

PLAT OF  
**MONT VISTA SUBDIVISION, SECOND FILING**  
 BEING TRACT 2-A OF CERTIFICATE OF SURVEY No. 2054, AMENDED AND LOT 1, BLOCK 4, MONT VISTA SUBDIVISION, FIRST FILING  
 LOCATED IN THE N 1/2 OF THE NW 1/4 SECTION 32, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M.  
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA  
 PREPARED FOR : MONT VISTA, LLC  
 MARCH, 2015

**CERTIFICATE OF DEDICATION**

STATE OF MONTANA )  
 ) ss  
 County of Yellowstone )

KNOW ALL MEN BY THESE PRESENTS: That MONT VISTA, LLC, the owner of the following described tract of land, does hereby certify that it has caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract being situated in the N. 1/2 of the NW 1/4 of Section 32, 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:

TRACT 2-A OF CERTIFICATE OF SURVEY No. 2054, AMENDED AND LOT 1, BLOCK 4, MONT VISTA SUBDIVISION, FIRST FILING, according to the official plats on file in the Office of the Clerk & Recorder of Yellowstone County, Montana, under Document Numbers 3705732 and 3717273.

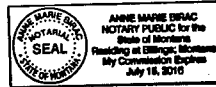
Pursuant to Section 76-3-621, M.C.A., the park requirement for this subdivision has been met by land donation.

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 MONT VISTA SUBDIVISION, SECOND FILING, 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.

MONT VISTA, LLC, a Montana Corporation  
 By: [Signature] Title: Member

STATE OF MONTANA )  
 ) ss  
 County of Yellowstone )

On this 10th day of May, 2015, before me, the undersigned Notary Public for the State of Montana, personally appeared Tracy Haag known to me to be the person who signed the foregoing instrument as MEMBER of MONT VISTA, LLC, a Montana corporation, and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.



[Signature]  
 Notary Public in and for the State of Montana

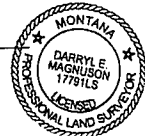
**CERTIFICATE OF SURVEYOR**

STATE OF MONTANA )  
 ) ss  
 County of Yellowstone )

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of March, 2015, a survey was performed under his supervision of a tract of land to be known as MONT VISTA SUBDIVISION, SECOND FILING, 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 23.234 acres and the net area is 15.919 acres.

Note:  
 New property corner monuments will be set after final construction of streets and utilities.

KLJ, INC.  
 By: [Signature]  
 Montana License No. 17791 PLS  
 Date: May 18, 2015



**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: 16 June 2015

Yellowstone County Treasurer

By: [Signature]  
 Deputy

**CERTIFICATE OF CITY ATTORNEY**

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

Date: 6-12-15

Reviewed by: [Signature]

**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.

[Signature] 05/28/2015  
 Examining Land Surveyor Date

**CERTIFICATE OF CITY COUNCIL APPROVAL**

STATE OF MONTANA )  
 ) ss  
 County of Yellowstone )

We hereby certify that we have examined the annexed and foregoing PLAT OF MONT VISTA SUBDIVISION, SECOND FILING, 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 16th day of June, 2015

