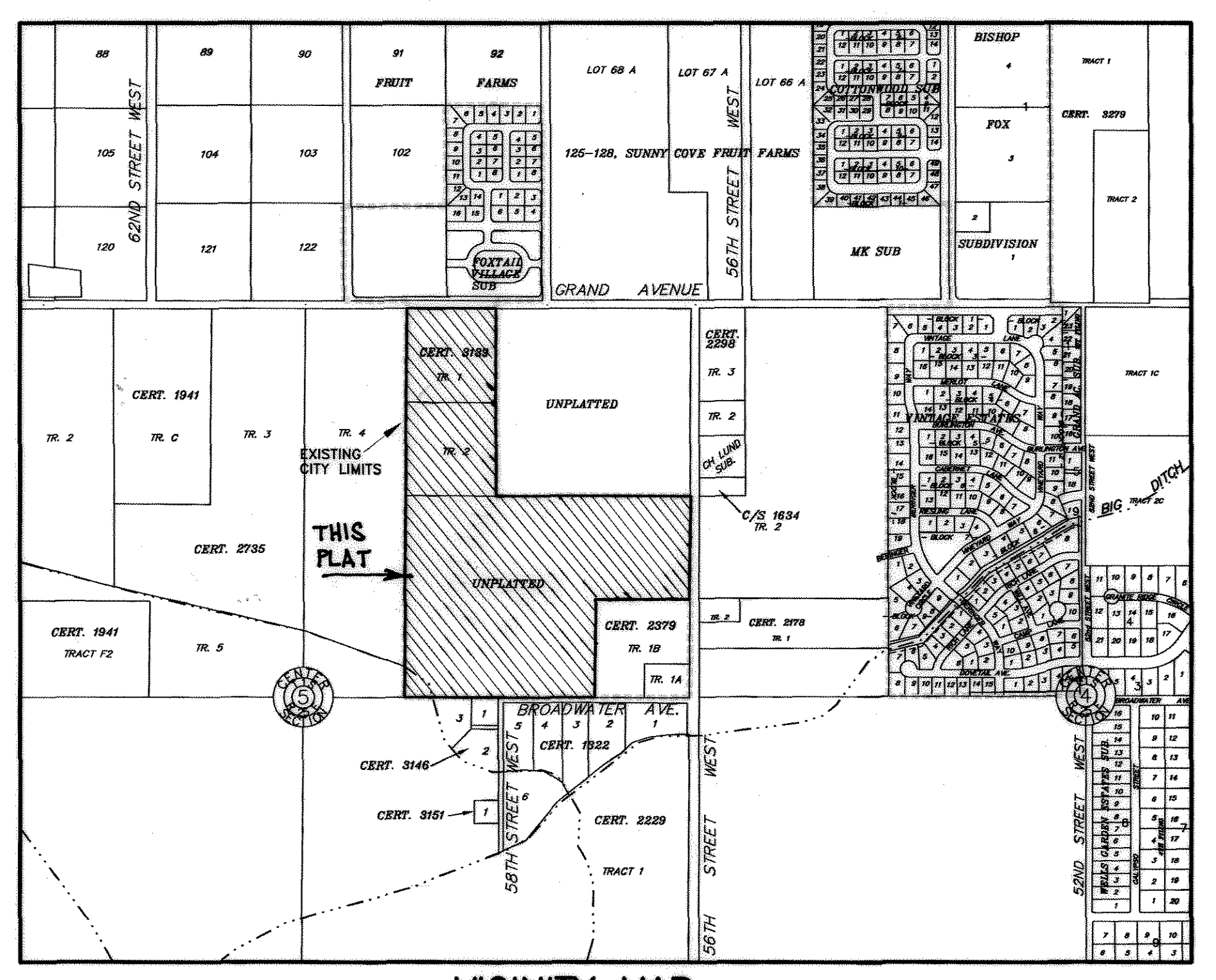
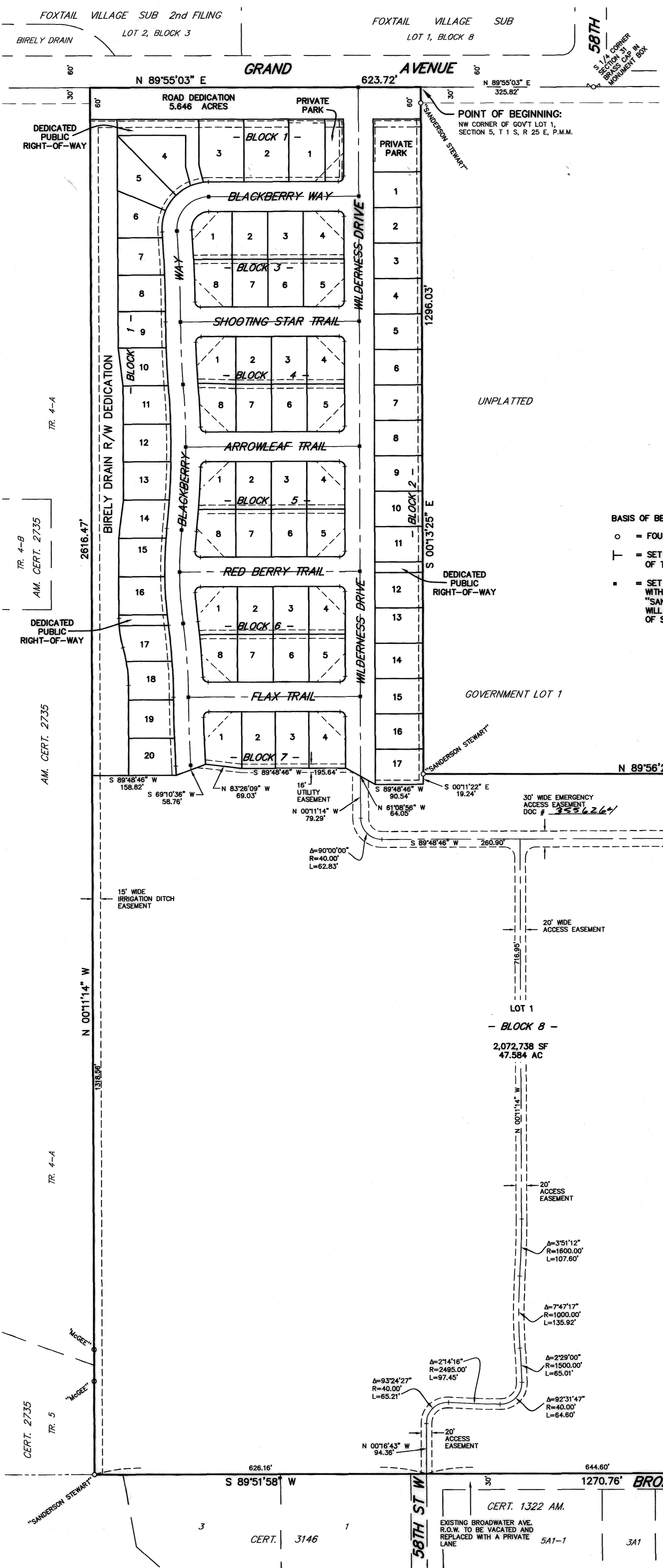
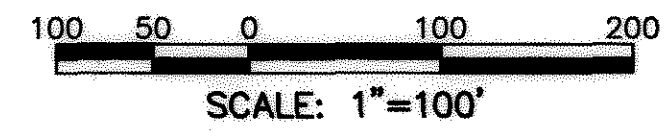
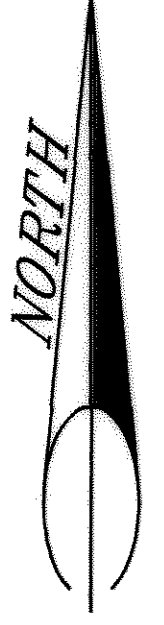


