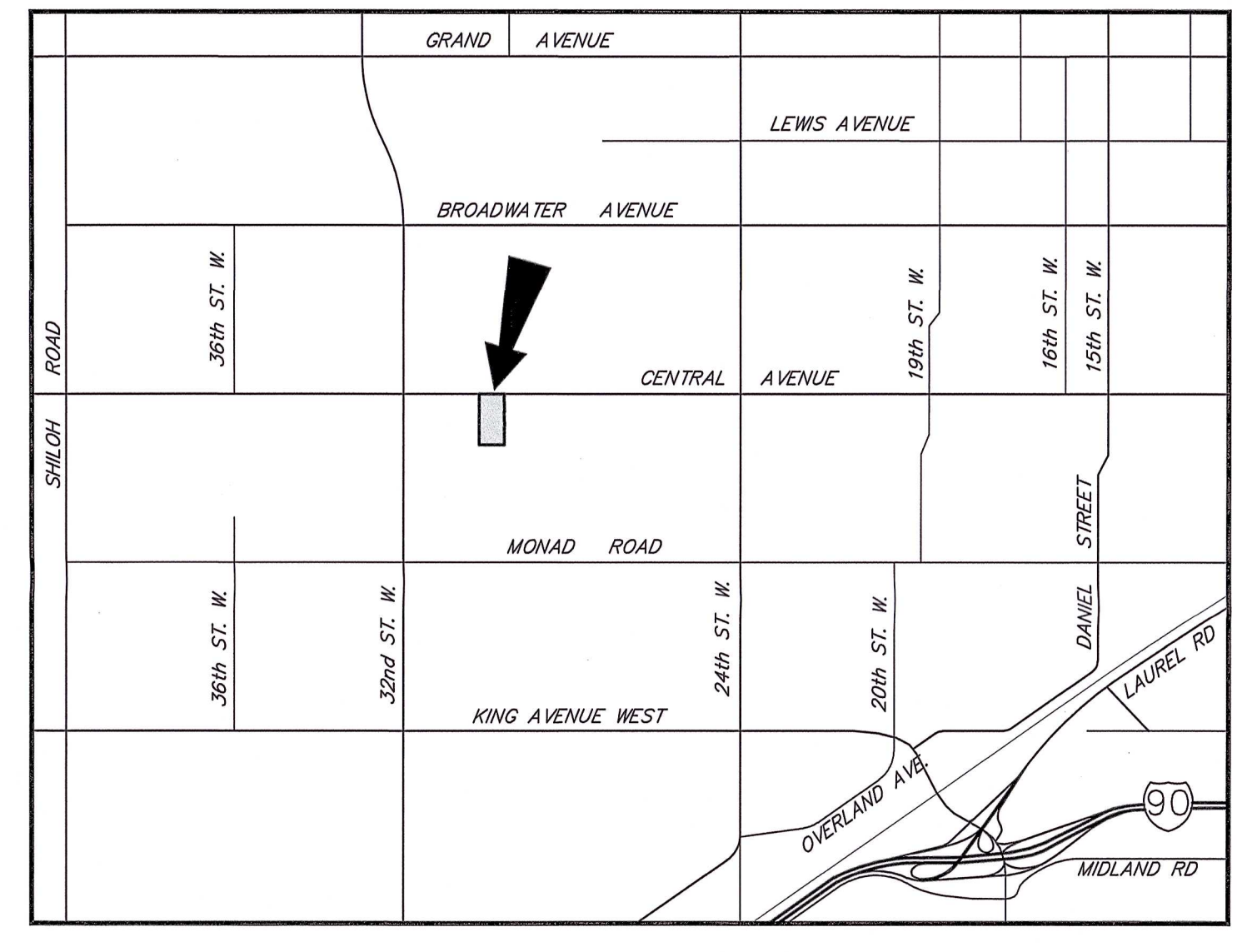
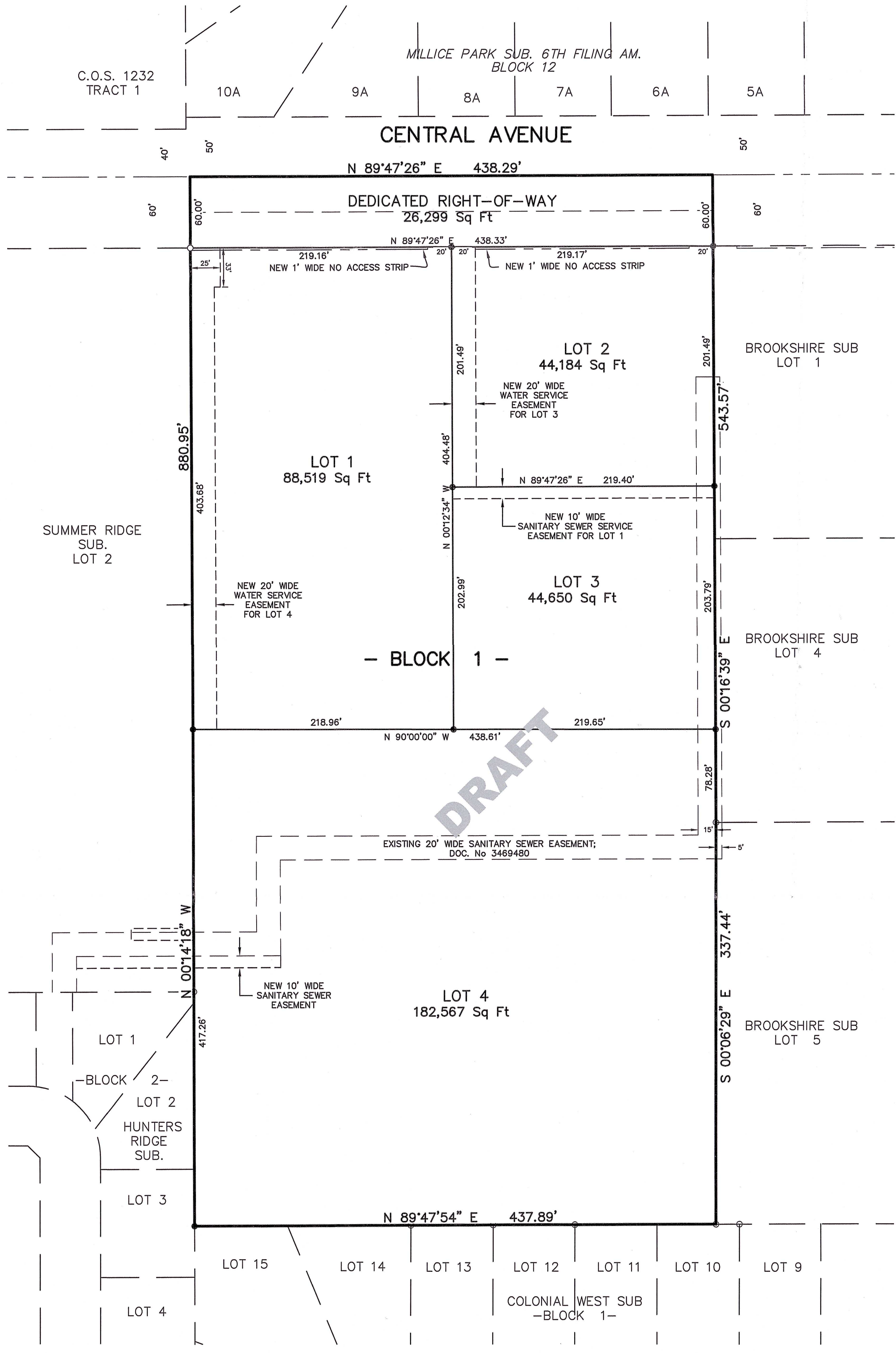


