

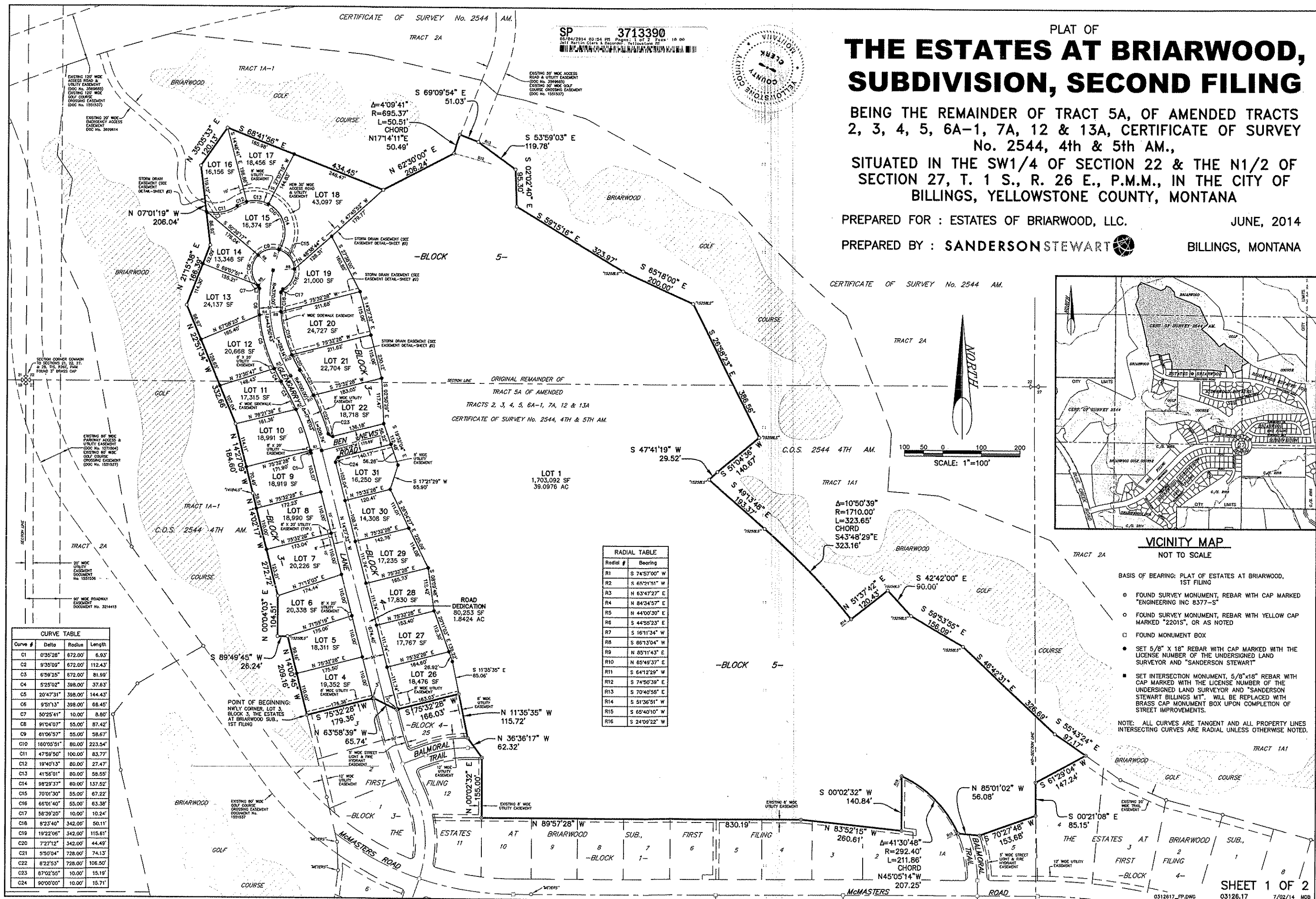
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Billings, Montana
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PLAT OF
**THE ESTATES AT BRIARWOOD,
SUBDIVISION, SECOND FILING**