PLAT OF
TRAILS WEST SUBDIVISION, FIRST FILING
 BEING TRACTS 1A & 2A OF CORRECTED C.O.S. 3139 AND UNPLATTED LANDS
 SITUATED IN THE NE1/4 OF SECTION 5, T. 1 S., R. 25 E., P.M.M.,
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA
 PREPARED FOR : TRAILS WEST DEVELOPMENT, LLC.
 PREPARED BY : SANDERSON STEWART



VICINITY MAP
NOT TO SCALE

- BASIS OF BEARING:** CORRECTED CERTIFICATE OF SURVEY No. 3139
- = FOUND SURVEY MONUMENT, AS NOTED
 - ⊥ = 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". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

YELLOWSTONE COUNTY
CLERK

CERT. 2379
TR. 1A

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07/20/2010 11:32

SHEET 1 OF 3
TRAILS WEST 1ST FP.dwg 05051.02 3/23/10 MDB/AV/BEG/PBK

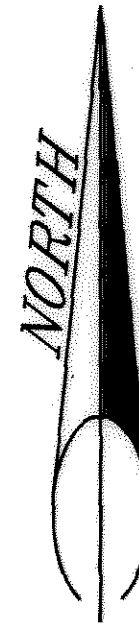
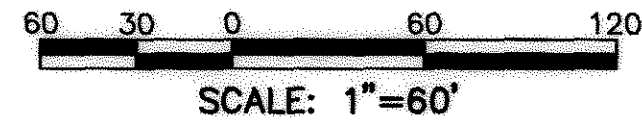
PLAT OF TRAILS WEST SUBDIVISION, FIRST FILING

BEING TRACTS 1A & 2A OF CORRECTED C.O.S. 3139 AND UNPLATTED LANDS SITUATED IN THE NE1/4 OF SECTION 5, T. 1 S., R. 25 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : TRAILS WEST DEVELOPMENT, LLC.

