

FINAL PLAT OF  
MAYO SUBDIVISION  
LOCATED IN SW1/4SE1/4 OF  
SECTION 30, T23N, R59E, P.M.M.  
CITY OF SIDNEY, RICHLAND COUNTY, MT.

**CERTIFICATE OF PROPERTY OWNERS**  
We, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat hereto annexed, the following described land in Sidney, Montana, to-wit:  
  
**OLD DESCRIPTION**  
Block 2 and 3 of Hilltop Enterprises Subdivision and Tract 1 of Certificate of Survey 27-816, located in SW1/4SE1/4 of Section 30, T23N, R59E, P.M.M. Sidney, Montana.  
  
Said above described land contains 13.29 acres, more or less.

**CERTIFICATE OF DEDICATION**  
We, the undersigned property owners, 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, Montana, to-wit:  
  
Mayo Subdivision located in SW1/4SE1/4 of Section 30, T23N, R59E, P.M.M., City of Sidney, Richland County, Montana.  
  
The above described tract of land is to be known and designated as MAYO Subdivision 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.

Said above described land contains 13.29 acres, more or less.  
We certify that this division of land is located within the jurisdictional areas that have adopted growth policies pursuant to Chapter 1 or within first-class or second-class municipalities for which the governing body certifies, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided and is therefore excluded from DEQ review in accordance with Section 76-4-125(2)(d), MCA.  
  
We also certify in accordance with Section 7-22-2118 MCA "It is unlawful to permit noxious weeds to propagate. It is unlawful for any person to permit any noxious weed to propagate or go to seed on his land, except that any person who adheres to the noxious weed management program of his district or who has entered into and is in compliance with a noxious weed agreement is considered to be in compliance with this section."

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 join 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 an to hold forever.  
  
The undersigned hereby grants unto the City of Sidney drainage easements and the right to the joint use of an easement for maintenance and repair in, over, under and across each area designated on this plat as 'Drainage Easement' to have and hold forever.

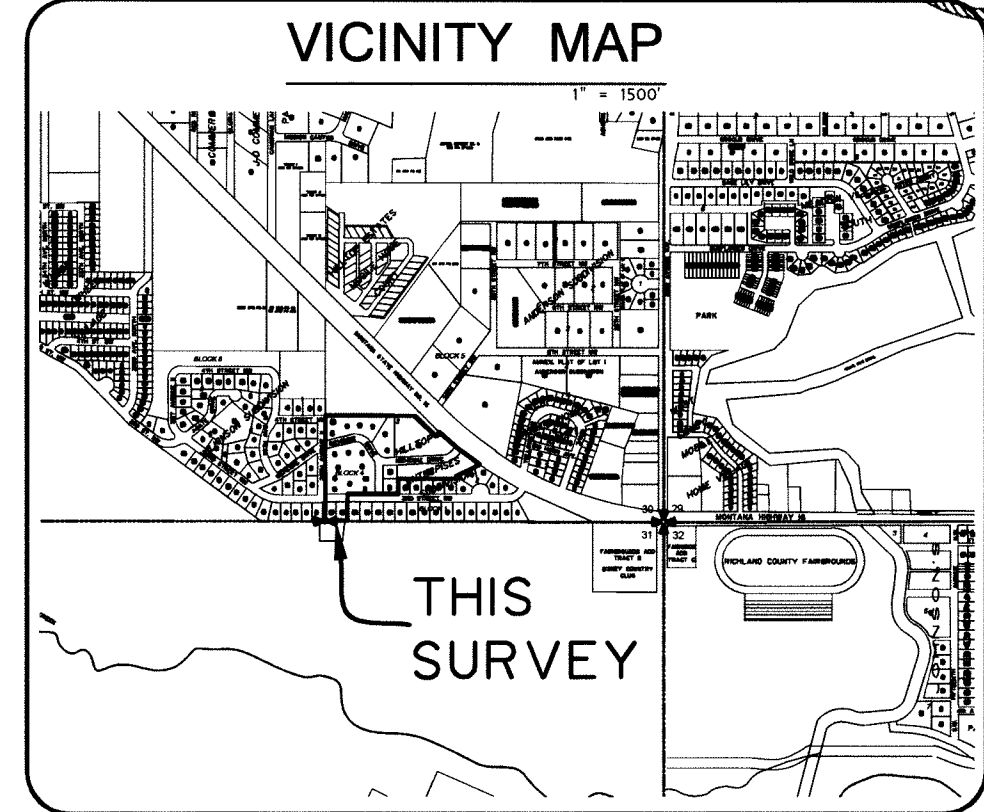
*Donald Franz*  
Donald Franz

Dated this 2nd day of October, 2012.  
  
State of Montana ss.  
County of Richland  
  
On this 2nd day of October, 2012, before me, the undersigned a Notary Public for the State of Montana, personally appeared Donald Franz known to me to be the persons that executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.  
  
*Wendy S. Johnson*  
Notary Public

**CERTIFICATE OF PLAT APPROVAL - CITY**  
The Council of the City of Sidney, Montana, does hereby certify that it has examined the attached plat and having found the same to conform to law, approves it.  
  
Am day of October, 2012.  
  
*Jana Mahan*  
City Clerk  
  
*But Smelser*  
Mayor

**CERTIFICATE OF COUNTY TREASURER**  
I hereby certify, pursuant to Section 76-3-811(1)(b), MCA, that all real property taxes assessed and levied on the land described hereon and encompassed by the proposed Mayo Subdivision have been paid.  
  
