

PLAT OF AMENDED LOTS 4 AND 5, BLOCK 92,
ORIGINAL TOWN OF BILLINGS

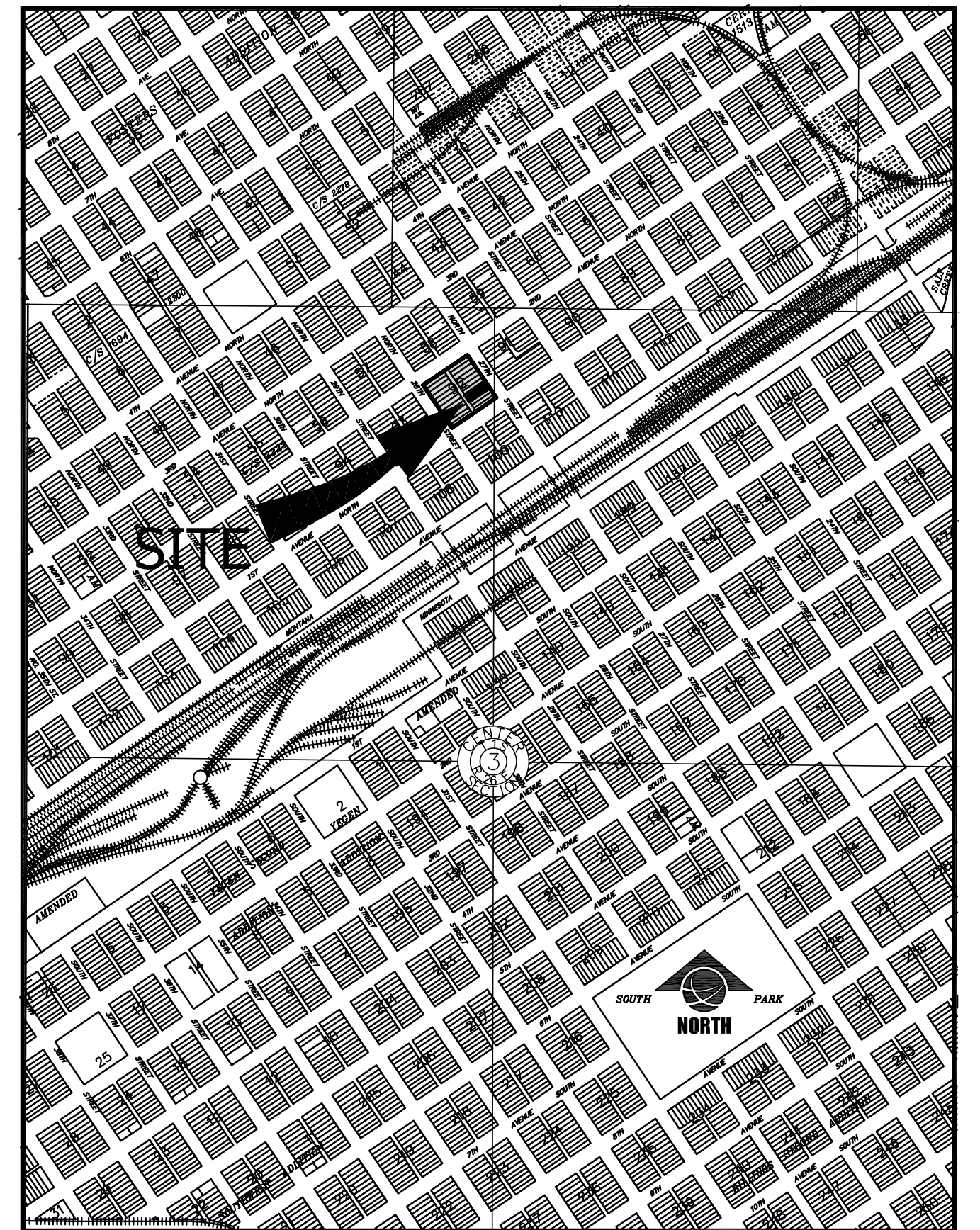
SITUATED IN GOVERNMENT LOT 3 OF
 SECTION 3, T. 1 S., R. 26 E., P.M.M.
 CITY OF BILLINGS IN YELLOWSTONE COUNTY