JANUARY, 2010

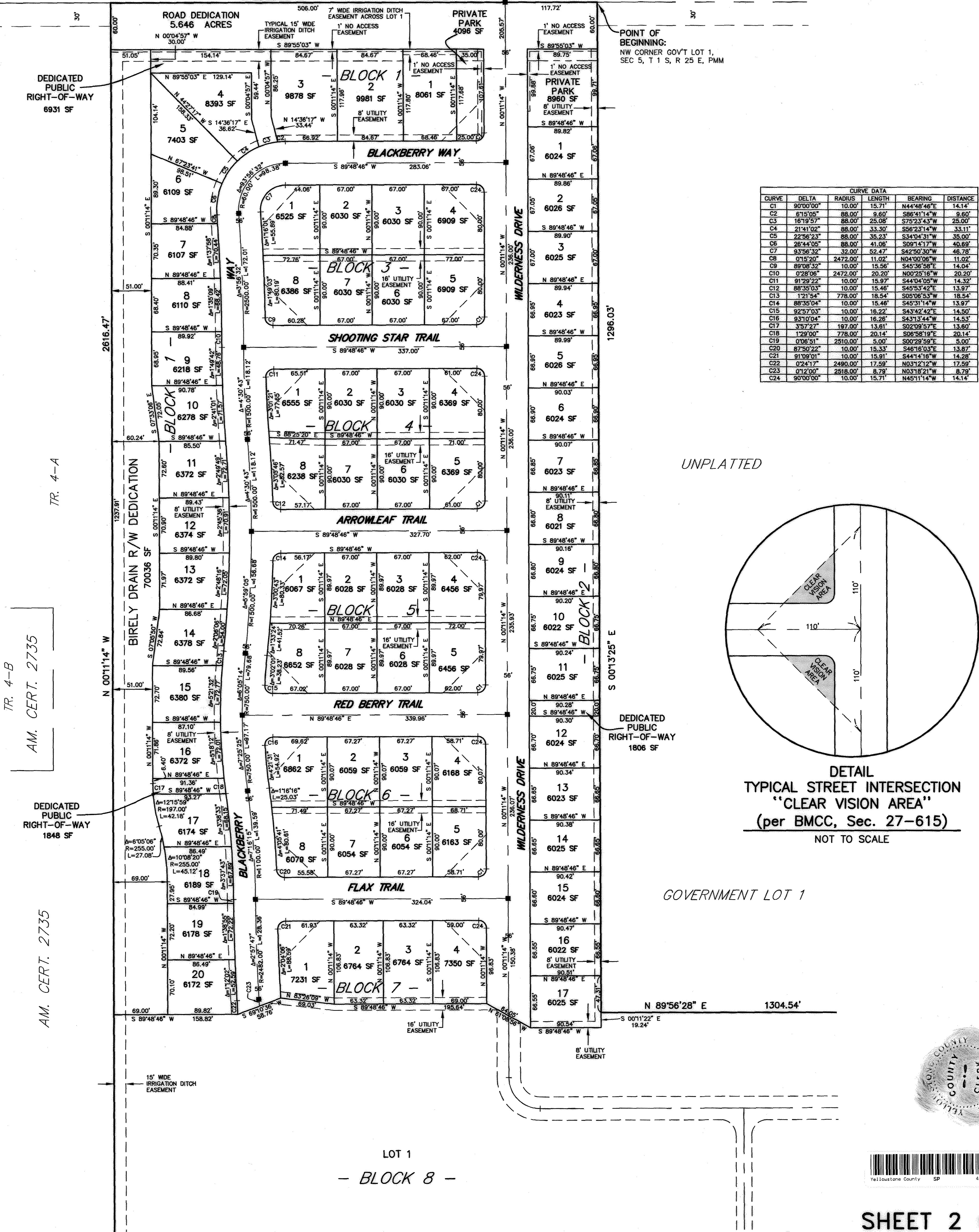
PREPARED BY : SANDERSON STEWART



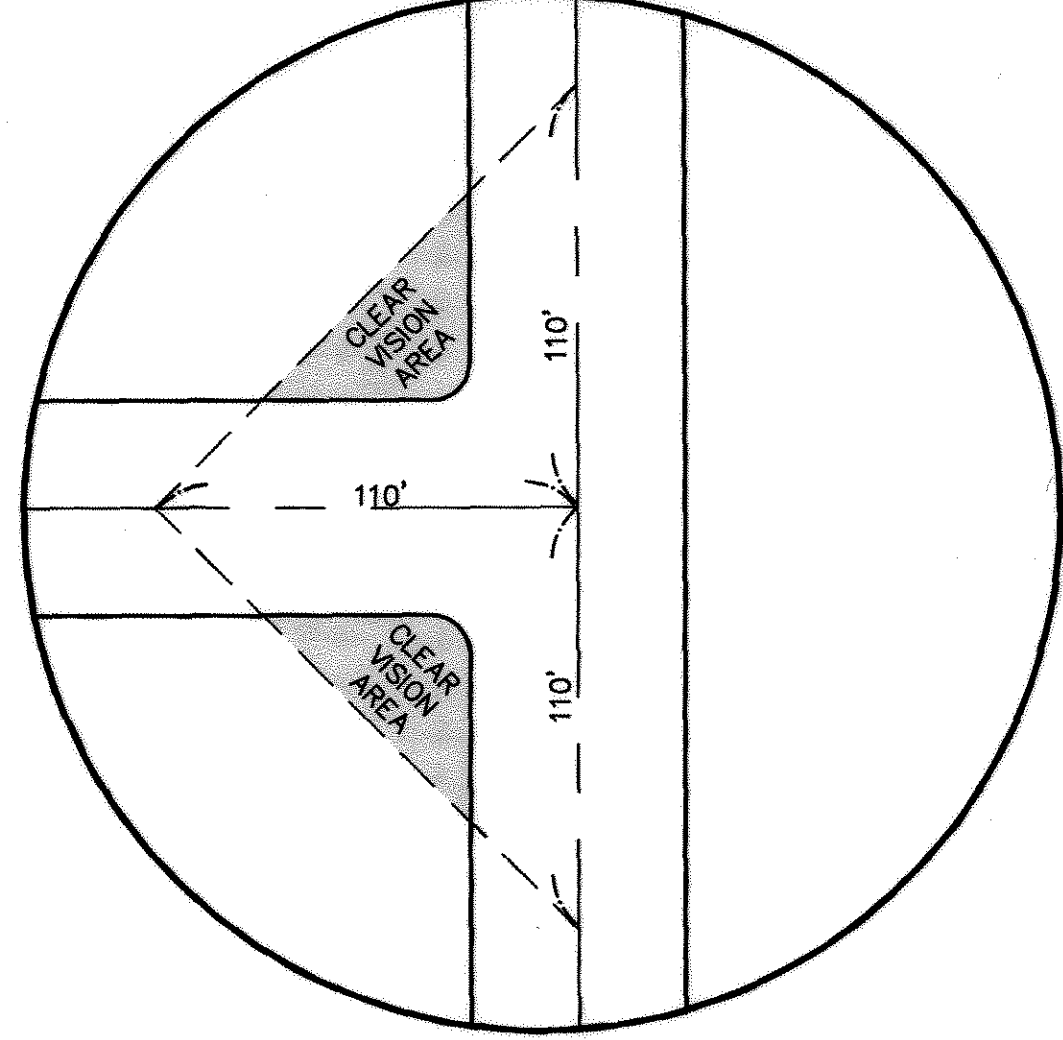
FOXTAIL VILLAGE SUB 2nd FILING
BIRELY DRAIN LOT 2, BLOCK 3

