

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 1 of the Homestead Subdivision

The above described land contains 16.95 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 parks or 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.

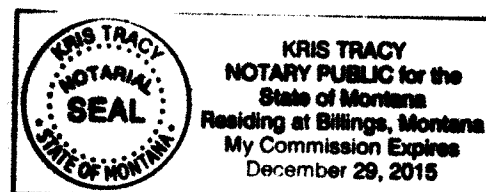
Donald J. Stuber
MPEG LAND DEVELOPMENT, LLC.

Dated this 21st day of July, 2015

State of Montana ss:
County of Richland

This instrument was signed or acknowledged before me on July 21, 2015 by Donald J. Stuber acting in the capacity of Managing Member on behalf of MPEG Land Development, LLC.

(seal)



Kris Tracy
Notary Public for the State of Montana
Residing at Billings
My Commission Expires 12/29/2015

CERTIFICATE OF FINAL PLAT APPROVAL - CITY

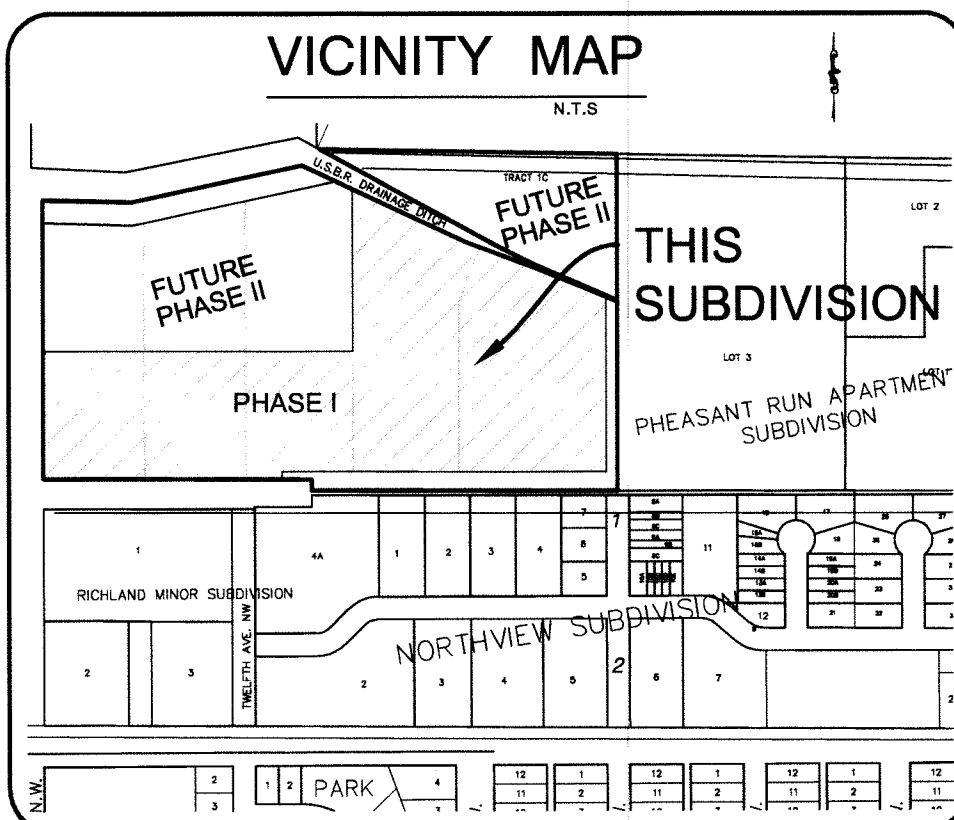
The Council of the City of Sidney, Montana, does hereby certify that it has examined this subdivision plat and, having found the same to conform to law, approves it, and hereby accepts the dedication to public use of any and all lands shown on this plat as being dedicated to such use this 9th day of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

Jessica Radford
City Clerk

Paul Harty
Mayor

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 assessments. Irrigation easements may cross these lots for the purpose of maintaining or delivering irrigation water.



SURVEYOR'S CERTIFICATE

I, Daryl D. Kaseman, a Professional Land Surveyor, licensed in the State of Montana, do hereby certify that the survey shown on the attached Phase I The Homestead Subdivision was performed by me, under my supervision or by or under the supervision of other professional land surveyors employed by Interstate Engineering. The field survey was performed in December 2012 at the request of MPEG Land Development, LLC, and the monuments found and set are of the character shown thereon. This plat does not represent a complete title search.

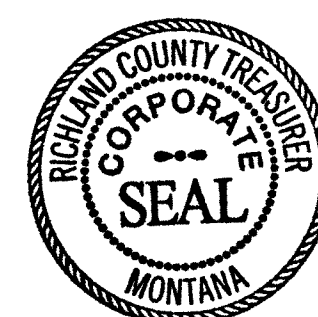
Dated this 15th day of SEPTEMBER, 2015.

Daryl D. Kaseman
Daryl D. Kaseman, Montana Registration No. 12669LS

CITY OF SIDNEY PLANNER

Dated this 1 day of July, 2015.

