

Exhibit B

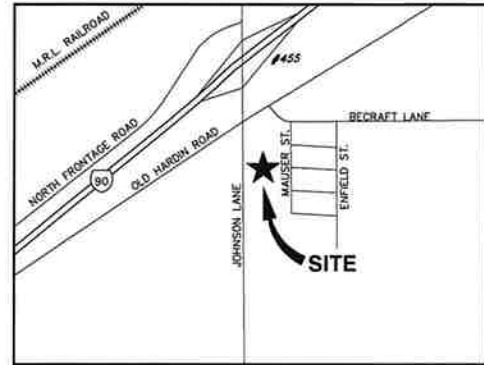
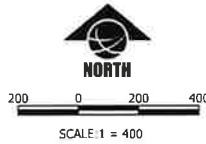
EXISTING ZONING EXHIBIT

LAND USE DETAILS
FLY IN SUBDIVISION BLOCK 1, LOTS 4A AND 5A

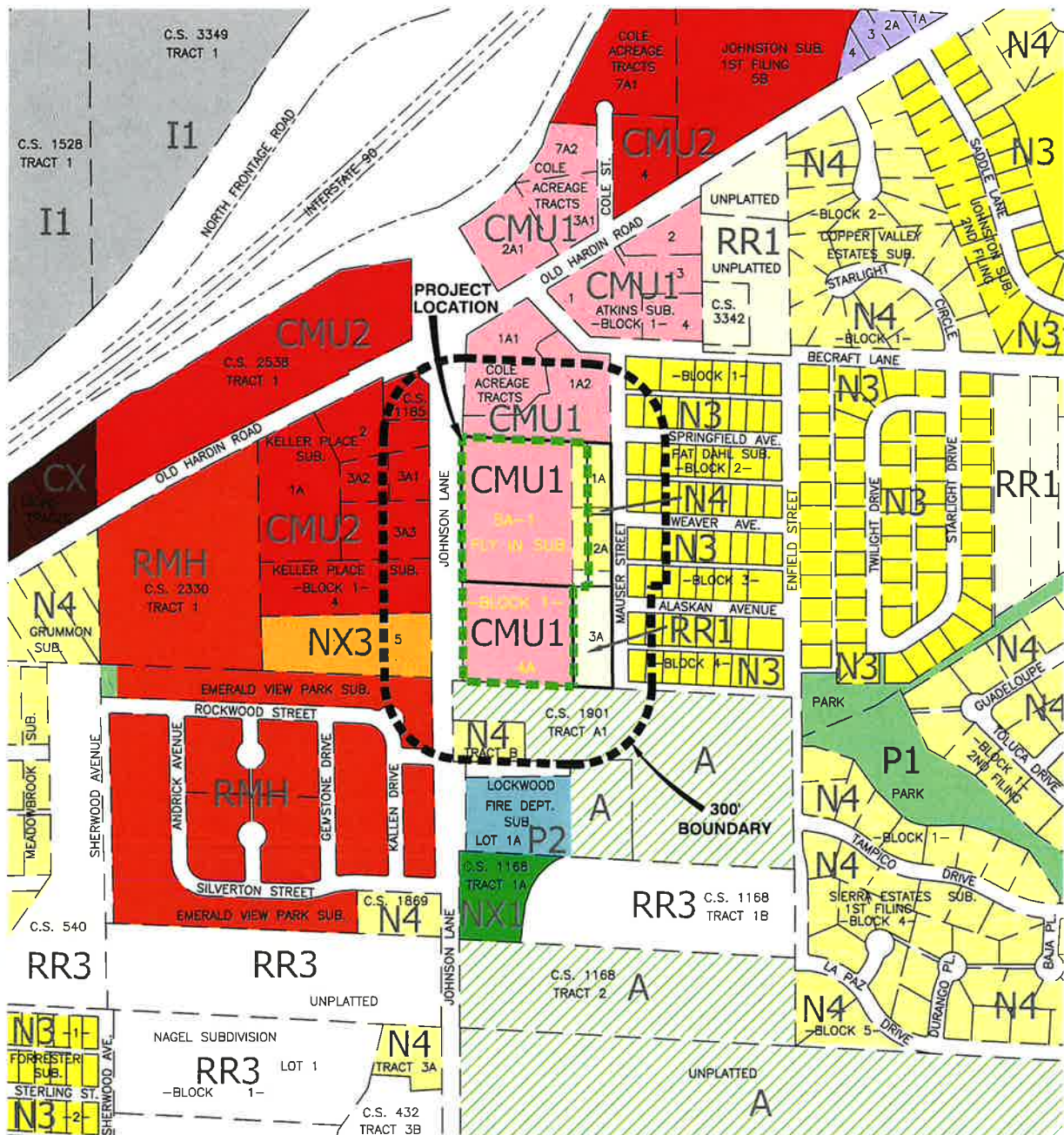
PREPARED FOR : ROBERT AND EDNA DUNKER

PREPARED BY : **SANDERSON STEWART**

BILLINGS, MONTANA NOVEMBER, 2022



VICINITY MAP



AMENDED PLAT OF LOTS 1, 2, 3, & 5A, BLOCK 1 OF

FLY IN SUBDIVISION

SITUATED IN THE NE1/4 OF SECTION 30, T. 1 N., R. 27 E., P.M.M.,
YELLOWSTONE COUNTY, MONTANA

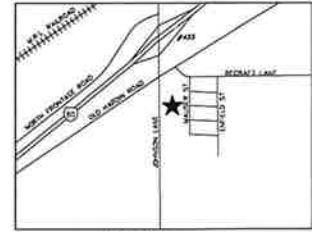
PREPARED FOR : ROBERT & EDNA DUNKER

APRIL, 2023

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

DRAFT



VICINITY MAP



SCALE 1" = 30'

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 CORRECTION SCALE FACTOR AT NW CORNER OF LOT 4A, BLOCK 1 OF FLY IN SUB AN ALUM. CAP. IS 1.000028349. THE CONVERGENCE ANGLE IS 0.00087". DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- FOUND SURVEY MONUMENT, REBAR WITH ALUM CAP MARKED "LUNSBURY & ASSOC. 141845", 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

LANDOWNERS STATEMENT: RELOCATION OF LOT LINES

The undersigned hereby certify that the purpose of this survey is to relocate the common boundary lines between adjacent properties within a platted subdivision, five (5) or fewer lots are being affected and no additional lots are being created. Therefore this survey is exempt from review as a subdivision pursuant to Section 76-3-207(1)(c), M.C.A.

Pursuant to ARM 24183-1104(1)(d)(i)(C), the area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with the amended plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