PLAT OF
HUNTER'S POINTE SUBDIVISION
BEING TRACT 1C OF CERTIFICATE OF SURVEY No. 2991
SITUATED IN THE NW1/4 OF SECTION 12, T. 1 S., R. 25 E., P.M.M.
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : BACH HOMES
PREPARED BY : SANDERSON STEWART

JUNE 2021
BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE



SCALE: 1" = 60'

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 CONVERGENCE ANGLE AT THE SOUTHEAST CORNER OF THIS SURVEY IS -00°07'27".
DISTANCES ARE INTERNATIONAL FEET. THE GRID TO GROUND COMBINED SCALE FACTOR IS 0.999999056 FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- FOUND SURVEY MONUMENT, REBAR & CAP MARKED 'SANDERSON STEWART 8377S', OR AS NOTED.
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".

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 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 NW1/4 of Section 12, T. 1 N., R. 25 E., P.M.M., in the City of Billings and in Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Tract 1C of Certificate of Survey No. 2991 according to the official survey thereof on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3033373.

The park requirement for this subdivision has been met by a cash donation in the amount of \$_____.

The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair and removal of their lines over, under and across the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever. Said tract to be known and designated as HUNTER'S POINTE SUBDIVISION and the lands included in all streets, and avenues as shown on the annexed plat are hereby granted and donated to the use of the public forever.

3038 CENTRAL LLC

By: _____
Title: _____

STATE OF _____)
) ss
County of _____)

This instrument was signed before me on _____, 20____, by _____ as _____ of 3038 Central LLC.

Notary Public in and for the State of _____

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 PLAT OF HUNTER'S POINTE 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 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 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 June 2021, a survey was performed under his supervision of a tract of land to be known as HUNTER'S POINTE 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 is 386,219 Sq Ft (8.8664 Acres) and the net area is 359,920 Sq Ft (8.2626 Acres), more or less.

SANDERSON STEWART
By: _____
Montana License No. _____
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 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 _____

CERTIFICATE OF CITY ATTORNEY

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

Date: _____
Reviewed by: _____

RESERVED FOR CLERK AND RECORDER

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No.: _____

CONSENT TO PLATTING

Document No.: _____