

AMENDED PLAT OF LOT 4E-2, BLOCK 1,
SHILOH CROSSING SUBDIVISION
 SITUATED IN THE NW1/4 OF SECTION 14, T. 1 S., R. 25 E., P.M.M.,
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : MAJ BILLINGS, LLC

JULY, 2023

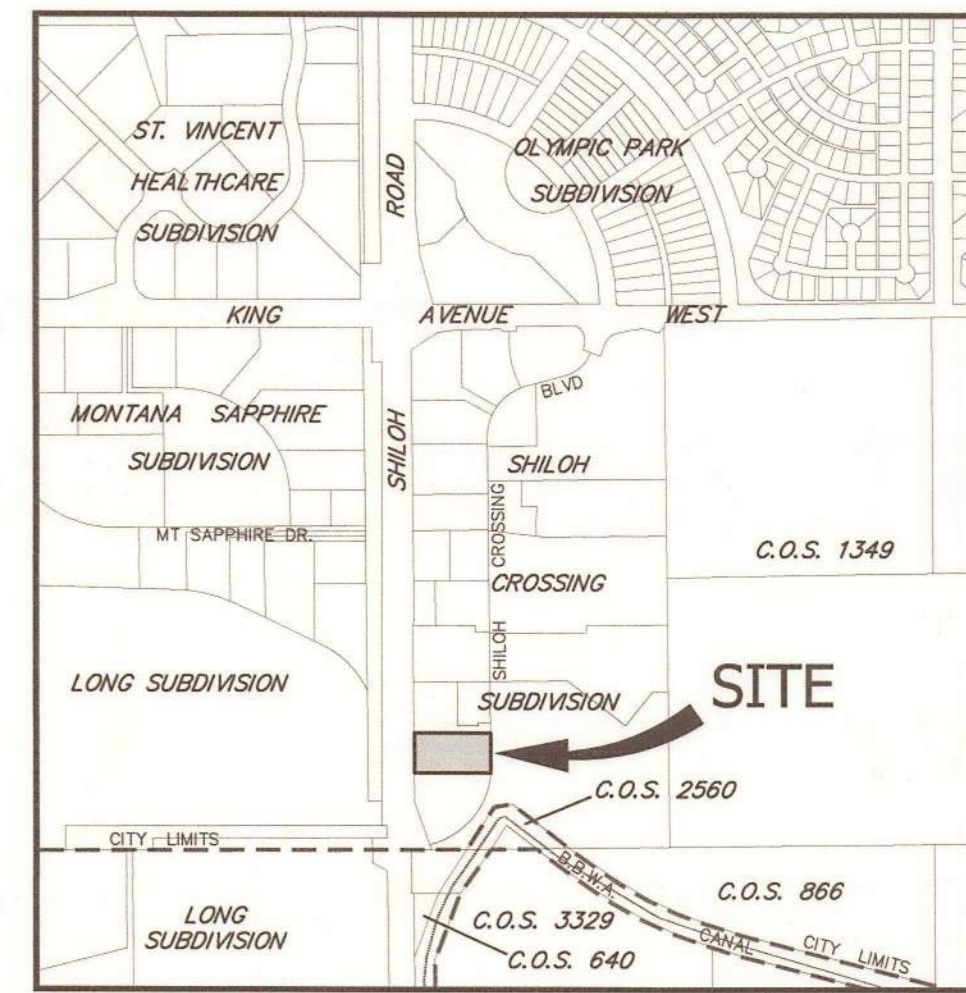
PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