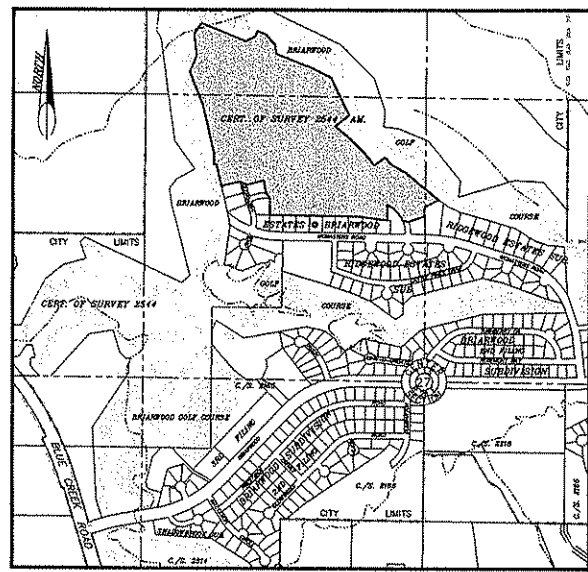
BEING THE REMAINDER OF TRACT 5A, OF AMENDED TRACTS
2, 3, 4, 5, 6A-1, 7A, 12 & 13A, CERTIFICATE OF SURVEY
No. 2544, 4th & 5th AM.,
SITUATED IN THE SW1/4 OF SECTION 22 & THE N1/2 OF
SECTION 27, T. 1 S., R. 26 E., P.M.M., IN THE CITY OF
BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : ESTATES OF BRIARWOOD, LLC. JUNE, 2014
PREPARED BY : SANDERSON STEWART BILLINGS, MONTANA



CURVE TABLE			
Curve #	Delta	Radius	Length
C1	0°35'28"	672.00'	6.93'
C2	9°35'09"	672.00'	112.43'
C3	6°58'25"	672.00'	81.99'
C4	5°25'02"	388.00'	37.63'
C5	20°47'31"	398.00'	144.43'
C6	9°51'13"	398.00'	68.45'
C7	50°25'41"	10.00'	8.80'
C8	91°04'07"	55.00'	87.42'
C9	61°06'57"	55.00'	58.67'
C10	160°00'51"	80.00'	223.54'
C11	47°59'50"	100.00'	83.77'
C12	18°40'13"	80.00'	27.47'
C13	41°56'01"	80.00'	58.55'
C14	98°29'37"	80.00'	137.52'
C15	70°01'30"	55.00'	67.22'
C16	66°01'40"	55.00'	83.38'
C17	56°39'20"	10.00'	10.24'
C18	62°3'40"	342.00'	50.11'
C19	19°22'05"	342.00'	115.61'
C20	72°12'12"	342.00'	44.49'
C21	55°0'04"	728.00'	74.13'
C22	62°2'53"	728.00'	106.50'
C23	87°02'55"	10.00'	15.19'
C24	90°00'00"	10.00'	15.71'

RADIAL TABLE	
Radial #	Bearing
R1	S 74°57'00" W
R2	S 65°21'51" W
R3	N 63°47'27" E
R4	N 84°34'57" E
R5	N 44°00'30" E
R6	S 44°50'23" E
R7	S 16°11'34" W
R8	S 86°13'04" W
R9	N 85°11'43" E
R10	N 65°49'37" E
R11	S 64°12'29" W
R12	S 74°50'39" E
R13	S 70°40'58" E
R14	S 51°36'51" W
R15	S 65°40'10" W
R16	S 24°09'22" W



- VICINITY MAP**
NOT TO SCALE
- BASIS OF BEARING: PLAT OF ESTATES AT BRIARWOOD,
1ST FILING
- FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "ENGINEERING INC 8377-S"
 - FOUND SURVEY MONUMENT, REBAR WITH YELLOW CAP MARKED "2201S", OR AS NOTED
 - FOUND MONUMENT BOX
 - SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
 - SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.
- NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

CERTIFICATE OF DEDICATION

STATE OF MONTANA }
County of Yellowstone }

KNOW ALL MEN BY THESE PRESENTS: That the undersigned owners 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 SW1/4 of Section 22 & the N1/2 of Section 27, T. 1 S., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Beginning at a point being the northwesterly corner of Lot 3, Block 3 of The Estates at Briarwood Subdivision, First Filing, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, recorded under Document No. 3332997, said point also being the southwesterly corner of the Remainder of Tract 5A of Amended Tracts 2, 3, 4, 5, 6A-1, 7A, 12 & 13A, Certificate of Survey No. 2544, 4th & 5th Amended, recorded under Document No. 3315777; thence from said Point of Beginning, along the westerly, northerly and northeasterly lines of said Remainder, the following courses and distances:

