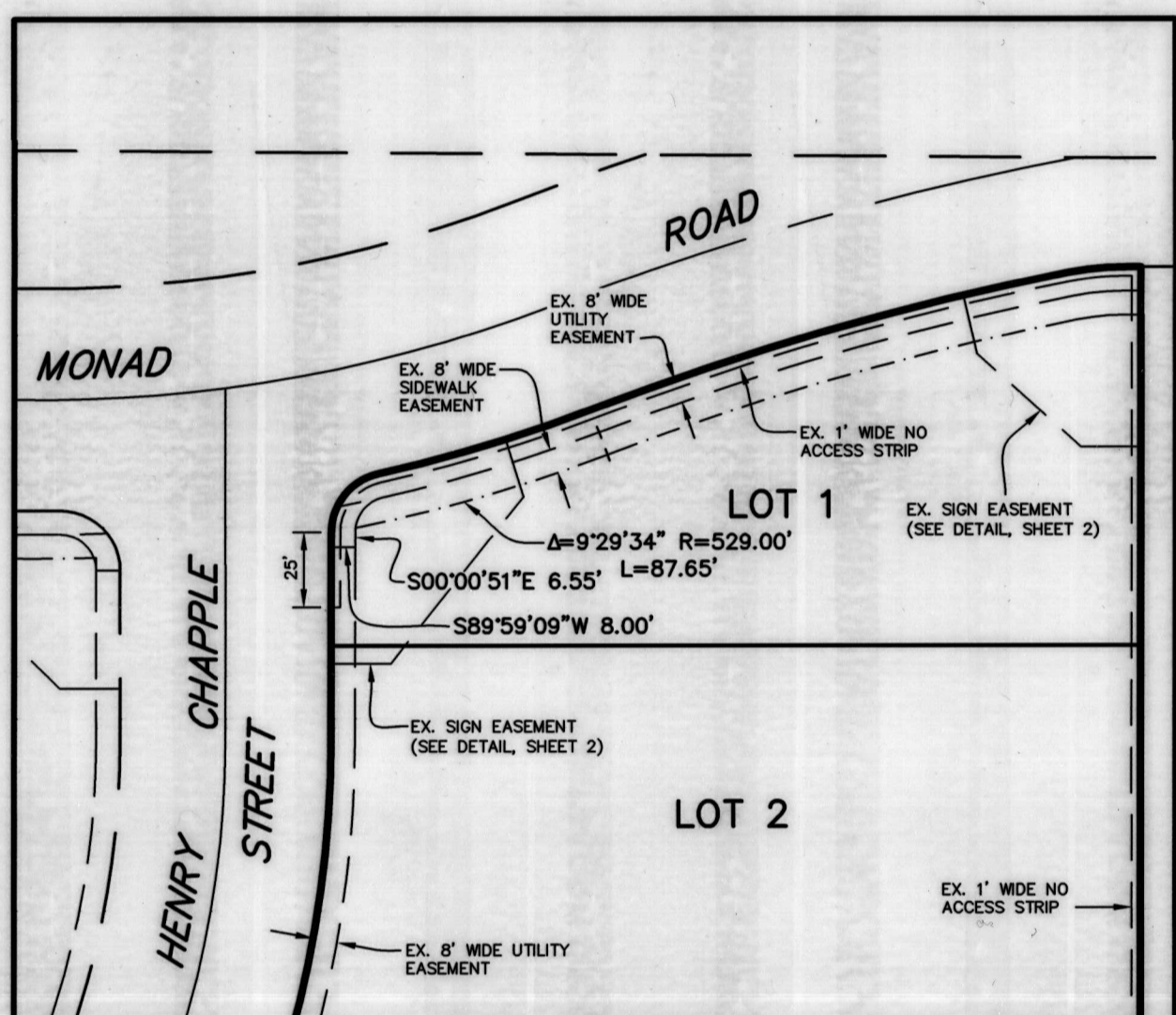
PREPARED BY : SANDERSON STEWART

OCTOBER, 2022

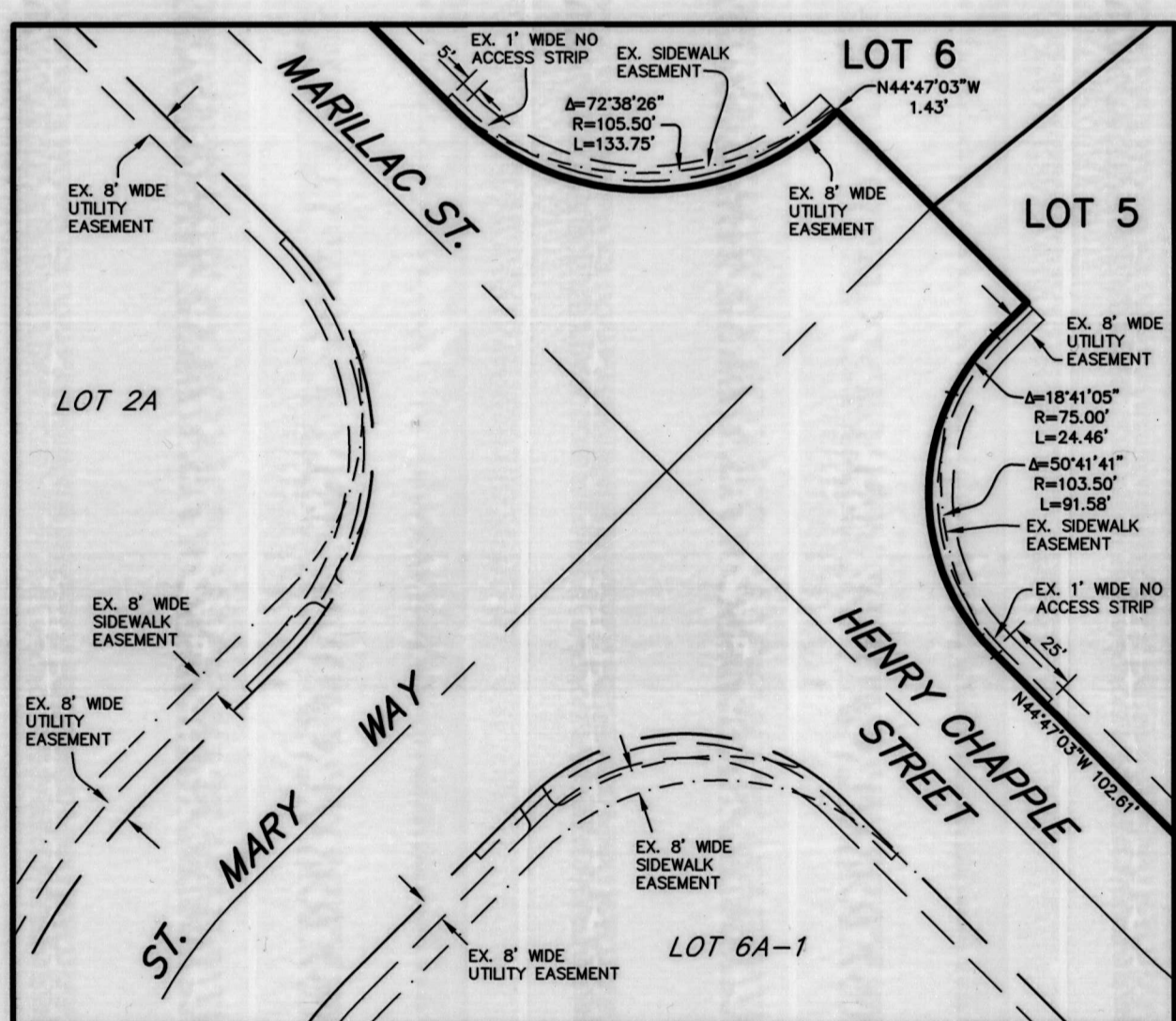
BILLINGS, MONTANA



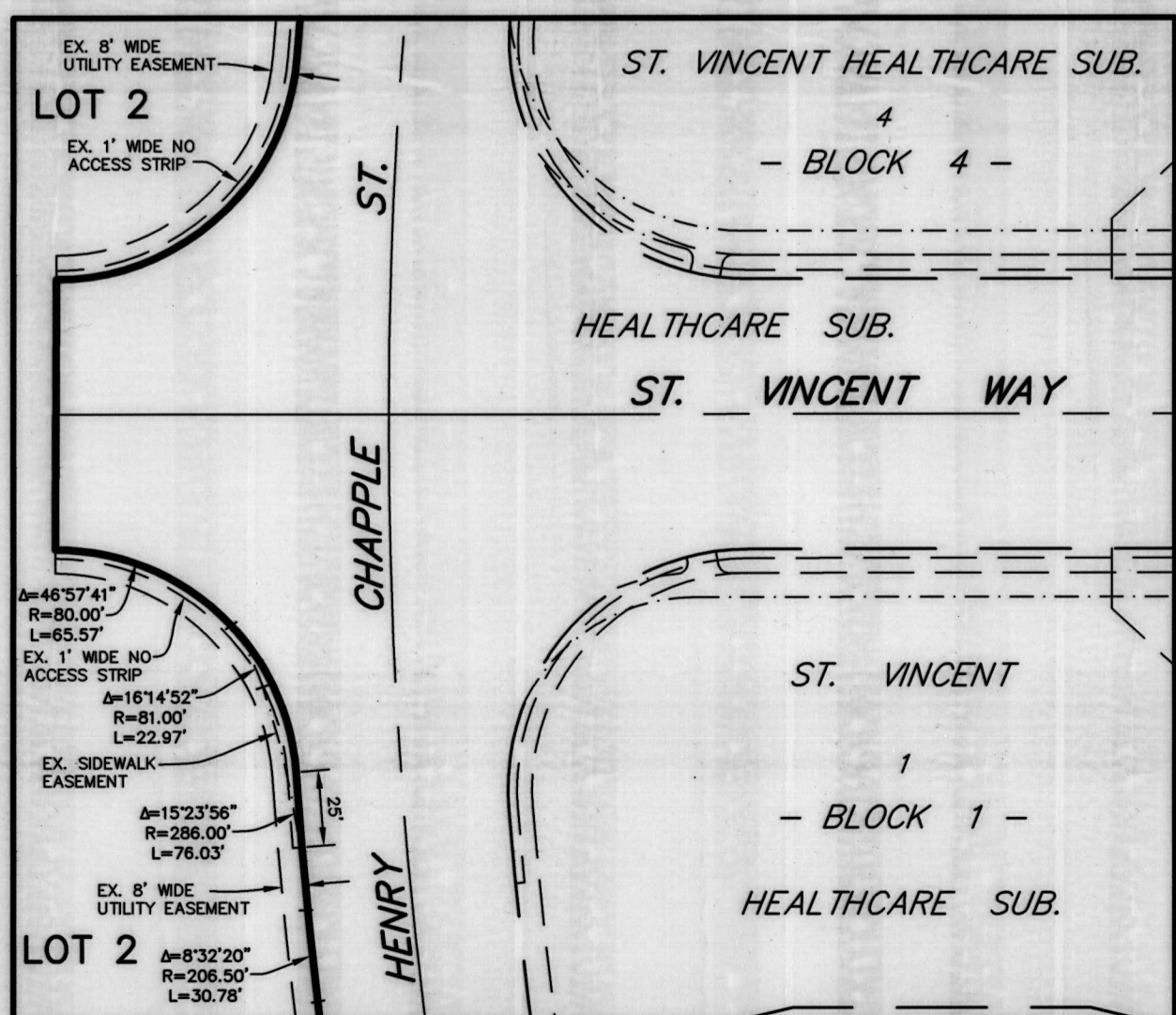
DETAIL A  
SCALE: 1"=60'



DETAIL B  
SCALE: 1"=60'



DETAIL C  
SCALE: 1"=60'



DETAIL C  
SCALE: 1"=60'

AREA DATA	
NET AREA	54.2143 AC
25 LOTS	3.3492 AC
2 PRIVATE PARKS	2.8800 AC
ROAD DEDICATION	60.4435 AC
GROSS AREA	60.4435 AC

### 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 APPROVAL: CITY COUNCIL

STATE OF MONTANA )  
County of Yellowstone )

We hereby certify that we have examined the annexed and foregoing ST. VINCENT HEALTHCARE SUBDIVISION, SECOND 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 CITY/COUNTY HEALTH DEPARTMENT

This Subdivision Plat has been reviewed and approved by Riverstone Health and the State Department of Environmental Quality.