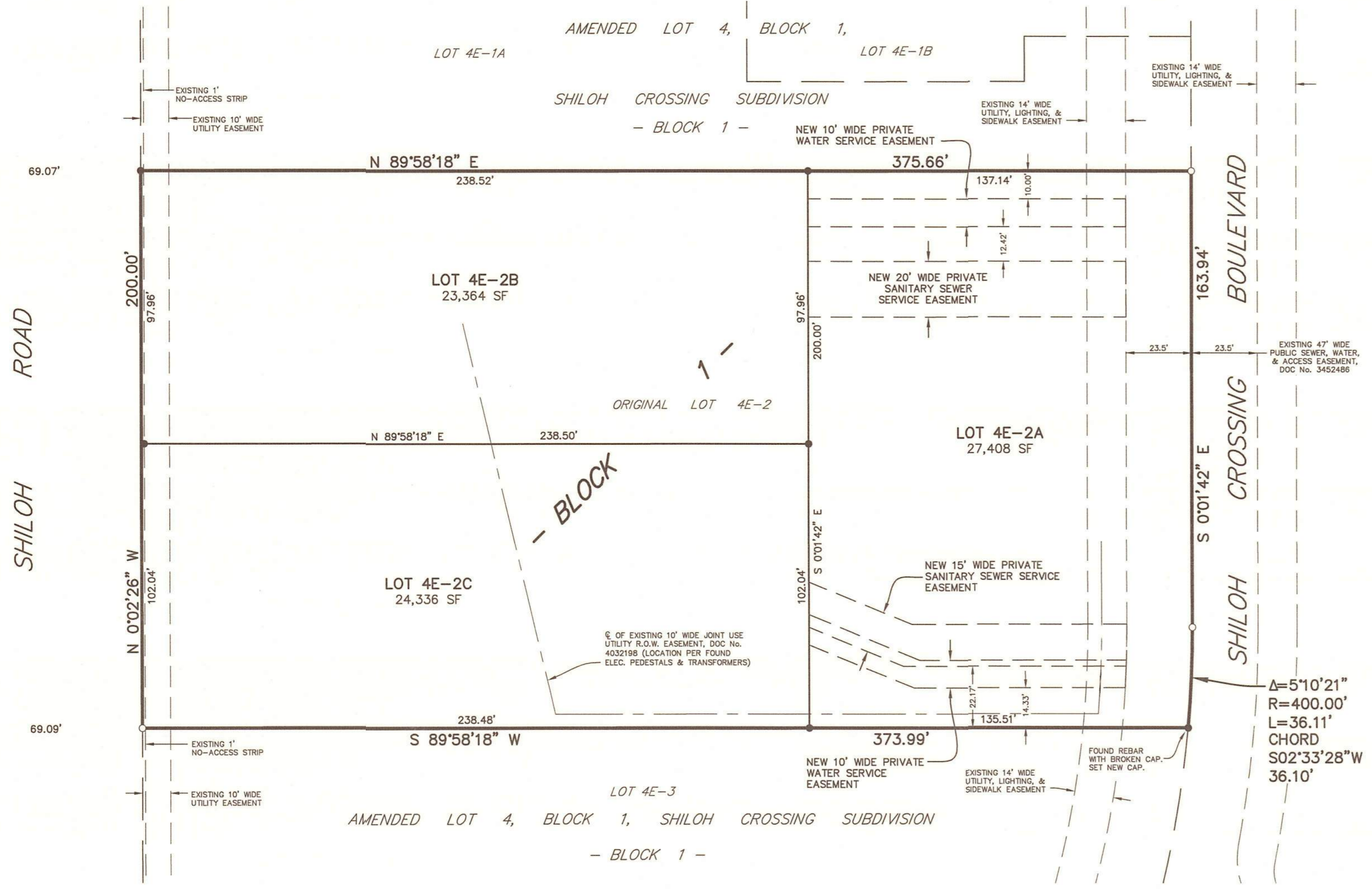
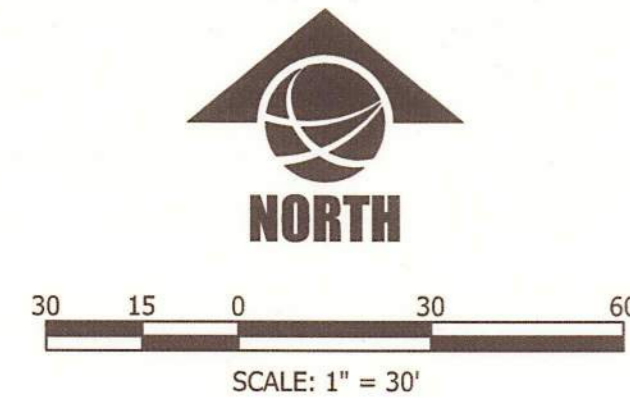
BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS; HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. THE GRID TO GROUND COMBINED SCALE FACTOR AT THE SW CORNER OF LOT 4E-2, A REBAR WITH YELLOW CAP MARKED 'SANDERSON STEWART 8377LS' IS 0.9999988719; THE CONVERGENCE ANGLE IS -0°08'37". DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- FOUND SURVEY MONUMENT, REBAR & CAP MARKED 'SANDERSON STEWART 8377LS', 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.