N 14°00'45" W a distance of 200.16 feet;
S 89°49'45" W a distance of 28.24 feet;
N 00°04'03" E a distance of 104.51 feet;
N 14°02'17" W a distance of 272.72 feet;
N 14°27'09" W a distance of 184.60 feet;
N 22°51'34" W a distance of 332.66 feet;
N 21°53'30" E a distance of 166.39 feet;
N 07°01'19" W a distance of 206.04 feet;
N 35°05'33" E a distance of 120.13 feet;
S 68°41'26" E a distance of 434.45 feet;
S 62°50'00" E a distance of 208.24 feet;
Along a non-tangent curve to the right with a central angle of 4°09'41", a radius of 695.37 feet, and a length of 50.51 feet (chord bears N 17°14'11" E a distance of 50.49 feet);
S 89°09'54" E a distance of 51.03 feet;
S 53°58'03" E a distance of 119.78 feet;
S 02°02'40" E a distance of 95.30 feet;
S 59°15'16" E a distance of 323.57 feet;
S 65°18'00" E a distance of 200.00 feet;
S 20°58'23" E a distance of 386.56 feet;
S 01°04'36" W a distance of 140.87 feet;
S 47°41'19" W a distance of 29.52 feet;
S 49°13'48" E a distance of 193.37 feet;
Along a curve to the right with a central angle of 10°50'39", a radius of 1710.00 feet, and a length of 323.65 feet (chord bears S 43°48'28" E a distance of 323.16 feet);
N 51°37'42" E a distance of 123.43 feet;
S 42°42'00" E a distance of 90.00 feet;
S 59°53'55" E a distance of 156.09 feet;
S 46°42'31" E a distance of 326.69 feet;
S 55°43'24" E a distance of 97.17 feet to a point being the northernmost corner of Lot 4, Block 4 of said The Estates at Briarwood Subdivision, First Filing; thence S 61°29'04" W along the northwesterly line of said Lot 4, a distance of 85.15 feet to the northernmost corner of said Lot 4; thence S 00°21'08" E along the westerly line of said Lot 4, a distance of 85.15 feet to the northeast corner of Lot 5 of said Block 4; thence S 70°27'48" W along the northerly line of said Lot 5, a distance of 153.68 feet to the northwesterly corner of said Lot 5, said corner also being on the westerly right-of-way line of said Balmoral Trail; thence N 85°01'02" W, crossing said right-of-way, a distance of 58.08 feet to a point on the westerly right-of-way line of said Balmoral Trail, said point also being on the easterly line of Lot 1A of Amended Plat of Lot 1, Block 1 of The Estates at Briarwood Subdivision, First Filing, recorded under Document No. 3428580; thence along said easterly line, being a non-tangent curve to the left with a central angle of 41°30'48", a radius of 292.40 feet, and a length of 211.86 feet (chord bears N 45°05'14" W a distance of 207.25 feet) to the northernmost corner of said Lot 1A; thence S 00°02'32" W along the west line of said Lot 1A, a distance of 146.84 feet to a point on the northerly line of Lot 2, Block 1 of said The Estates at Briarwood Subdivision, First Filing; thence N 83°52'15" W along said northerly line of Lot 2 and the north line of Lot 3 & 4 of said Block 1, a distance of 260.61 feet to a point on the northerly line of said Lot 4, Block 1; thence N 89°57'28" W along said northerly line of Lot 4 and the northerly lines of Lots 5, 6, 7, 8, 9, and 10 of said Block 1, a distance of 830.19 feet to the northeast corner of said Lot 10, said corner also being the southeast corner of Lot 12 of said Block 1; thence N 00°02'32" E along the east line of said Lot 12, a distance of 155.00 feet to the northeast corner of said Lot 12, said corner also being on the southerly right-of-way line of said Balmoral Trail; thence N 36°58'17" W, crossing said right-of-way, a distance of 62.32 feet to a point on the northerly right-of-way line of said Balmoral Trail, said point also being the southwesterly corner of Lot 25, Block 4 of said The Estates at Briarwood Subdivision, First Filing; thence N 11°53'55" W, along the easterly line of said Lot 25, a distance of 115.72 feet to the northeasterly corner of said Lot 25; thence S 75°32'28" W, along the northerly line of said Lot 25, a distance of 166.03 feet to the northeasterly corner of said Lot 25, said corner also being on the easterly right-of-way line of Glen Garry Lane; thence N 83°58'39" W, crossing said right-of-way, a distance of 65.74 feet to a point on the westerly right-of-way line of said Glen Garry Lane, said point also being the northeasterly corner of said Lot 3, Block 3 of The Estates at Briarwood Subdivision, First Filing; thence S 75°32'28" W, along the northerly line of said Lot 3, a distance of 179.36 feet to the Point of Beginning.