John How



CERTIFICATE OF COUNTY TREASURER

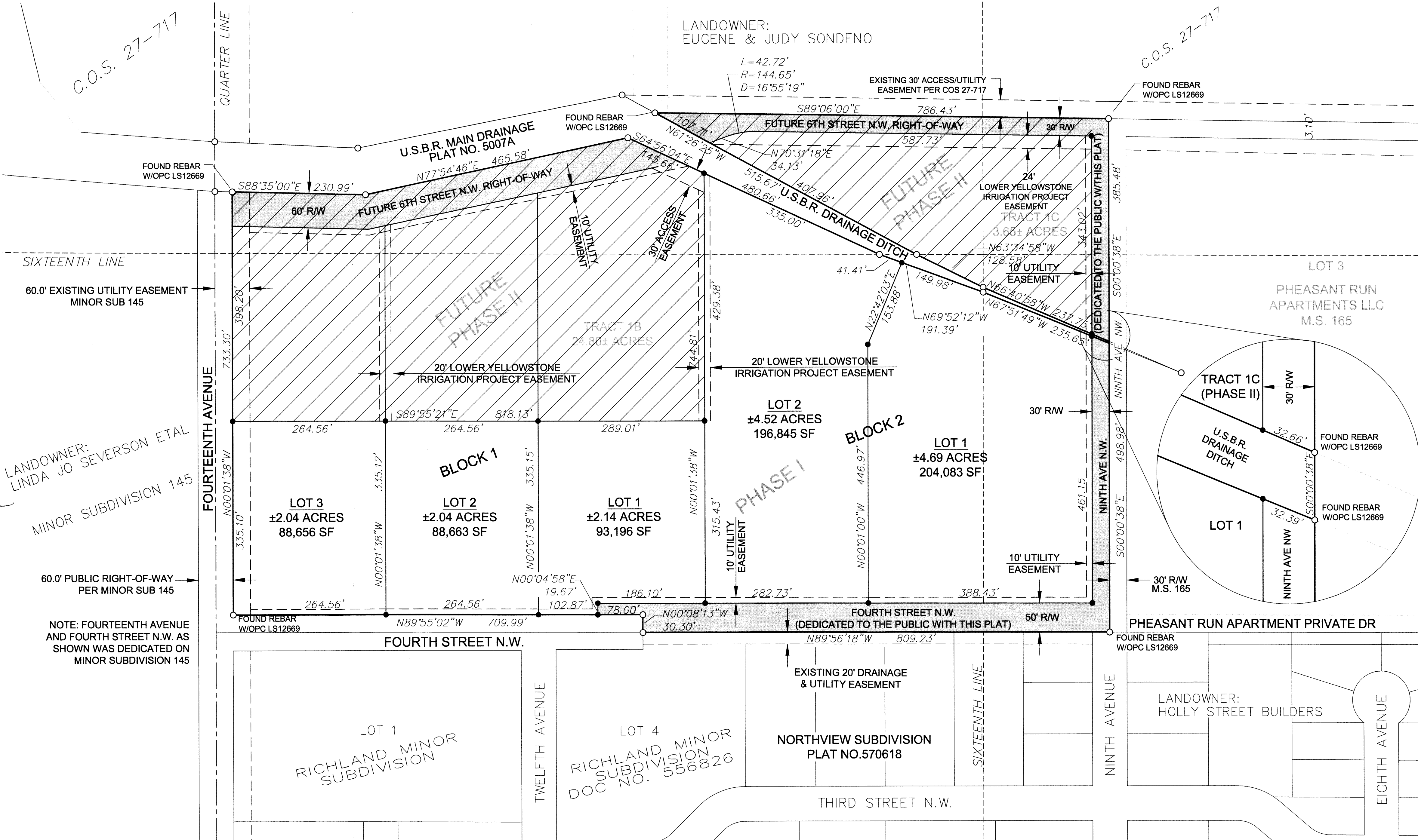
I hereby certify, pursuant to Section 76-3-611(1)(b), MCA, that all real property taxes assessed and levied on the land described hereon and encompassed by the proposed Phase I The Homestead Subdivision have been paid.

Dated this 20 day of July, 2015.

Tax Statement No. 8187

Sandra L. Christensen by Amy M. Murphy
Richland County Treasurer

TOTAL AREA (PHASE I & II) = ±28.45 ACRES
TOTAL # OF LOTS (PHASE 1) = 5 LOTS
TOTAL AREA OF LOTS (PHASE 1) = ±15.43 ACRES
TOTAL AREA OF STREET DEDICATION (PHASE 1) = ±1.52 ACRES
TOTAL AREA OF PARK DEDICATION (PHASE 1) = 0 ACRES



NOTE: Pursuant to 7-22-2116 MCA, "It is unlawful for any person to permit noxious weed to propagate or go to seed on the person's land, except that any person who adheres to the noxious weed management program of the person's weed management district or who has entered into and is in compliance with a noxious weed agreement is considered to be in compliance with this section."

LEGEND

- 1/4 SECTION CORNER - SET
- SECTION CORNER - SET
- REBAR WITH YPC OR OPC - SET
- FUTURE PHASE II
- 1/4 SECTION CORNER - EXISTING
- SECTION CORNER - FOUND
- FOUND REBAR W/ YPC LS 15258 (UNLESS NOTED OTHERWISE)
- U.S.B.R. - UNITED STATES BUREAU OF RECLAMATION
- YPC - YELLOW PLASTIC CAP
- OPC - ORANGE PLASTIC CAP

SCALE

1" = 100'

SEC.	T.	R.
29	23N	59E

591288 MISC FILE Pages: 93
STATE OF MONTANA RICHLAND COUNTY
RECORDED: 10/14/2015 2:12 KOI: MAP
STEPHANIE VERHASSELT CLERK AND RECORDER
FEE: \$104.00 BY: **FILE**
TO: **ENV 770A**

Revision No.	Date	By	Description

PHASE I THE HOMESTEAD SUBDIVISION MAJOR SUBDIVISION SE 1/4 SEC 29, T23N, R59E RICHLAND COUNTY, MONTANA	Project No.: S14-00-085 Date: JULY 2014
---	--

Drawn By: A.W.S. Checked By: D.D.K.
--

Interstate Engineering, Inc.
P.O. Box 648
425 East Main Street
Sidney, Montana 59270
Ph (406) 433-5617
Fax (406) 433-5618
www.interstateeng.com
Other offices in Minnesota, North Dakota and South Dakota

