

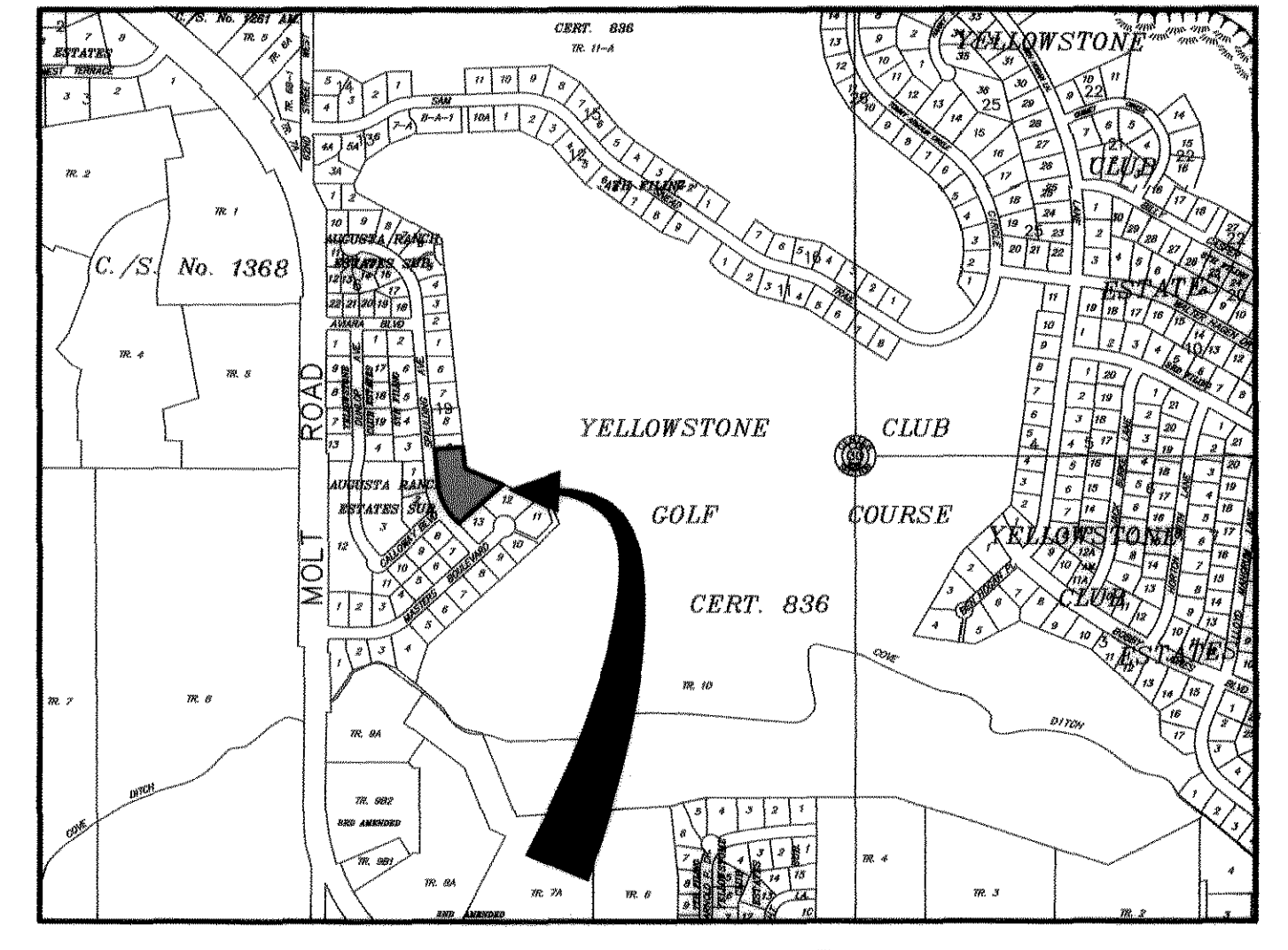
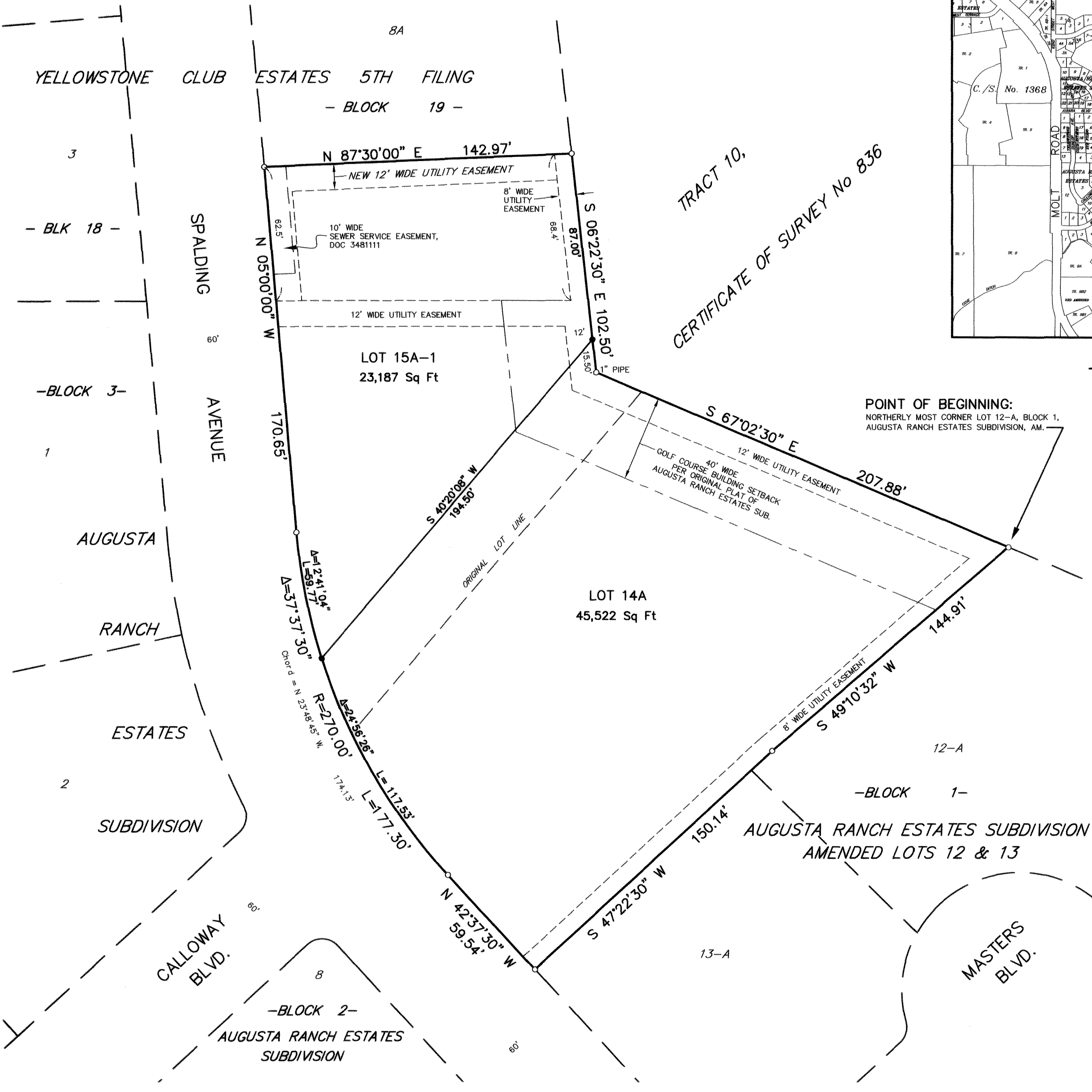
**AMENDED PLAT OF LOTS 14 AND 15A, BLOCK 1,
AUGUSTA RANCH ESTATES SUBDIVISION**
SITUATED IN THE NW1/4 AND THE SW1/4 OF SECTION 30, T. 1 N., R. 25 E., P.M.M.
BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : DENNIS MENHOLT
PREPARED BY : SANDERSON STEWART
SCALE : 1" = 30'

