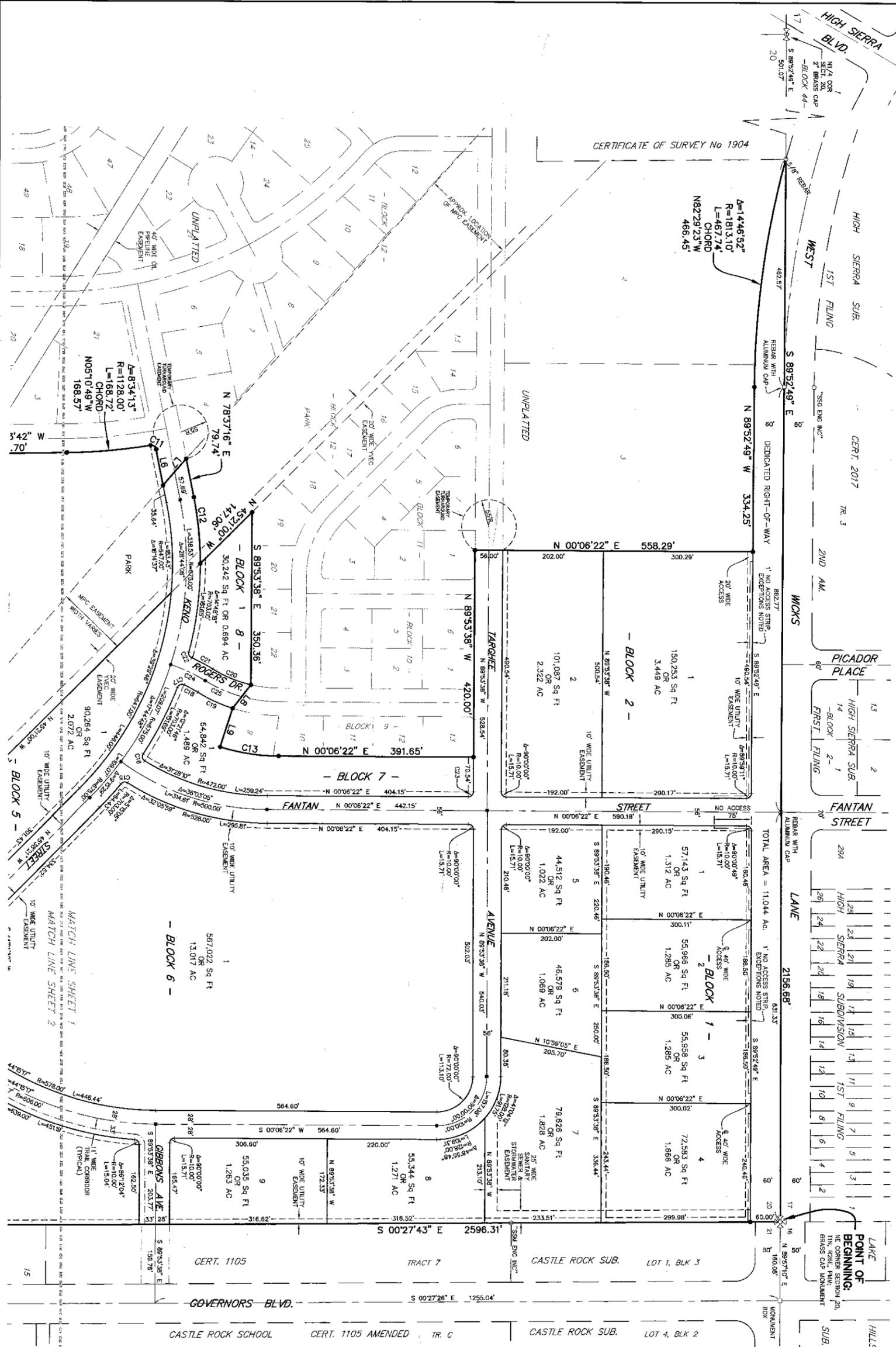
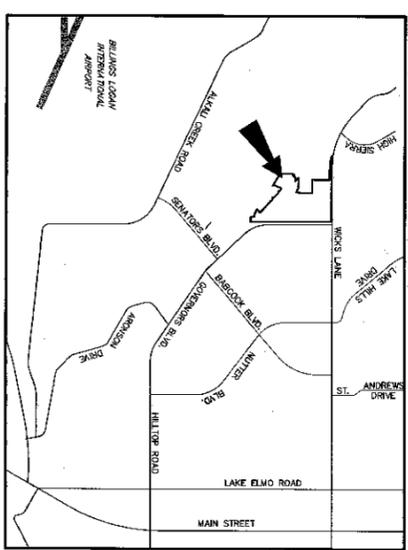


