

FINAL PLAT OF PHASE I THE HOMESTEAD SUBDIVISION

PART OF TRACT 1B AND 1C OF C.O.S. 27-869
WITHIN SE 1/4

SECTION 29, T23N, R59E, P.M.M.
SIDNEY, RICHLAND COUNTY, MONTANA

CERTIFICATE OF DEDICATION

We the undersigned property owner(s), do hereby certify that (we) have caused to be surveyed, subdivided and platted into lots, blocks, streets and alleys, as shown by the plat hereto annexed, the following described land in Sidney, Richland County, Montana, to wit:

OLD DESCRIPTION
Tract 1B and 1C of C.O.S. 27-869

NEW DESCRIPTION
Lots 1-3 of Block 1 & Lots 1-2 of Block 2 of Phase I of the Homestead Subdivision

The above described land contains 10.55 acres, more or less, and is subject to all existing easements and rights-of-way.

The above described tract of land is to be known and designated as PHASE I THE HOMESTEAD SUBDIVISION, SIDNEY, RICHLAND COUNTY, and the lands included in all streets, avenues, alleys, and public squares shown on said plat are hereby granted and donated to the use of the public forever.

The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, cable television, water, or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as "Utility Easement" to have and to hold forever.

[Signature]
MFG LAND DEVELOPMENT, LLC

Dated this 11th day of July, 2015

State of Montana
County of Yellowstone

This instrument was signed and acknowledged before me on July 10, 2015 by *[Signature]* as being acting in the capacity of *[Signature]* on behalf of MFG Land Development, LLC.



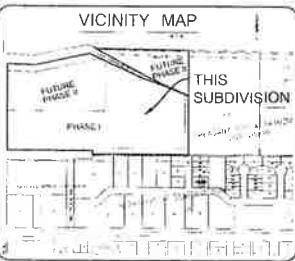
CERTIFICATE OF FINAL PLAT APPROVAL - CITY

The Council of the City of Sidney, Montana, does hereby certify that it has examined this subdivision plat and, having found the same to conform to law, approves it, and hereby accepts the dedication to public use of any and all lands shown on this plat as being dedicated to such use this 9th day of July, 2015.

[Signature] Mayor
[Signature] City Clerk

AGRICULTURAL WATER USER FACILITIES DECLARATION

These lots are in the Lower Yellowstone Irrigation Project and have been classified as irrigable lands by the Bureau of Reclamation. As such these lots are subject to annual irrigation easements. Irrigation easements may cross these lots for the purpose of maintaining or delivering irrigation water.



CITY OF SIDNEY PLANNER

Dated this 11th day of July, 2015

[Signature]
John H. H.

CERTIFICATE OF COUNTY TREASURER

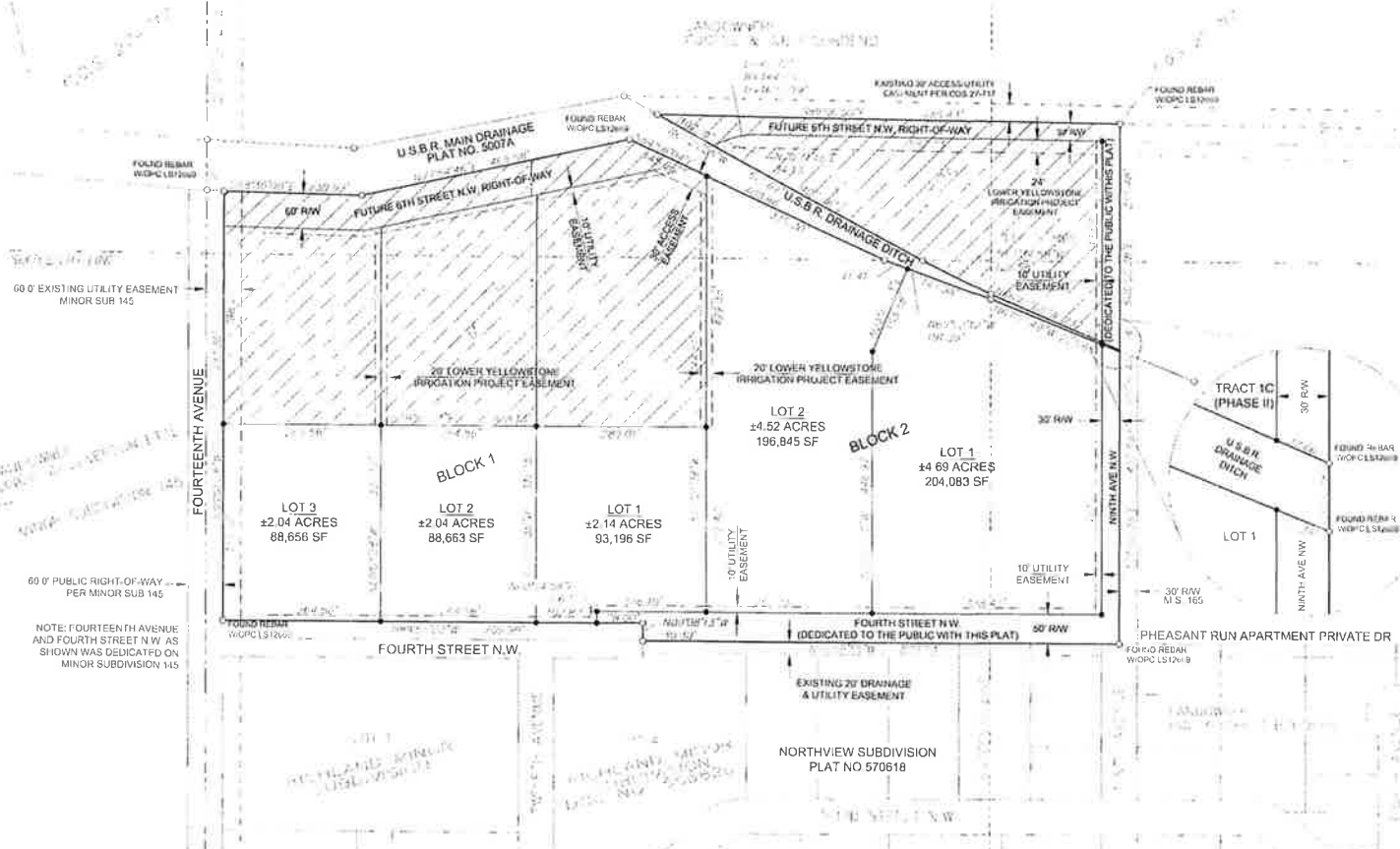
I hereby certify, pursuant to Section 76-3-611(1)(b), MCA, that all real property taxes assessed and levied on the land described herein and encompassed by the proposed Phase I The Homestead Subdivision have been paid.

Dated this 20th day of July, 2015

Tax Statement No. 8187

[Signature]
Sandra L. Christensen
Richland County Treasurer

TOTAL AREA (PHASE I & II) = ±28.45 ACRES
TOTAL # OF LOTS (PHASE I) = 5 LOTS
TOTAL AREA OF LOTS (PHASE I) = ±15.43 ACRES
TOTAL AREA OF STREET DEDICATION (PHASE I) = ±1.52 ACRES
TOTAL AREA OF PARK DEDICATION (PHASE I) = 0 ACRES



LEGEND				(FOR RICHLAND COUNTY RECORDS)		
	1/4 SECTION CORNER - 1/4"		1/4 SECTION CORNER - 1/4"	SEC.	T.	R.
	SECTION CORNER - 1/4"		SECTION CORNER - 1/4"		29	23N
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