Yellowstone City/County Health Department  
dba Riverstone Health

### 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: \_\_\_\_\_

Yellowstone County Treasurer

By: \_\_\_\_\_ Deputy \_\_\_\_\_

### SUBDIVISION IMPROVEMENTS AGREEMENT

Document No.: \_\_\_\_\_

CONSENT TO PLATTING

Document No.: \_\_\_\_\_

CONSENT TO PLATTING

Document No.: \_\_\_\_\_

RESERVED FOR CLERK AND RECORDER

### CERTIFICATE OF DEDICATION

STATE OF MONTANA )  
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 SE1/4 of Section 10, 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 1A, Block 3 and Lot 2A, Block 4 of Amended St. Vincent Healthcare Subdivision, according to the official plat on file in the office of the clerk and recorder of Yellowstone County, Montana, under Document No. \_\_\_\_\_.

There is no park requirement for this non-residential subdivision.

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 ST. VINCENT HEALTHCARE SUBDIVISION, SECOND 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.

SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM INC.,  
a Kansas nonprofit corporation

By: \_\_\_\_\_

Title: Vice President

STATE OF Colorado )  
County of Broomfield )

On this 22nd day of November, 2022, before me, the undersigned Notary Public for the State of Colorado, personally appeared Barbara Jahn, known to me to be the person who signed the foregoing instrument as Vice President of SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM INC., and who acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Colorado

GLACIER BANK

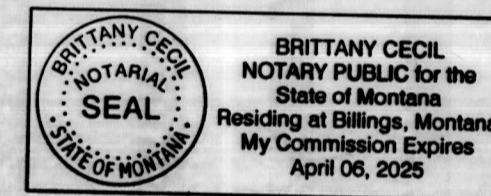
By: \_\_\_\_\_

Title: President

STATE OF Montana )  
County of Yellowstone )

On this 15th day of November, 2022, before me, the undersigned Notary Public for the State of Montana, personally appeared Michael Seppala, known to me to be the person who signed the foregoing instrument as President of GLACIER BANK, and who acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana



### CERTIFICATE OF SURVEYOR

STATE OF MONTANA )  
County of Yellowstone )

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of September, 2022, a survey was performed under his supervision of a tract of land to be known as ST. VINCENT HEALTHCARE SUBDIVISION, SECOND 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 60.4435 acres and the net area is 57.5635 acres.

SANDERSON STEWART

By: \_\_\_\_\_

Montana License No. 18972LS

Date: November 28, 2022



### CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that annexed and foregoing plat conforms with Section 76-4-125(1)(d), M.C.A., for divisions located within jurisdictional areas that have adopted growth policies pursuant to chapter 1 or within first-class or second-class municipalities for which the governing body certifies, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided.

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 \_\_\_\_\_

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" LATITUDE AND 108°25'00" LONGITUDE WITH A SCALE FACTOR OF 1.0001515. THE GRID TO GROUND COMBINED SCALE FACTOR AT THE NW CORNER OF BLOCK 2 IS 0.9999981. THE CONVERGENCE ANGLE IS -0°08'59". DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- FOUND SURVEY MONUMENT, REBAR WITH YELLOW CAP MARKED "SANDERSON STEWART", OR AS NOTED
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- SET INTERSECTION MONUMENT, 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT." WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