VICINITY MAP
NOT TO SCALE



NOTICE OF APPROVAL

STATE OF MONTANA)
) :ss
 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)
) :ss
 County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing AMENDED PLAT OF LOT 4E-2, BLOCK 1, SHILOH CROSSING 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 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 May, 2023, a survey was performed under his supervision of a tract of land to be known as AMENDED PLAT OF LOT 4E-2, BLOCK 1, SHILOH CROSSING 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 area and the net area is 75,108 Sq. Ft. (1.724 acres), more or less.

SANDERSON STEWART

By: Michael Dean Bertram
 Montana License No. 18972LS
 Date: September 5, 2023



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

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

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 _____

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No.: _____

CONSENT TO PLATTING

Document No.: _____

DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS & RESTRICTIONS

Document No.: _____

PRIVATE WATER SERVICE EASEMENT

Document No.: _____

PRIVATE SANITARY SEWER SERVICE EASEMENT

Document No.: _____

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
) :ss
 County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned owner of the following described tract of land does 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 NW1/4 of Section 14, 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 4E-2 of the Amended Plat of Lots 2A-4-A, 2A-5-A, 3A, & 4E, Block 1, Shiloh Crossing Subdivision, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3611452.

Pursuant to 76-3-621(3)(b) M.C.A., there is no parkland dedication requirement for this non-residential subdivision.

Said tract to be known and designated as AMENDED PLAT OF LOT 4E-2, BLOCK 1, SHILOH CROSSING SUBDIVISION.

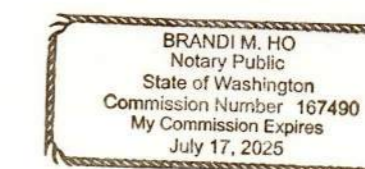
OWNER (50% interest)

MAJ BILLINGS, LLC, a Washington limited liability company

By: Michael A. Jenkins
 Title: Managing Member

STATE OF WA)
) :ss
 County of Clark)

On this 10th day of August, 2023, before me, the undersigned Notary Public for the State of WA, personally appeared Michael A. Jenkins, known to me to be the person who signed the foregoing instrument as Managing Member of MAJ Billings, LLC, and who acknowledged to me that said company executed the same. Witness my hand and seal the day and year herein above written.



Brandi M. Wells
 Notary Public in and for the State of WA

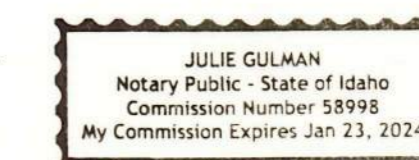
OWNER (undivided 50% interest)

AE BILLINGS, LLC, a Washington limited liability company

By: And Eklund
 Title: Managing Member

STATE OF IDaho)
) :ss
 County of Kootenai)

On this 17th day of August, 2023, before me, the undersigned Notary Public for the State of IDaho, personally appeared And Eklund, known to me to be the person who signed the foregoing instrument as Managing Member of AE Billings, LLC, and who acknowledged to me that said company executed the same. Witness my hand and seal the day and year herein above written.



Julie Gulman
 Notary Public in and for the State of IDaho

RESERVED FOR CLERK AND RECORDER