The park requirement for this subdivision has been met by a cash-in-lieu 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 THE ESTATES AT BRIARWOOD SUBDIVISION, SECOND FILING, and the lands included in all streets, avenues, and parks as shown on the annexed plat are hereby granted and devoted to the use of the public forever.

Katherine K. Thornton Testamentary Trust

By: Max E. Thornton
Max E. Thornton, Co-trustee

By: [Signature]
Title: Trust Specialist
First Interstate Bank of Commerce, Co-trustee

By: [Signature]
Title: WORTH ADVISOR
First Interstate Bank of Commerce, Co-trustee

STATE OF MONTANA }
County of Yellowstone }

On this 17th day of July, 2014, before me, a Notary Public in and for the State of Montana, personally appeared Max E. Thornton, of legal age, single, of the County of Yellowstone, who is known to me to be the person who signed the foregoing instrument as Co-trustee of the Katherine K. Thornton Testamentary Trust, 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

By: Max E. Thornton
Max E. Thornton

STATE OF MONTANA }
County of Yellowstone }

On this 17th day of July, 2014, before me, a Notary Public in and for the State of Montana, personally appeared Max E. Thornton, known to me to be the person who signed the foregoing instrument both individually and as Co-trustee of the Katherine K. Thornton Testamentary Trust and who acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana

AMY SCHNEIDER
NOTARY PUBLIC for the State of Montana
Residing at Billings, Montana
My Commission Expires September 30, 2015

By: Bill W. Peral
Title: Max

STATE OF MONTANA }
County of Yellowstone }

On this 17th day of July, 2014, before me, a Notary Public in and for the State of Montana, personally appeared Max E. Thornton, known to me to be the person who signed the foregoing instrument as Co-trustee of the Katherine K. Thornton Testamentary Trust and who acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana

AMY SCHNEIDER
NOTARY PUBLIC for the State of Montana
Residing at Billings, Montana
My Commission Expires September 30, 2015

NOTICE OF APPROVAL

STATE OF MONTANA }
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.

7/16/14
Date
President
Executive Secretary



CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that 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 15th day of July, 2014.

City Engineer's Office

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 plotted as nearly as circumstances will permit.

Examining Land Surveyor 07/15/2014

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA }
County of Yellowstone }

We hereby certify that we have examined the annexed and foregoing PLAT OF THE ESTATES AT BRIARWOOD 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 28th day of July, 2014.

CITY OF BILLINGS, MONTANA

By: [Signature]
Mayor

Attest: [Signature]
City Clerk



CERTIFICATE OF CITY ATTORNEY

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

Date: 7-23-14

Reviewed by: [Signature]

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: July 30, 2014

Yellowstone County Treasurer
By: [Signature]

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 SEPTEMBER, 2015, a survey was performed under his supervision of a tract of land to be known as THE ESTATES AT BRIARWOOD 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 52.2736 acres (2,277,037 sf) and the net area is 50.4312 acres (2,195,784 sf).

SANDERSON STEWART

By: [Signature]

Montana License No. 1897268

Date: July 8, 2014



SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. 3713391



PLAT OF
**THE ESTATES AT BRIARWOOD,
SUBDIVISION, SECOND FILING**

BEING THE REMAINDER OF TRACT 5A, OF AMENDED TRACTS 2, 3, 4, 5, 6A-1, 7A, 12 & 13A, CERTIFICATE OF SURVEY No. 2544, 4th & 5th AM.,

SITUATED IN THE SW1/4 OF SECTION 22 & THE N1/2 OF SECTION 27, T. 1 S., R. 26 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : ESTATES OF BRIARWOOD, LLC.

JUNE, 2014

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