CITY OF BILLINGS, MONTANA

By: [Signature]  
 Mayor

Attest: [Signature]  
 City Clerk



**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.

5/22/15 [Signature]  
 Date President  
[Signature]  
 Executive Secretary

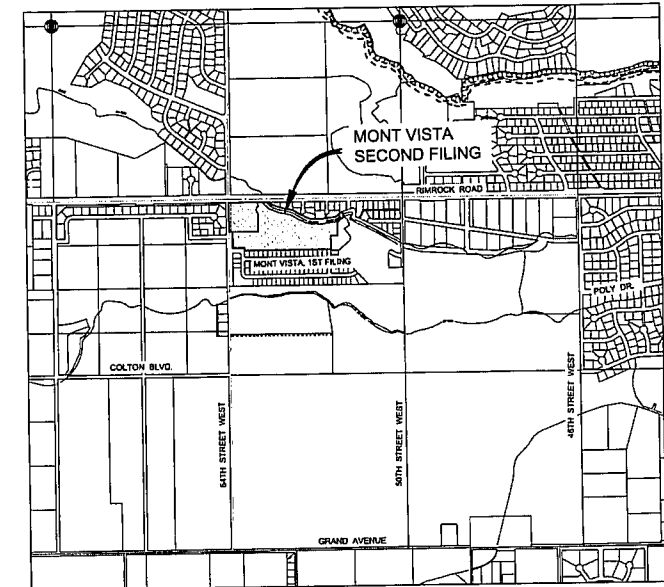


**CERTIFICATE OF CITY ENGINEER'S OFFICE**

I hereby certify that the annexed and foregoing plat conforms with Section 76-4-125(2)(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 28th day of MAY, 2015

[Signature]  
 City Engineer's Office



VICINITY MAP

**SUBDIVISION IMPROVEMENT AGREEMENT**

Document No. 3746284

**CONSENT TO PLATTING**

Document No. 3746286

**DECLARATION and RESTRICTIONS**

Document No. 3746287

**TEMPORARY EMERGENCY ROAD ACCESS EASEMENT**

Document No. 3746285



SP 3746283  
 07/14/2015 03:06 PM Pages: 1 of 2 Fees: 71.50  
 Billings, Montana



- LEGEND**
- ⊕ = FOUND SECTION CORNER
  - = FOUND SURVEY YELLOW CAPPED REBAR MONUMENT MARKED KLJ 17791 PLS. OR AS NOTED
  - ⊞ = SET INTERSECTION MONUMENT, 5/8"x1/8" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "KLJ". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.
  - ⊥ = SET 5/8" X 1/8" REBAR AND CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "KLJ", UNLESS OTHERWISE NOTED
- NOTE 1:**  
 10' WIDE PRIVATE ACCESS EASEMENT FOR BENEFIT OF HOME OWNERS ASSOCIATION IN MONT VISTA SUB. FIRST, SECOND & FUTURE FILINGS

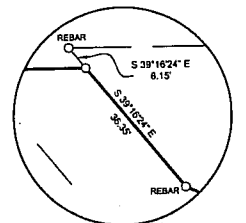
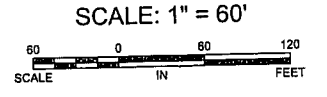


# PLAT OF MONT VISTA SUBDIVISION, SECOND FILING

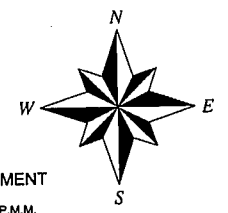
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 CITY of BILLINGS, YELLOWSTONE COUNTY, MONTANA  
 PREPARED FOR : MONT VISTA, LLC  
 MARCH, 2015  
 SCALE: 1" = 60'

**AREAS**

GROSS AREA = 23.2342 ACRES  
 OPEN SPACE = 1.8799 ACRES  
 ROAD DEDICATION = 5.4354 ACRES  
 NET AREA = 15.9189 ACRES



**BASIS OF BEARINGS:**  
 GEODETIC NORTH DETERMINED AT THE SOUTHWEST CORNER OF SECTION 32, T. 1 N., R. 25 E., P.M.M. WHICH IS A 2-1/2 INCH BRASS CAP IN A MONUMENT BOX AT THE INTERSECTION OF GRAND AVENUE AND 54TH STREET WEST AND IS LOCATED AT LATITUDE 45°47'02.67950"N, LONGITUDE 108°39'08.84736"W, NAD83(2011) (EPOCH 2010.0000).  
 BEARINGS SHOWN ARE GRID BEARINGS AND HAVE NOT BEEN ADJUSTED FOR CONVERGENCE.  
 DISTANCES SHOWN ARE GROUND DISTANCES.



CERTIFICATE of SURVEY No. 1834,  
 PARCEL 2, AMENDED  
 PARCEL 2B

HART  
 ACREAGE  
 TRACTS  
 Tr. 1

