

AMENDED PLAT OF LOTS 1 AND 5, BLOCK 1,
PRICE SUBDIVISION

SITUATED IN THE SE1/4 OF SECTION 19, T. 1 N., R. 25 E., P.M.M.,
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

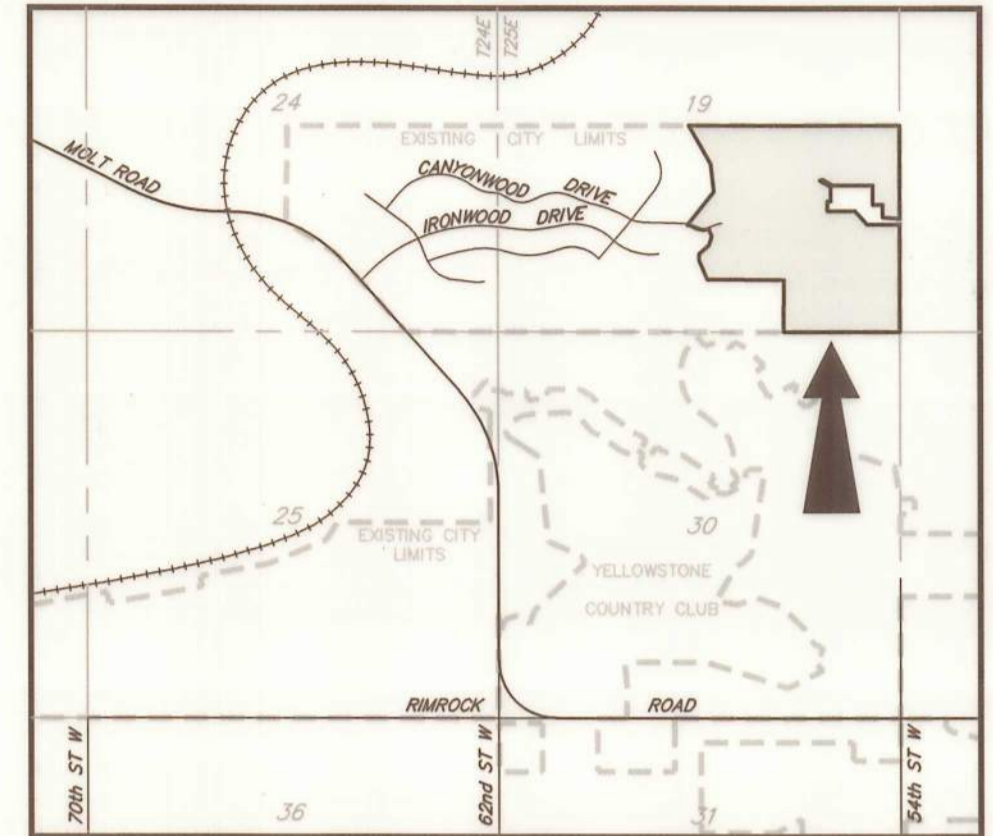
PREPARED FOR : JOCK CLAUSE

JUNE, 2023

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

LINE TABLE			LINE TABLE		
Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N 79°28'26" W	195.30'	L11	S 00°44'08" W	129.59'
L2	N 00°45'33" E	162.95'	L12	S 89°13'57" E	353.62'
L3	N 89°11'45" W	129.86'	L13	S 41°12'31" E	235.02'
L4	N 00°47'20" E	250.07'	L14	S 89°12'57" E	397.08'
L5	N 89°09'27" W	514.62'	L15	N 22°02'03" W	260.36'
L6	N 58°34'27" W	154.40'	L16	N 01°26'13" E	87.08'
L7	S 71°29'12" W	39.40'	L17	N 48°52'11" E	172.77'
L8	S 58°34'57" E	165.75'	L18	N 17°15'07" E	115.67'
L9	S 00°48'47" W	181.69'	L19	N 20°21'42" W	102.10'
L10	N 89°16'40" W	45.00'			



DERIVED FROM BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN OBTAINED 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 S1/4 CORNER OF SECTION 19 IS 0.99998953; THE CONVERGENCE ANGLE IS -0°10'36". 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 189725", OR AS NOTED
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"

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

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 CITY COUNCIL APPROVAL

STATE OF MONTANA)
 County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing AMENDED PLAT OF LOTS 1 AND 5, BLOCK 1, PRICE 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 _____ day of _____, 20____.

CITY OF BILLINGS, MONTANA

By: _____ Mayor Attest: _____ City Clerk

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that the annexed and foregoing plat conforms with Section 76-4-125(1)(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

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 June, 2023, a survey was performed under his supervision of a tract of land to be known as AMENDED PLAT OF LOTS 1 AND 5, BLOCK 1, PRICE SUBDIVISION, 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 and net area is 129.947 acres, more or less.

SANDERSON STEWART

By: *Michael Dean Bertram*
 Michael Dean Bertram
 189725
 Montana License No. 189725
 Date: September 5, 2023



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 19, T. 1 N., R. 25 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Lots 1 and 5 of Block 1 of Price Subdivision, according to the official plat on file in the office of the clerk and recorder of Yellowstone County, Montana, under Document No. 3724345.

Pursuant to 76-3-621(3)(a) M.C.A. and City of Billings Subdivision Regulations, there is no park requirement for parcels larger than 5 acres.

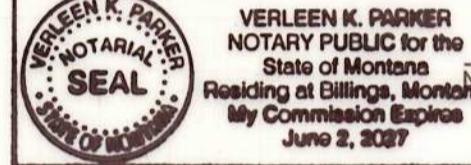
Said tract to be known and designated as the AMENDED PLAT OF LOTS 1 AND 5, BLOCK 1, PRICE SUBDIVISION.

OWNER: Lot 1, Block 1

Jock Clause Jock Clause
Kathy Clause Kathy Clause

STATE OF MONTANA)
 County of Yellowstone)

On this 15th day of August, 2023, before me, the undersigned Notary Public for the State of Montana, personally appeared Jock Clause and Kathy Clause, known to me to be the persons who signed the foregoing instrument and acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.



By: *Verleen K. Parker*
 Verleen K. Parker
 Notary Public for the State of Montana
 Residing at Billings, Montana
 My Commission Expires June 2, 2027

OWNER: Lot 5, Block 1

Tyland, LLC, an Idaho limited liability company

By: *Nicholas Barnes*
 Title: *President*

STATE OF MONTANA)
 County of Yellowstone)

On this 5th day of September, 2023, before me, the undersigned Notary Public for the State of Montana, personally appeared Nicholas Barnes, known to me to be the persons who signed the foregoing instrument and acknowledged to me that said company executed the same. Witness my hand and seal the day and year herein above written.



By: *Verleen K. Parker*
 Verleen K. Parker
 Notary Public for the State of Montana
 Residing at Billings, Montana
 My Commission Expires June 2, 2027

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____

CONSENT TO PLATTING

Document No. _____

Document No. _____

Document No. _____

Document No. _____