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

Owner: Lots 1, 2, & 3, Block 1, Fly In Subdivision

Robert L Dunker

Edna M Dunker

Owner: Lot 5A, Block 1, Fly In Subdivision

R.L. Dunker & Sons, Inc

By: _____
Title: _____

STATE OF MONTANA }
County of Yellowstone }

On this _____ day of _____, 20____, before me, the undersigned Notary Public for the State of Montana, personally appeared Robert L. Dunker and Edna M. Dunker, known to me to be the persons who signed the foregoing instrument and who acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana

STATE OF MONTANA }
County of Yellowstone }

On this _____ day of _____, 20____, before me, the undersigned Notary Public for the State of Montana, personally appeared _____, known to me to be the person who signed the foregoing instrument as _____ of R.L. Dunker & Sons, 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 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 March, 2023, a survey was performed under his supervision on a tract of land situated in the NE 1/4 of Section 30, T. 1 N., R. 27 E., P.M.M., in Yellowstone County, said tract being more particularly described as follows, to wit:

Lots 1, 2, & 3, Block 1, of Fly In Subdivision, according to the official plat on file in the office of the clerk and recorder of Yellowstone County, Montana, under document No. 1913805,

and

Lot 5A of the Plat of Amended Lot 4, Block 1 & Amended Lot 5, Block 1, of the Plat of Fly In Subdivision, according to the official plat on file in the office of the clerk and recorder of Yellowstone County, Montana, under document No. 3756636.