PREPARED FOR : CITY OF BILLINGS

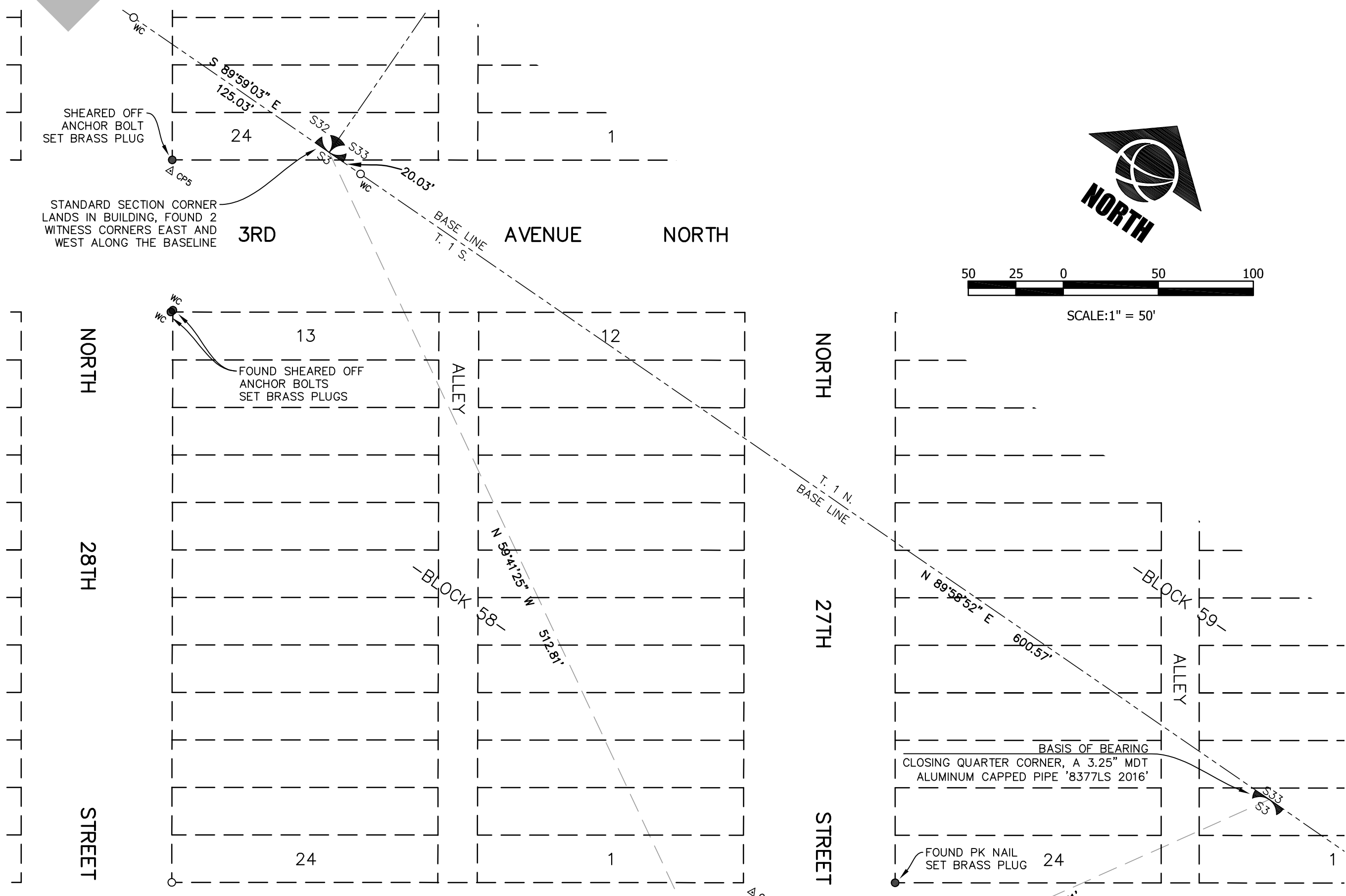
JANUARY, 2024

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



VICINITY MAP
 NOT TO SCALE



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 CLOSING 1/4 CORNER OF S.3-T.1S.-R.26E., A 3.25" ALUMINUM CAPPED PIPE, IS 1.0000040708; THE CONVERGENCE ANGLE IS -0°03'47". DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- FOUND SURVEY MONUMENT, ANCHOR BOLT WITH 1.5" WASHER MARKED 'MDT 8377LS 2016', OR AS NOTED
- FOUND WITNESS CORNER, ANCHOR BOLT WITH 1.5" WASHER MARKED 'MDT WC 8377LS 2016', OR AS NOTED
- SET SURVEY MONUMENT, 1.0" BRASS PLUG MARKED 'PC 8794OLS 2024'
- SET WITNESS CORNER, 1.0" BRASS PLUG MARKED 'WC 1FT 8794OLS 2024'
- ▽ STANDARD SECTION CORNER, AS NOTED
- ▽ CLOSING QUARTER CORNER, AS NOTED
- △ SET CONTROL POINT, MAGNAIL IN SIDEWALK

PURPOSE OF SURVEY: RELOCATION OF COMMON BOUNDARY LINE

The undersigned owners hereby certify that the purpose of this survey is to relocate the common boundary line between adjoining properties outside of a platted subdivision and no additional tracts are being hereby created.

