

VICINITY MAP
NOT TO SCALE

PLAT OF
AMENDED ST. VINCENT HEALTHCARE SUBDIVISION
BEING A VACATION OF LOTS 1A & 3-8 OF BLOCK 2, LOTS 2-8 OF BLOCK 3, LOTS 1 & 2A1 OF BLOCK 4, AND A PORTION OF VACATED MARILLAC STREET RIGHT-OF-WAY (PER RESOLUTION 22-1060, DOC. #4027755), ALL WITHIN 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

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
County of Yellowstone) ss

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of July, 2022, a survey was performed under his supervision of a tract of land 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, being:

Lots 3-8 of Block 2, Lots 2-8 of Block 3, Lot 1 of Block 4, and a portion of vacated Marillac Street right-of-way, all within St. Vincent Healthcare Subdivision, according to the official plat on file in the office of the clerk and recorder of said county, under Document No. 3707746; and

Lot 1A of the Amended Plat of Lots 1 & 2, Block 2, St. Vincent Healthcare Subdivision, Document No. 3845745; and

Lot 2A1 of the Amended Plat of Lot 2A of Amended Plat of Lots 2 & 3, Block 4, St. Vincent Healthcare Subdivision, Document No. 4017536;

said tract being more particularly described as follows, to wit:

Beginning at a point which is the northwest corner of Block 2 of said St. Vincent Healthcare Subdivision; thence, from said Point of Beginning, S 89°34'36" E a distance of 210.08 feet; thence along a curve to the right with a central angle of 89°33'45", a radius of 20.00 feet, and a length of 31.26 feet (chord bears S 44°47'44" E a distance of 28.18 feet); thence S 82°01'55" E a distance of 70.68 feet; thence along a non-tangent curve to the right with a central angle of 90°22'20", a radius of 20.00 feet, and a length of 31.55 feet (chord bears N 45°14'12" E a distance of 28.38 feet); thence S 89°34'36" E a distance of 440.00 feet; thence S 00°25'24" W a distance of 18.08 feet; thence along a curve to the right with a central angle of 30°23'31", a radius of 1100.00 feet, and a length of 583.49 feet (chord bears S 15°37'09" W a distance of 576.67 feet); thence S 30°48'55" W a distance of 52.46 feet; thence along a non-tangent curve to the right with a central angle of 38°40'52", a radius of 325.00 feet, and a length of 219.41 feet (chord bears S 38°57'44" E a distance of 215.27 feet); thence along a non-tangent curve to the right with a central angle of 62°06'58", a radius of 277.48 feet, and a length of 300.83 feet (chord bears S 88°09'16" E a distance of 286.31 feet); thence along a non-tangent curve to the right with a central angle of 45°25'27", a radius of 325.00 feet, and a length of 257.66 feet (chord bears N 46°36'11" E a distance of 250.97 feet); thence N 69°18'55" E a distance of 406.52 feet; thence along a non-tangent curve to the right with a central angle of 29°09'23", a radius of 430.00 feet, and a length of 218.82 feet (chord bears S 06°06'24" E a distance of 216.46 feet); thence along a curve to the left with a central angle of 41°8'31", a radius of 1635.00 feet, and a length of 122.95 feet (chord bears S 06°19'02" W a distance of 122.92 feet); thence along a curve to the right with a central angle of 85°48'54", a radius of 80.00 feet, and a length of 119.82 feet (chord bears S 47°04'14" W a distance of 108.93 feet); thence S 00°14'16" W a distance of 90.00 feet; thence along a non-tangent curve to the right with a central angle of 86°00'06", a radius of 80.00 feet, and a length of 120.08 feet (chord bears S 47°01'16" E a distance of 109.12 feet); thence along a curve to the left with a central angle of 3°48'39", a radius of 1635.00 feet, and a length of 108.75 feet (chord bears S 05°55'33" E a distance of 108.73 feet); thence along a curve to the right with a central angle of 27°28'40", a radius of 430.00 feet, and a length of 206.22 feet (chord bears S 05°54'28" W a distance of 204.25 feet); thence along a curve to the left with a central angle of 36°34'09", a radius of 470.00 feet, and a length of 299.98 feet (chord bears S 01°21'43" W a distance of 294.91 feet); thence along a curve to the right with a central angle of 16°54'30", a radius of 300.00 feet, and a length of 88.53 feet (chord bears S 08°28'06" E a distance of 88.21 feet); thence S 00°00'51" E a distance of 90.15 feet; thence along a curve to the right with a central angle of 45°13'49", a radius of 140.00 feet, and a length of 110.52 feet (chord bears S 22°36'03" W a distance of 107.67 feet); thence S 45°12'57" W a distance of 192.75 feet; thence along a curve to the right with a central angle of 45°13'48", a radius of 140.00 feet, and a length of 110.52 feet (chord bears S 67°49'52" W a distance of 107.67 feet); thence N 89°33'14" W a distance of 55.93 feet; thence along a curve to the right with a central angle of 44°46'12", a radius of 145.00 feet, and a length of 113.30 feet (chord bears N 67°10'08" W a distance of 110.44 feet); thence N 44°47'03" W a distance of 104.05 feet; thence along a curve to the right with a central angle of 90°00'00", a radius of 75.00 feet, and a length of 117.81 feet (chord bears N 00°12'57" E a distance of 106.07 feet); thence N 45°12'57" E a distance of 15.00 feet; thence N 44°47'03" W a distance of 90.00 feet; thence along a non-tangent curve to the right with a central angle of 90°00'00", a radius of 90.00 feet, and a length of 141.37 feet (chord bears N 89°47'03" W a distance of 127.28 feet); thence N 44°47'03" W a distance of 264.83 feet; thence S 45°12'57" W a distance of 332.89 feet; thence S 44°46'54" E a distance of 379.31 feet; thence along a non-tangent curve to the left with a central angle of 17°47'32", a radius of 225.00 feet, and a length of 69.87 feet (chord bears S 09°20'32" W a distance of 69.59 feet); thence S 00°26'46" W a distance of 179.20 feet; thence S 72°10'31" W a distance of 255.18 feet; thence N 89°33'14" W a distance of 180.45 feet; thence N 00°03'00" W a distance of 896.52 feet; thence N 89°30'00" W a distance of 285.00 feet; thence N 00°03'00" W a distance of 1572.26 feet to said Point of Beginning; having a gross & net area of 2,504,073 square feet (57.4856 acres), more or less; and