SKYVIEW RIDGE SUBDIVISION, FIRST FILING

SITUATED IN THE NE 1/4 OF SECTION 20, T. 1 N., R. 26 E., P.M.M.
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : MONTANA DEPARTMENT OF NATURAL RESOURCES & CONSERVATION
PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA
JULY 2013



THE BASIS OF BEARING FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON THE NAD 83 HORIZONTAL DATUM. COORDINATES SHOWN ARE PARALLEL, LOW DISTORTION PROJECTIONS 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. DISTANCES ARE GRID, INTERNATIONAL FEET. GRID TO GROUND COMBINED FACTOR IS 1.0000005. THE CONVERSION ANGLE AT THE NE CORNER OF SECTION 20 = -0°03'54"

○ FOUND SURVEY MONUMENT, AS NOTED
● SET 5/8" X 1/8" REBAR WITH CAP MARKED WITH "SANDERSON STEWART" OF THE UNDERDESIGNED LAND SURVEYOR AND "SANDERSON STEWART" SEE NOTE BELOW.

■ SET INTERSECTION MONUMENT, 5/8" X 1/8" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERDESIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT." WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

NOTE: THIS IS AN ONGOING DEVELOPMENT AND ALL NEW MONUMENTS WHICH WILL BE DISTURBED BY CONSTRUCTION WILL BE SET OR RE-SET UPON THE COMPLETION OF CONSTRUCTION ACTIVITIES.

OUTSIDE BOUNDARY LINE & CURVE DATA

Line #	Bearing	Distance
L1	N 53°22'58" W	56.00'
L2	N 36°27'01" E	8.57'
L3	N 75°04'11" W	72.78'
L4	S 31°42'27" W	50.26'
L5	S 00°11'51" W	51.26'
L6	N 78°37'16" E	74.55'
L7	N 49°53'46" W	71.28'
L8	S 52°47'20" E	80.30'
L9	S 72°22'18" E	82.00'

CURVE TABLE

Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	89°20'46"	10.00'	18.58'	N 45°08'08" W	14.08'
C2	84°52'59"	10.00'	14.81'	N 42°54'15" W	13.50'
C3	28°17'20"	440.00'	201.88'	N 22°22'02" W	200.12'
C4	11°15'43"	650.00'	108.72'	N 84°59'01" W	91.87'
C5	5°41'52"	10.00'	9.48'	S 85°29'51" W	9.11'
C6	89°20'22"	10.00'	17.16'	N 18°13'15" W	15.12'
C7	5°00'05"	272.00'	26.12'	N 33°41'59" E	26.11'
C8	21°28'00"	55.00'	208.73'	S 86°17'24" W	104.18'
C9	84°13'27"	10.00'	9.48'	S 04°53'45" W	9.11'
C10	31°30'56"	178.00'	97.91'	S 15°56'58" W	96.68'
C11	89°05'11"	10.00'	15.37'	N 34°54'40" E	13.90'
C12	11°02'21"	703.00'	135.45'	N 84°08'27" E	133.24'
C13	17°31'20"	390.00'	118.27'	N 08°52'02" E	118.81'

LOT LINE CURVE DATA

Curve #	Delta	Radius	Length
C15	83°04'33"	10.00'	14.50'
C16	87°24'29"	10.00'	15.85'
C17	64°48'09"	10.00'	16.85'
C18	6°56'11"	272.00'	31.26'
C19	14°24'53"	308.00'	77.48'
C20	19°00'53"	252.00'	85.83'
C21	82°31'11"	328.00'	48.01'
C22	80°48'52"	10.00'	14.10'
C23	90°00'00"	10.00'	15.71'
C24	144°11'31"	300.00'	76.80'
C25	97°54'37"	10.00'	17.09'

PLAT DATA:
GROSS AREA 63,450 AC.
LOT AREA 43,539 AC.
PARK AREA 9,047 AC.
DEDICATED RIGHT-OF-WAY 11,044 AC.