MARCH 2009
BILLINGS, MONTANA



BASIS OF BEARING : PLAT OF AUGUSTA RANCH ESTATES SUBDIVISION.
○ = FOUND SURVEY MONUMENT, REBAR WITH "ENGINEERING INC" CAP OR AS NOTED.
● = SET 5/8" X 18" REBAR AND CAP MARKED WITH THE REGISTRATION NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".



VICINITY MAP

POINT OF BEGINNING:
NORTHERLY MOST CORNER LOT 12-A, BLOCK 1,
AUGUSTA RANCH ESTATES SUBDIVISION, AM.

ERRORS AND OMISSIONS REVIEW
I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting.
Smith A. Stewart P.L.S. 10-9-2009
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: 10-16-09
Reviewed by: *Mont Penick*

CERTIFICATE OF COUNTY TREASURER
I hereby certify that all real property taxes and special assessments have been paid per 76-3-207(3), M.C.A.
Date: 10-19-2009
Yellowstone County Treasurer
By: *Wendy Ray*
Deputy

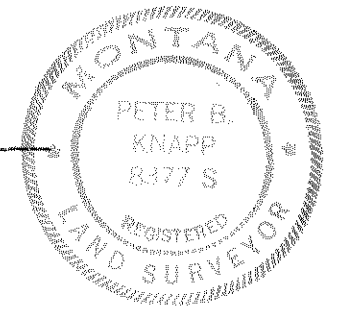
CERTIFICATE OF SURVEYOR
STATE OF MONTANA)
) ss
County of Yellowstone)

The undersigned, a Montana Registered Land Surveyor, being first duly sworn, deposes and says that during the month of March 2009, a survey was performed under his supervision of a tract of land situated in the NW1/4 and SW1/4 of Section 30, T. 1 N., R. 25 E., P.M.M., Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to wit:

Beginning at a point which is the northerly most corner of Lot 12-A, Block 1, of the Amended Plat of Lots 12 and 13, Block 1, Augusta Ranch Estates Subdivision; thence, from said point of beginning, along the northwesterly lines of said Amended Lots 12 and 13, S 49°10'32" W a distance of 144.91 feet and S 47°22'30" W a distance of 150.14 feet to a point on the east right-of-way line of Spalding Avenue; thence, along said east right-of-way line, N 42°37'30" W a distance of 59.54 feet, along a curve to the right with a radius of 270.00 feet a distance of 177.30 feet (chord bearing N 23°48'45" W, chord length 174.13 feet) and N 05°00'00" W a distance of 170.65 feet to the southwest corner of Lot 8A of Amended Lots 8 and 9, Block 19, Yellowstone Club Estates, 5th Filing; thence, along the south line of said Lot 8A, N 87°30'00" E a distance of 142.97 feet to a point on the westerly line of Tract 10, Certificate of Survey No 836; thence, along the westerly line of said Tract 10, S 06°22'30" E a distance of 102.50 feet and S 67°02'30" E a distance of 207.88 feet to the point of beginning; said described tract containing an area of 68,709 square feet, subject to all easements of record or apparent on the ground.

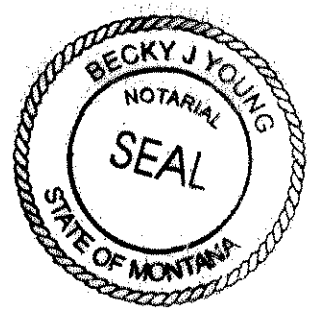
That the monuments found and set are of the character and occupy the positions shown hereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

SANDERSON STEWART
By: *P.B. Stewart*
Montana Registration No. 8377-S



Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this 29 day of September, 2009.

Becky J Young
Notary Public in and for the State of Montana
Printed Name *Becky J Young*
Residing at *Billings, Montana*
My commission expires *09/30/2012*



LANDOWNERS STATEMENT -
RELOCATION OF COMMON BOUNDARY LINE & EASEMENT DECLARATION
The undersigned hereby certify that the purpose of this survey is to relocate the common lines between five or fewer lots within an existing subdivision and no additional lots are being hereby created. Therefore this survey is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d), M.C.A.

This amended plat is not subject to review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i) & (ii) for "a parcel that has no existing facilities for water supply, wastewater disposal or solid waste disposal other than those previously approved by the reviewing authority".

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 "NEW 12' WIDE UTILITY EASEMENT" to have and hold forever.

Dennis Menholt
Dennis Menholt
Linda Menholt
Linda Menholt

STATE OF MONTANA)
) ss
County of Yellowstone)

On this 25th day of September, 2009, before me, a Notary Public in and for the State of Montana, personally appeared Dennis Menholt and Linda Menholt, 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.

Wendy Ray
Notary Public in and for the State of Montana
Printed Name *Wendy Ray*
Residing at *Billings*
My commission expires *5/26/2010*