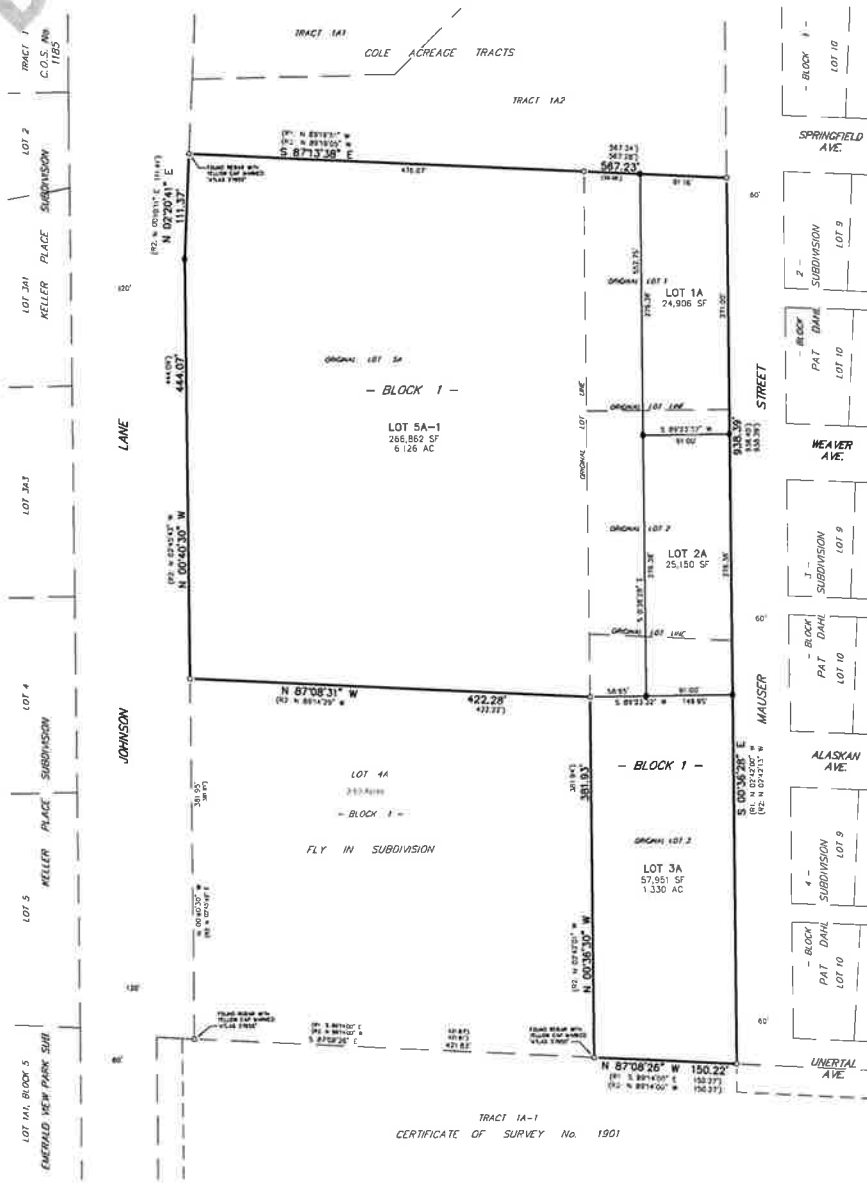
That the monuments found and set are of the character and occupy the positions shown herein and that the gross area and the net area is 8.605 acres.

SANDERSON STEWART

By: _____

Montana License No. _____

Date: _____



CERTIFICATE OF COUNTY ATTORNEY

This document has been reviewed by the County Attorney's office and is acceptable as to form.

Date: _____

Reviewed by: _____

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
do Riverstone Health

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-811(i)(b) / 76-3-207(3), M.C.A.

Date: _____

Yellowstone County Treasurer

By: _____

Deputy