FOXTAIL VILLAGE SUB
LOT 1, BLOCK 8

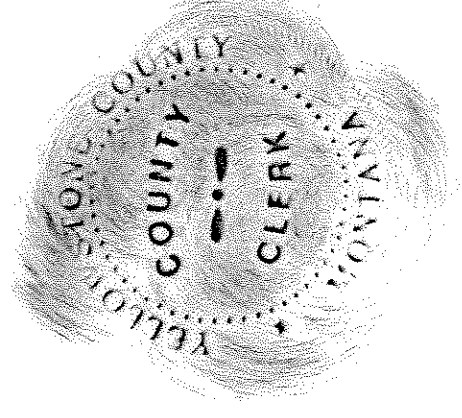
GRAND AVENUE



CURVE	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	90°00'00"	10.00'	15.71'	N44°48'46"E	14.14'
C2	61°5'05"	88.00'	9.60'	S86°41'14"W	9.60'
C3	16°19'57"	88.00'	25.08'	S75°23'43"W	25.00'
C4	21°41'02"	88.00'	33.30'	S56°23'14"W	33.11'
C5	22°56'23"	88.00'	35.23'	S54°04'31"W	35.00'
C6	26°44'05"	88.00'	41.05'	S39°14'17"W	40.89'
C7	83°56'32"	32.00'	52.47'	S42°50'30"W	46.78'
C8	01°5'20"	2472.00'	11.02'	N04°00'06"W	11.02'
C9	89°08'32"	10.00'	15.56'	S45°36'58"E	14.04'
C10	02°28'06"	2472.00'	20.20'	N00°25'16"W	20.20'
C11	91°29'22"	10.00'	15.97'	S44°04'05"W	14.32'
C12	88°35'03"	10.00'	15.46'	S45°33'42"E	13.97'
C13	12°1'54"	778.00'	18.54'	S05°06'33"W	18.54'
C14	88°35'04"	10.00'	15.46'	S45°31'14"W	13.97'
C15	92°57'03"	10.00'	16.22'	S43°42'42"E	14.50'
C16	93°10'04"	10.00'	16.26'	S43°13'44"W	14.53'
C17	357°27"	197.00'	13.61'	S02°09'57"E	13.60'
C18	129°00"	778.00'	20.14'	S06°58'19"E	20.14'
C19	0°08'51"	2510.00'	5.00'	S00°29'59"E	5.00'
C20	87°50'22"	10.00'	15.33'	S48°18'33"E	13.87'
C21	91°09'01"	10.00'	15.91'	S44°14'16"W	14.28'
C22	02°41'17"	2490.00'	17.59'	N03°12'12"W	17.59'
C23	01°20'00"	2518.00'	8.79'	N03°18'21"W	8.79'
C24	90°00'00"	10.00'	15.71'	N45°11'14"W	14.14'



DETAIL TYPICAL STREET INTERSECTION "CLEAR VISION AREA" (per BMCC, Sec. 27-615) NOT TO SCALE



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07/20/2010 11:32a
Yellowstone County SP 42.00

PLAT OF
TRAILS WEST SUBDIVISION, FIRST FILING
 BEING TRACTS 1A & 2A OF CORRECTED C.O.S. 3139 AND UNPLATTED LANDS
 SITUATED IN THE NE1/4 OF SECTION 5, T. 1 S., R. 25 E., P.M.M.,
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA
 PREPARED FOR : TRAILS WEST DEVELOPMENT, LLC. JANUARY, 2010
 PREPARED BY : SANDERSON STEWART

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
) :ss
 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 NE1/4 of Section 5, T. 1 S., R. 25 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 northwest corner of Government Lot 1 in Section 5, T. 1 S., R. 25 E., P.M.M.; said point also being the northeast corner of Corrected Certificate of Survey No 3139; thence, from said Point of Beginning, along the line common to said Corrected Certificate of Survey No 3139 and Government Lot 1, S 00°13'25" E a distance of 1296.03 feet to the southeast corner of said Corrected Certificate of Survey No 3139 and the southwest corner of said Government Lot 1; thence, along the south line of said Government Lot 1, N 89°56'28" E a distance of 1304.54 feet to the southeast corner of said Government Lot 1, said point being on the centerline of 56th Street West; thence, along the centerline of 56th Street West, S 00°15'36" E a distance of 658.18 feet to the northeast corner of Tract 1B of Amended Certificate of Survey No 2379; thence, along the north line of said Tract 1B, S 89°52'07" W a distance of 660.00 feet to the northwest corner of said Tract 1B; thence, along the west line of said Tract 1B, S 00°15'36" E a distance of 660.03 feet to the southwest corner of said Tract 1B, said point being on the east west mid-section line of said Section 5; thence, along said mid-section line, S 89°51'58" W a distance of 1270.76 feet to the southeast corner of Certificate of Survey No 2735; thence, along the east line of said Certificate of Survey No 2735, N 00°11'14" W a distance of 2616.47 feet to the northeast corner of said Certificate of Survey No 2735, said point being on the north line of said Section 5; thence, along said north line, N 89°55'03" E a distance of 623.72 feet to the Point of Beginning.