Therefore this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(e), M.C.A.

Pursuant to ARM 24.183.1104(1)(f)(iii)(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 certificate of survey on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

Lot 4 of this survey is not subject to review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(c) for "a parcel that will be affected by a proposed boundary line adjustment, if the parcel has existing facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal that were not subject to review, and have not been reviewed, under Title 76, chapter 4, part 1, MCA, and if:

- (i) no facilities, other than those in existence prior to the boundary line adjustment, or those that were previously approved as replacements for the existing facilities, will be constructed on the parcel;
- (ii) existing facilities on the parcel complied with state and local laws and regulations, including permit requirements, which were applicable at the time of installation; and
- (iii) the local health officer determines that existing facilities are adequate for the existing use. As a condition of the exemption, the local health officer may require evidence that:
 - (A) existing septic tanks have been pumped within the previous three years;
 - (B) the parcel includes acreage or features sufficient to accommodate a replacement drainfield;
 - (C) existing wells are adequate for the proposed uses; and
 - (D) adequate storm drainage and solid waste disposal are provided.

Lot 5 is not subject to review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(a) for "a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed on the parcel".

OWNER: Lot 4, Block 92, of the Town of Billings

Noraca, LLC,
 a Montana limited liability company

By: _____

Title: MANAGING PARTNER

STATE OF MONTANA)
) ss
 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 Managing Partner of Noraca, LLC 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