SHEET 1 OF 3

SP 3698531
2013/07/13 10:50
Billings, MT
SanderSON Stewart
Billings, MT
8406212 1/23/14 PRK

SKYVIEW RIDGE SUBDIVISION, FIRST FILING

SITUATED IN THE NE1/4 OF SECTION 20, T. 1 N., R. 26 E., P.M.M.
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : MONTANA DEPARTMENT OF NATURAL RESOURCES & CONSERVATION
PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA
JULY 2013



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 1.0001815. DISTANCES ARE IN FEET. CURVED DISTANCES ARE IN FEET. THE CONVERGENCE ANGLE AT THE NE CORNER OF SECTION 20 = -00°03'54".

- FOUND SURVEY MONUMENT, AS NOTED
- SET 5/8" X 1/8" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART". SEE NOTE BELOW
- SET INTERSECTION MONUMENT, 5/8" X 1/8" 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: THIS IS AN ONGOING DEVELOPMENT AND ALL NEW MONUMENTS WHICH WILL BE DISTURBED BY CONSTRUCTION WILL BE SET OR RE-SET UPON THE COMPLETION OF CONSTRUCTION ACTIVITIES.

OUTSIDE BOUNDARY LINE & CURVE DATA

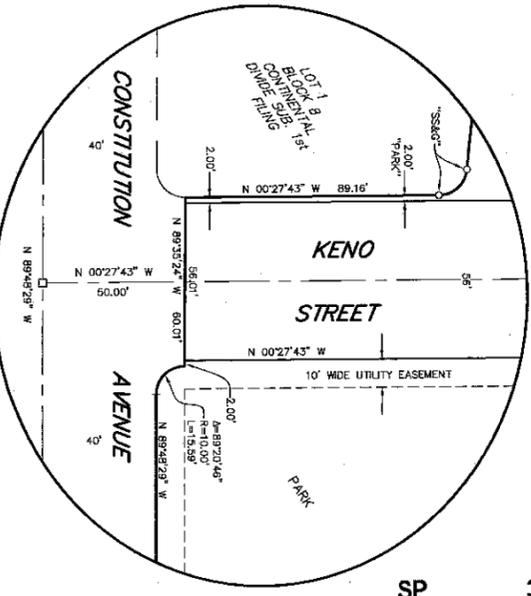
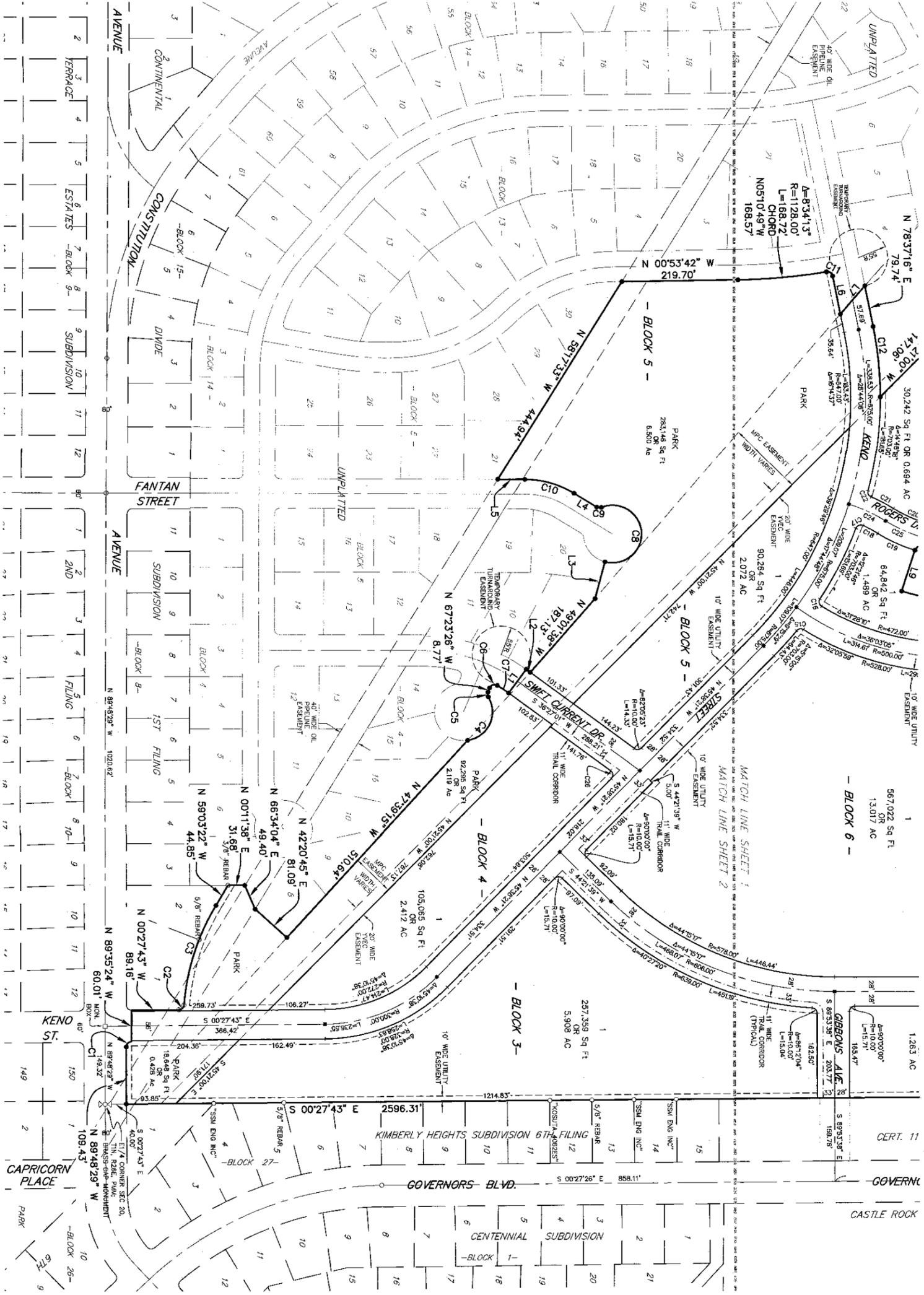
Line #	Bearing	Distance
L1	N 53°25'59" W	56.00'
L2	N 36°27'01" E	9.57'
L3	N 75°04'11" W	72.78'
L4	N 49°25'46" W	50.28'
L5	S 00°11'31" W	51.28'
L6	N 78°37'16" E	74.55'
L7	N 49°25'46" W	71.28'
L8	S 92°47'20" E	60.30'
L9	S 72°27'18" E	82.00'