Pursuant to Section 76-3-621(1), M.C.A. 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 TRAILS WEST SUBDIVISION, FIRST FILING, and the lands included in all streets, avenues, public rights-of-way and the Birely Drain right-of-way as shown on the annexed plat are hereby granted and donated to the use of the public forever.

TRAILS WEST DEVELOPMENT, LLC.

By: *Michael A. Nara*
 Title: Mgr Member

Douglas D. Frank
 Douglas D. Frank

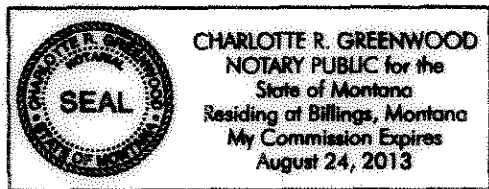
Deborah Faye Frank
 Deborah Faye Frank

Ronald E. Frank
 Ronald E. Frank

STATE OF MONTANA)
) :ss
 County of Yellowstone)

This instrument was acknowledged before me on May 7, 2010, by Michael A. Nara as Managing Member TRAILS WEST DEVELOPMENT, LLC.

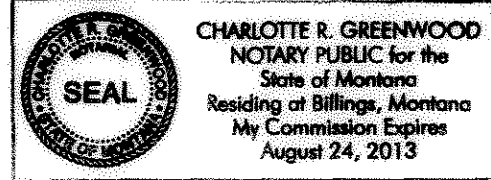
Christine R. Greenwood
 Notary Public in and for the State of Montana
 Printed Name _____
 Residing at _____
 My commission expires _____



STATE OF MONTANA)
) :ss
 County of Yellowstone)

This instrument was acknowledged before me on May 7, 2010, by Douglas D. Frank and Deborah Faye Frank.

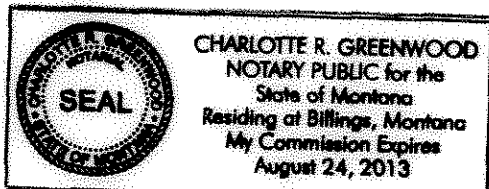
Christine R. Greenwood
 Notary Public in and for the State of Montana
 Printed Name _____
 Residing at _____
 My commission expires _____



STATE OF MONTANA)
) :ss
 County of Yellowstone)

This instrument was acknowledged before me on May 12, 2010, by Ronald E. Frank.

Christine R. Greenwood
 Notary Public in and for the State of Montana
 Printed Name _____
 Residing at _____
 My commission expires _____



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 January 2010, a survey was performed under his supervision of a tract of land to be known as TRAILS WEST SUBDIVISION, FIRST 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 67.024 acres and the net area is 58.321 acres.

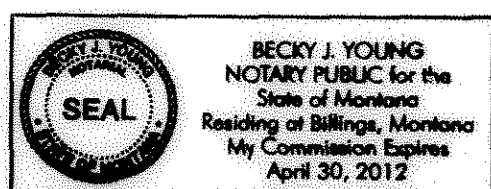
SANDERSON STEWART

By: *Peter B. Knapp*
 Montana Registration No. 8377-S



Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this 27 day of May, 2010.

Becky J. Young
 Notary Public in and for the State of Montana
 Printed Name Becky J. Young
 Residing at Billings, MT
 My commission expires 04/30/2012



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.

June 4, 2010 *Bel R. Iverson*
 Date President
Chris S. Beaudry
 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 11th day of June, 2010.

Jim D. Grant
 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 platted as nearly as circumstances will permit.

Jim D. Grant P.L.S. 6-11-2010
 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: 6-22-10
 Reviewed by: *Paul Arnold*

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: 6-30-2010
 Yellowstone County Treasurer
 By: *Paul Arnold*
 Deputy

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 TRAILS WEST 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 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 June, 2010.

CITY OF BILLINGS, MONTANA
 By: *Thomas W. Hanel*
 Mayor
 Attest: *Cari Martin*
 City Clerk



SUBDIVISION IMPROVEMENT AGREEMENT

Document No. 355625B
Restoration on Transfers - 3556259
 CONSENT TO PLATTING
 Document No. 3556260 through 3556262
Release of Easement - 3556263
 ACCESS EASEMENT
 Document No. 3556264 Agreement 3556265