OWNER: Lot 5, Block 92, of the Town of Billings

CITY OF BILLINGS

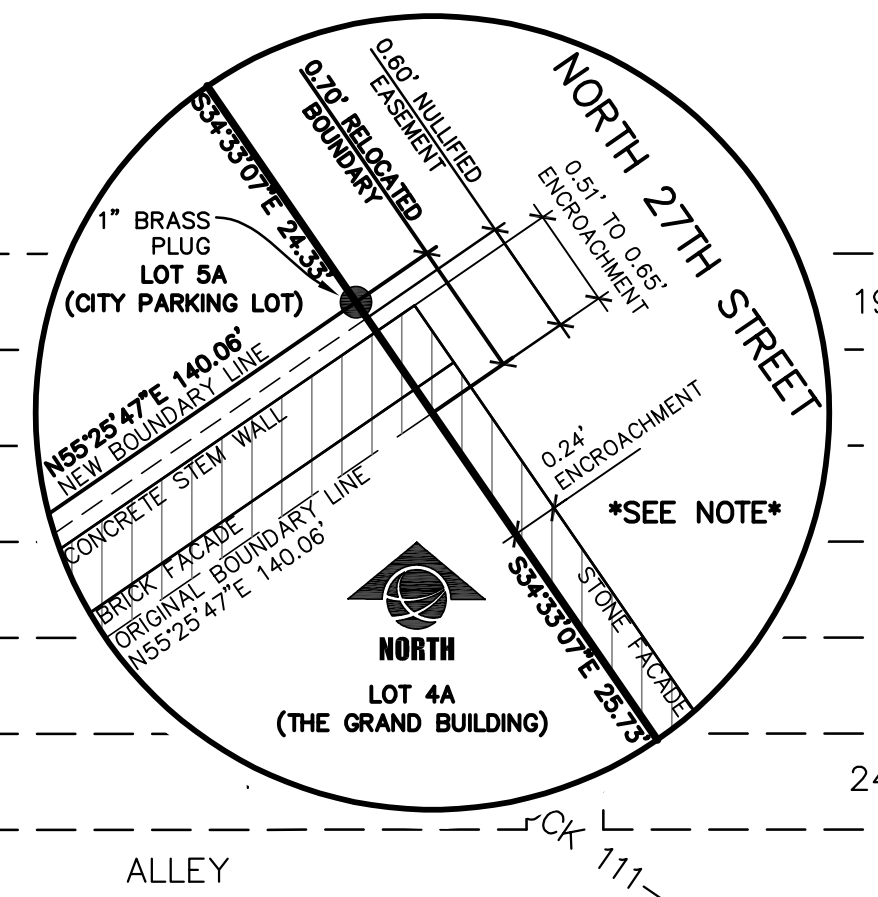
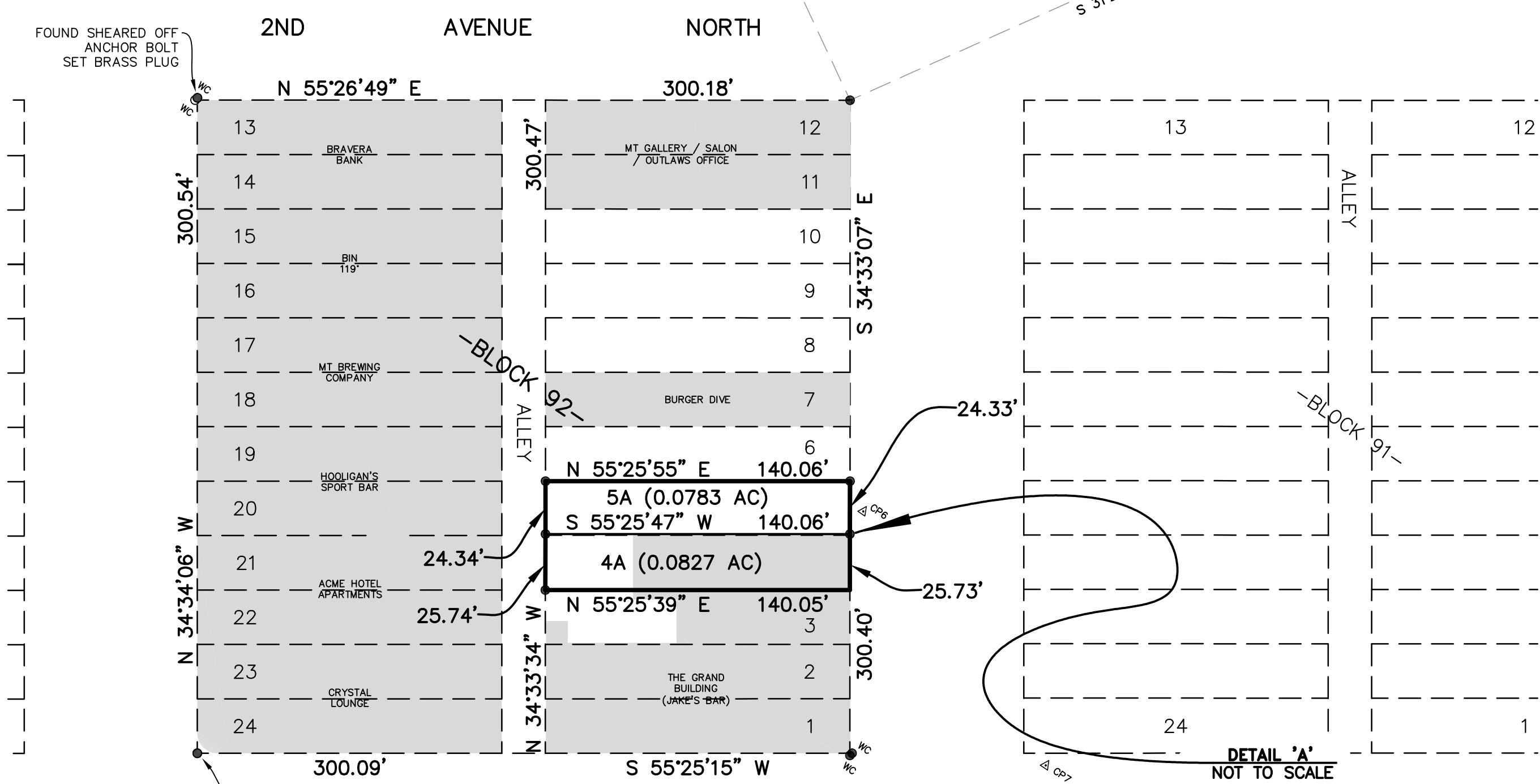
By: WILLIAM A. COLE

Title: MAYOR

STATE OF MONTANA)
) ss
 County of Yellowstone)

On this _____ day of _____, 20____, before me, the undersigned Notary Public for the State of Montana, personally appeared William A. Cole, 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



***SURVEYOR'S NOTE:** This survey and the boundary line it is relocating nullifies the encroachment easement over and across the southeasterly 0.60 ft. of Lot 5 of Block 92 as described in Exhibit 'A' of the Trust Indenture and Security Agreement dated November 30, 1981 located in Book 1232 on Page 1905 on file at the Yellowstone County Clerk and Recorder's Office.

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 RIVERSTONE HEALTH

This Certificate of Survey has been reviewed and approved by Riverstone Health.

Health Officer or Authorized Representative
 Yellowstone City/County Health Department
 dba Riverstone Health

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

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 January, 2024, a survey was performed under his supervision of a tract of land situated in Government Lot 3 of Section 3, T. 1 S., R. 26 E., in the City of Billings, Yellowstone County, being more particularly described as follows, to wit:

Lots 4 and 5 of Block 92 of the Original Plat of The Town of Billings, Document No. 16312, records of Yellowstone County, Montana.

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: JESSE R. BURNS

Montana License No. 8794OLS

Date: _____

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting.

Examining Land Surveyor _____ Date _____

DEED

Document No. _____

DEED

Document No. _____

RESERVED FOR CLERK AND RECORDER