Curve #	Date	Radius	Length	Chord Bearing	Chord Distance
C1	89°20'46"	10.00'	15.57'	N 45°08'08" W	14.05'
C2	84°52'58"	10.00'	14.81'	N 42°54'13" W	13.50'
C3	28°17'20"	44.00'	201.88'	N 72°12'02" W	200.12'
C4	113°15'45"	55.00'	106.32'	N 64°59'01" W	91.67'
C5	54°13'27"	10.00'	9.46'	S 68°28'51" W	9.11'
C6	98°20'22"	22.00'	28.12'	N 18°19'15" W	15.13'
C7	53°05'05"	208.50'	208.50'	S 86°12'24" W	104.18'
C8	21°28'50"	55.00'	208.50'	S 86°12'24" W	104.18'
C9	54°13'27"	10.00'	9.46'	S 64°59'01" W	9.11'
C10	31°30'58"	178.00'	92.01'	S 15°58'59" W	98.68'
C11	88°05'11"	10.00'	15.57'	N 34°54'40" E	13.60'
C12	11°02'21"	703.00'	135.45'	N 84°08'27" E	135.24'
C13	173°13'20"	380.00'	119.27'	N 08°52'02" E	118.81'

LOT LINE CURVE DATA

Curve #	Date	Radius	Length
C16	83°04'35"	10.00'	14.50'
C16	91°24'29"	10.00'	13.95'
C17	94°48'00"	10.00'	18.55'
C18	6°36'11"	272.00'	51.35'
C19	142°45'53"	308.00'	77.49'
C20	189°03'53"	252.00'	83.85'
C21	82°31'11"	328.00'	48.01'
C22	80°48'32"	10.00'	14.10'
C23	90°07'00"	10.00'	15.71'
C24	14°41'13"	300.00'	78.90'
C25	182°24'42"	280.00'	80.12'
C26	87°54'37"	10.00'	17.09'

PLAT DATA:
GROSS AREA 63,450 AC.
LOT AREA 43,359 AC.
PARK AREA 8,047 AC.
DEDICATED RIGHT-OF-WAY 11,044 AC.