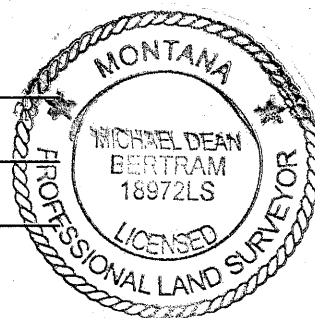
Beginning at a point being the northeast corner of Lot 2A-2 of Block 4 of said St. Vincent Healthcare Subdivision; thence, from said Point of Beginning, S 89°58'49" W a distance of 294.40 feet; thence along a non-tangent curve to the right with a central angle of 31°07'03", a radius of 400.00 feet, and a length of 217.24 feet (chord bears N 01°50'59" E a distance of 214.58 feet); thence along a curve to the left with a central angle of 17°25'22", a radius of 370.00 feet, and a length of 112.51 feet (chord bears N 08°41'50" E a distance of 112.08 feet); thence N 00°00'51" W a distance of 69.59 feet; thence along a curve to the right with a central angle of 77°27'40", a radius of 20.00 feet, and a length of 27.04 feet (chord bears N 38°42'59" E a distance of 25.03 feet); thence along a curve to the left with a central angle of 81°6'27", a radius of 513.00 feet, and a length of 74.08 feet (chord bears N 73°18'35" E a distance of 74.02 feet); thence along a curve to the right with a central angle of 9°38'31", a radius of 987.00 feet, and a length of 166.10 feet (chord bears N 74°00'51" E a distance of 165.90 feet); thence along a curve to the right with a central angle of 11°08'41", a radius of 100.00 feet, and a length of 19.45 feet (chord bears N 84°24'27" E a distance of 19.42 feet); thence N 89°58'48" E a distance of 4.99 feet; thence S 00°01'19" E a distance of 483.12 feet to said Point of Beginning; having a gross & net area of 128,847 square feet (2.9579 acres), more or less;

total area of said tract being 2,632,920 square feet (60.4435 acres), more or less.