# ST. VINCENT HEALTHCARE SUBDIVISION, SECOND FILING

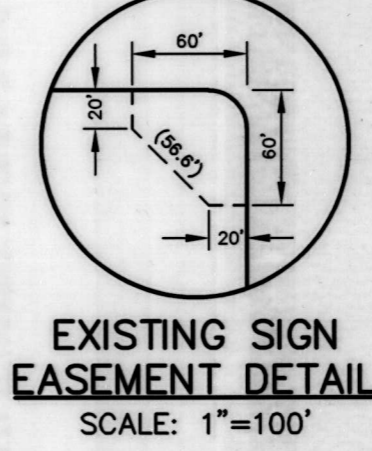
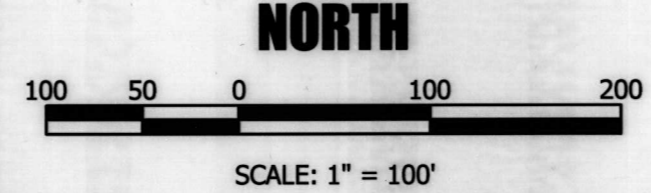
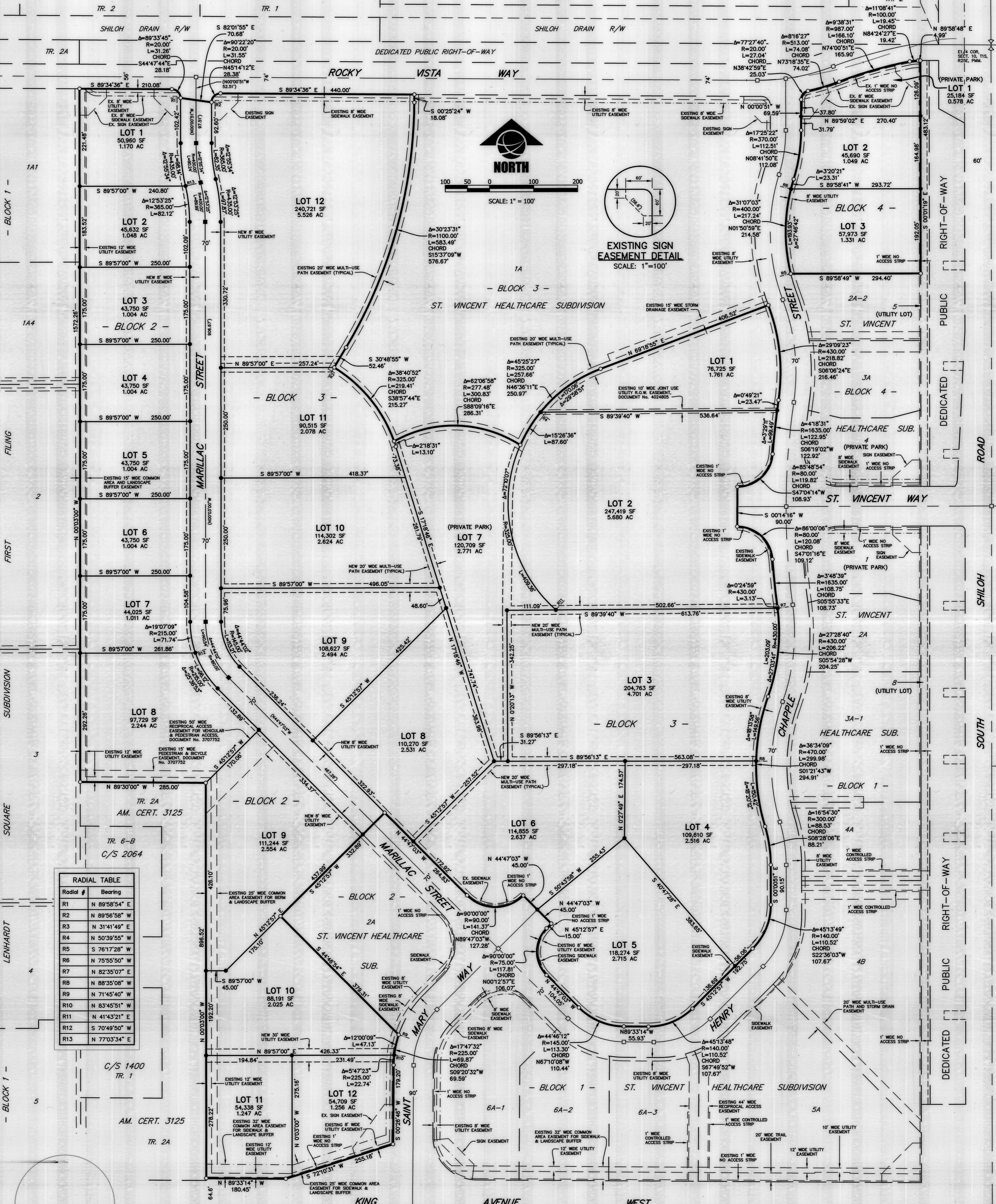
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PREPARED FOR : SCL HEALTH-MONTANA  
 PREPARED BY : SANDERSON STEWART

OCTOBER, 2022  
 BILLINGS, MONTANA

CERTIFICATE OF SURVEY No. 2828

CERTIFICATE OF SURVEY No. 3358



Radial #	Bearing
R1	N 89°58'54" E
R2	N 89°56'58" W
R3	N 31°41'49" E
R4	N 50°39'55" W
R5	S 76°17'28" W
R6	N 75°55'50" W
R7	N 82°35'07" E
R8	N 88°35'08" W
R9	N 71°45'40" W
R10	N 83°45'51" W
R11	N 41°43'21" E
R12	S 70°49'50" W
R13	N 77°03'34" E

RESERVED FOR CLERK AND RECORDER