**PLAT OF
SKYVIEW RIDGE SUBDIVISION, FIRST FILING**
SITUATED IN THE NE1/4 OF SECTION 20, T. 1 N., R. 26 E., P.M.M.
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : MONTANA DEPARTMENT OF NATURAL RESOURCES & CONSERVATION
PREPARED BY : SANDERSON STEWART

JULY 2013
BILLINGS, MONTANA

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

KNOW ALL MEN BY THESE PRESENTS: That the undersigned owner of the following described tract of land, does hereby certify that it has ceased to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract being situated in the NE1/4 of Section 20, T. 1 N., 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 which is the northeast corner of Section 20, T. 1 N., R. 26 E., P.M.M.; thence, from said Point of Beginning, along the east line of said Section 20, S 00°27'43" E a distance of 2596.31 feet; thence, along the north right-of-way line of Constitution Avenue, N 89°48'29" W a distance of 109.43 feet and along a curve to the right with a radius of 10.00 feet a distance of 15.59 feet (chord bearing N 45°08'06" W, chord length 14.06 feet) to a point on the east right-of-way line of Keno Street; thence, crossing said Keno Street right-of-way, N 89°35'24" W a distance of 60.01 feet; thence, along the east line of Lot 1 in Block 8 of Continental Divide Subdivision, First Filing, N 00°27'43" W a distance of 89.16 feet and along a curve to the left with a radius of 10.00 feet a distance of 14.81 feet (chord bearing N 42°54'13" W, chord length 13.50 feet); thence, along the north lines of Lots 1 and 2 in said Block 8, along a reversing curve to the right with a radius of 440.00 feet a distance of 201.88 feet (chord bearing N 72°12'02" W, chord length 200.12 feet) and N 59°03'22" W a distance of 44.85 feet to the northwest corner of said Lot 2; thence N 00°11'38" E a distance of 51.68 feet; thence N 66°34'04" E a distance of 49.40 feet; thence N 42°20'45" E a distance of 81.09 feet; thence N 47°19'15" W a distance of 510.64 feet; thence, along a non-tangent curve to the left with a radius of 55.00 feet a distance of 108.72 feet (chord bearing N 64°59'01" W, chord length 91.87 feet); thence, along a reversing curve to the right with a radius of 10.00 feet a distance of 9.46 feet (chord bearing S 85°29'51" W, chord length 9.11 feet); thence N 67°23'26" W a distance of 8.77 feet; thence, along a curve to the right with a radius of 10.00 feet a distance of 17.16 feet (chord bearing N 18°13'15" W, chord length 15.13 feet); thence, along a compound curve to the right with a radius of 272.00 feet a distance of 26.12 feet (chord bearing N 33°41'59" E, chord length 26.11 feet); thence N 53°52'59" W a distance of 56.00 feet; thence N 36°22'01" E a distance of 9.57 feet; thence N 49°01'38" W a distance of 187.13 feet; thence N 75°04'11" W a distance of 72.26 feet; thence, along a non-tangent curve to the left with a radius of 55.00 feet a distance of 208.73 feet (chord bearing S 88°12'24" W, chord length 104.18 feet); thence, along a reversing curve to the right with a radius of 50.26 feet; thence, along a curve to the left with a radius of 178.00 feet a distance of 97.81 feet (chord bearing S 15°58'59" W, chord length 96.68 feet); thence S 00°11'31" W a distance of 51.26 feet; thence N 58°17'53" W a distance of 444.94 feet; thence N 00°53'42" W a distance of 219.70 feet; thence, along a curve to the left with a radius of 1128.00 feet a distance of 168.72 feet (chord bearing N 51°07'49" W, chord length 168.57 feet); thence, along a reversing curve to the right with a radius of 10.00 feet a distance of 15.37 feet (chord bearing N 34°34'40" E, chord length 13.90 feet); thence N 78°37'16" E a distance of 74.55 feet; thence N 49°35'46" W a distance of 71.28 feet; thence N 78°37'16" E a distance of 79.74 feet; thence, along a curve to the right with a radius of 703.00 feet a distance of 135.45 feet (chord bearing N 84°08'27" E, chord length 135.24 feet); thence N 45°21'00" W a distance of 147.06 feet; thence S 89°53'38" E a distance of 350.36 feet; thence S 82°47'20" E a distance of 80.30 feet; thence S 72°22'18" E a distance of 82.00 feet; thence, along a non-tangent curve to the left with a radius of 390.00 feet a distance of 119.27 feet (chord bearing N 85°2'02" E, chord length 118.81 feet); thence N 00°06'22" E a distance of 391.65 feet; thence N 89°53'38" E a distance of 420.00 feet; thence N 00°06'22" E a distance of 558.29 feet; thence N 89°52'48" W a distance of 334.25 feet; thence, along a curve to the right with a radius of 1813.10 feet a distance of 467.74 feet (chord bearing N 82°29'23" W, chord length 466.45 feet) to a point on the north line of Section 20, T. 1 N., R. 26 E., P.M.M.; thence, along said north section line, S 89°52'49" E a distance of 2156.68 feet to the Point of Beginning; said tract having a gross area of 63,450 acres and a net area of 43,359 acres.