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: Michael A. Blod
Montana License No. 18972LS
Date: November 28, 2022



PURPOSE OF SURVEY: VACATE A PORTION OF AN EXISTING SUBDIVISION

The undersigned hereby certify that the purpose of this survey is to vacate a portion of an existing subdivision pursuant to M.C.A. 76-3-305 which states that "Any plat prepared and recorded as provided in this part may be vacated either in whole or in part as provided by 7-5-2501, 7-5-2502, 7-14-2816(1) and (2), 7-14-2817, 7-14-4114(1) and (2), and 7-14-4115. Upon vacation, the governing body of the district court, as provided in 7-5-2502, shall determine to which properties the title to the streets and alleys of the vacated portions must revert. The governing body of the district court, as provided in 7-5-2502, shall take into consideration the previous platting; the manner in which the right-of-way was originally dedicated, granted, or conveyed; the reasons stated in the petition requesting the vacation; the parties requesting the vacation; and any agreements between the adjacent property owners regarding the use of the vacated area. The title to the streets and alleys of the vacated portions may revert to one or more of the owners of the properties within the platted area adjacent to the vacated portions."

Said resultant tract to be known and designated as AMENDED ST. VINCENT HEALTHCARE SUBDIVISION.

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

By: Barbara Jahn
Title: Vice President

STATE OF Colorado)
County of Broomfield) ss

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

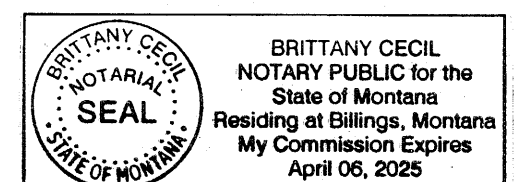
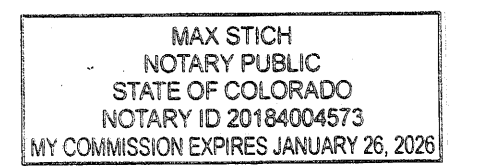
GLACIER BANK

By: Michael Seppala
Title: President

STATE OF Montana)
County of Yellowstone) ss

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



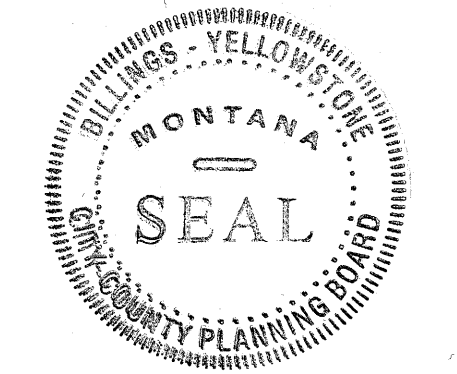
NOTICE OF APPROVAL

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.

By: William A. Cole
Date: _____
President

By: Michael A. Blod
Executive Secretary



CERTIFICATE OF APPROVAL: CITY COUNCIL

STATE OF MONTANA)
County of Yellowstone) ss

We hereby certify that we have examined the annexed and foregoing AMENDED ST. VINCENT HEALTHCARE 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 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 12th day of December, 2022.

CITY OF BILLINGS, MONTANA

By: William A. Cole Mayor
Attest: Danielle Deputy 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 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.

By: Jeff A. Galt 17578LS 12/08/2022
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: 12/12/2022

Reviewed by: G. Galt

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: December 16, 2022

Yellowstone County Treasurer

By: Quinn M. Cottle
Deputy

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No.: 4037362

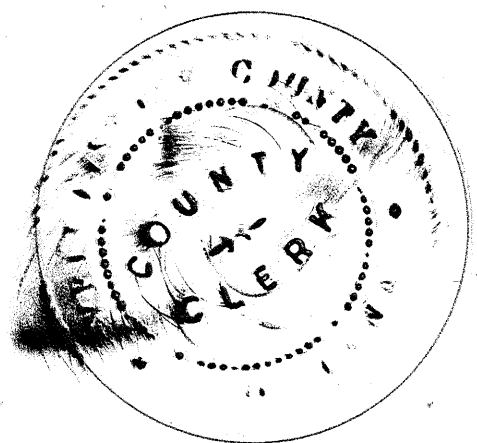
CONSENT TO PLATTING MC

Document No.: 4037360

MC Consent 4037361

SP 4037359

12/21/2022 03:43 PM Pages: 1 of 2 Fees: 26.00
Jeff Martin Clerk & Recorder - Yellowstone County



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°23'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. THE GRID TO GROUND COMBINED SCALE FACTOR AT THE NW CORNER OF BLOCK 2 (P.O.B. #1) 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.