Pursuant to Section 76-3-621(1), M.C.A. the park requirement for this subdivision has been met by a 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 SKYVIEW RIDGE SUBDIVISION, FIRST FILING, and the lands included in all streets, avenues, public rights-of-way and parks as shown on the annexed plat are hereby granted and donated to the use of the public forever.

STATE OF MONTANA
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION

By: *Michael W. ...* Title: *Director*

Attest: *Stephan ...* Title: *Administrative*

STATE OF MONTANA
County of Yellowstone) ss
LAWYER'S CLERK)
This instrument was acknowledged before me on *January 23rd*, 20*13* by *John E. Tubbs*
as *Director* and *Shawn Thomas* as *Trust Lands Administrator* of the
State of Montana Department of Natural Resources and Conservation.

Signature of Notary Public: *[Signature]*



NOTICE OF APPROVAL
STATE OF MONTANA)
County of Yellowstone) ss

This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

Date: *2/15/14* President: *[Signature]*

Executive Secretary: *[Signature]*

CERTIFICATE OF CITY ENGINEER'S OFFICE
I hereby certify that annexed and foregoing plat conforms with Section 76-4-156(2)(a) M.C.A. for the removal of sanitary restrictions since the plat is inside a sewer main and solid 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 *4th* day of *February*, 20*14*.

[Signature]
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 there are no errors or requiring additions and plats of the City of Billings already platted as nearby as circumstances will permit.

[Signature] Date: *02/04/2013*
Examining Land Surveyor

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

Date: *2-14-14*
Reviewed by: *[Signature]*

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

The undersigned, a Montana Registered Land Surveyor, declares that during the month of July 2013, a survey was performed under his supervision of a tract of land to be known and in confirmation with SUBDIVISION, FIRST FILING, and plating 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 63,450 acres and the net area is 43,359 acres.

SANDERSON STEWART

By: *[Signature]*
Peter B. Knopp
Montana Registration No. 8377-S

Date: *January 28, 2014*

CERTIFICATE OF CITY COUNCIL APPROVAL
STATE OF MONTANA)
County of Yellowstone) ss

We hereby certify that we have examined the annexed and foregoing PLAT OF SKYVIEW RIDGE SUBDIVISION, FIRST 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 in addition to public use of any and all lands shown on this plat as being dedicated to such use are accepted.

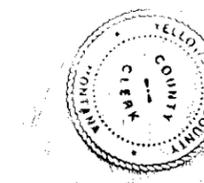
IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA, this *10th* day of *February*, 20*14*.

CITY OF BILLINGS, MONTANA

By: *[Signature]*
Mayor

Attest: *[Signature]*
City Clerk

SUBDIVISION IMPROVEMENT AGREEMENT
Document No. *369 8532*
MC 3698533



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: *February 19, 2014*
Yellowstone County Treasurer: *[Signature]*
By: *[Signature]* Deputy