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

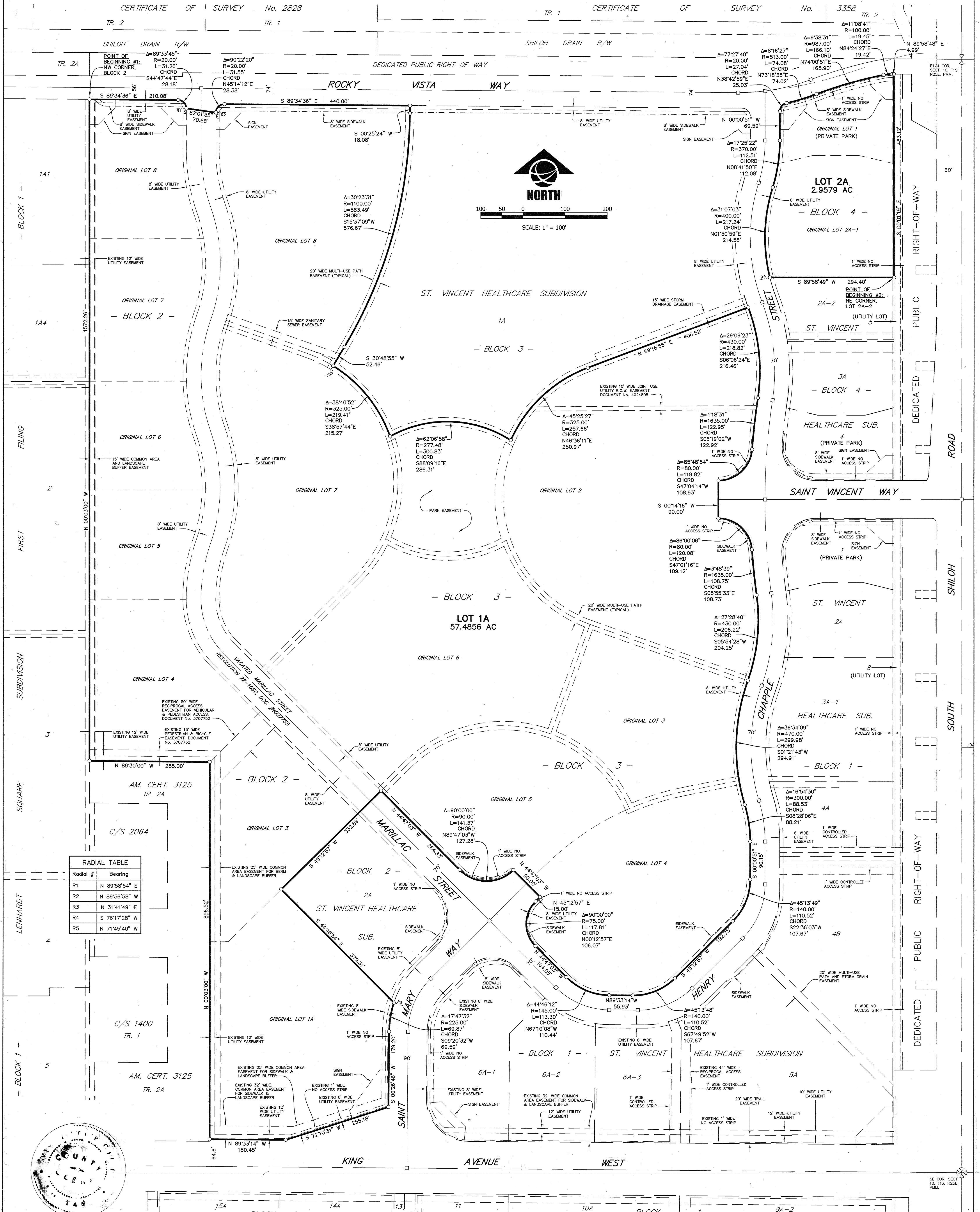
FOUND SURVEY MONUMENT, REBAR WITH YELLOW CAP MARKED "SANDERSON STEWART", OR AS NOTED

PLAT OF AMENDED ST. VINCENT HEALTHCARE SUBDIVISION

BEING A VACATION OF LOTS 1A & 3-8 OF BLOCK 2, LOTS 2-8 OF BLOCK 3, LOTS 1 & 2A1 OF BLOCK 4, AND A PORTION OF VACATED MARILLAC STREET RIGHT-OF-WAY (PER RESOLUTION 22-1060, DOC. #4027755), ALL WITHIN 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



| Radial # | Bearing |
|----------|----------------|
| R1 | N 89°58'54\" E |
| R2 | N 89°56'58\" W |
| R3 | N 31°41'49\" E |
| R4 | S 76°17'28\" W |
| R5 | N 71°45'40\" W |