Dated this 3rd day of October, 2012.  
  
Tax Statement No. 1139,1314,4428,6078  
  
*Andrea Christensen by Sarah Byer*  
Richland County Treasurer



**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 Mayo 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 May 2011, at the request of Donald Franz; and the monuments found and set are of the character shown thereon. This plat does not represent a complete title search.  
  
Dated this 2nd day of October, 2012.  
  
*Daryl D. Kaseman*  
Daryl D. Kaseman, Montana Registration No. 12669LS  
Interstate Engineering, Inc.  
P.O. Box 648. Sidney, Montana 59270

**BEARING BASIS**  
N00°03'47"E ON THE WEST BOUNDARY OF MAYO SUBDIVISION AS SHOWN HEREON.

**LEGEND**

	1/4 SECTION CORNER - SET AS NOTED		1/4 SECTION CORNER - FOUND AS NOTED
	SECTION CORNER - SET AS NOTED		SECTION CORNER - FOUND AS NOTED
	SET REBAR WITH ORANGE PLASTIC CAP		FOUND MONUMENT - AS NOTED

12669 LS

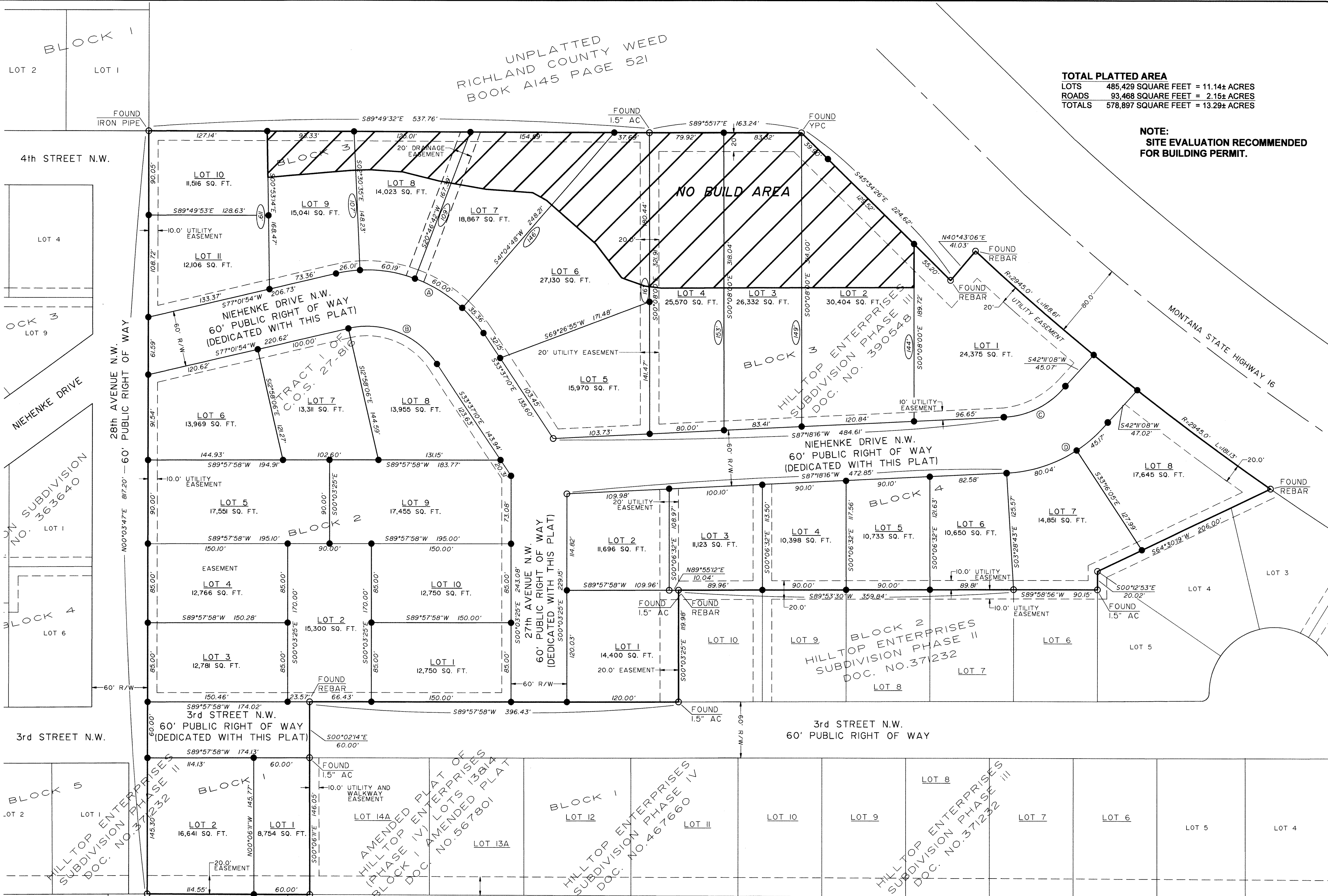
**SCALE**

60 0 60 120 feet  
1" = 60'

SEC.	T.	R.
30	23N	59E

STATE OF MONTANA  
COUNTY OF \_\_\_\_\_  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.  
573095 MISC FILE Pages: 23  
STATE OF MONTANA RICHLAND COUNTY  
RECORDED: 10/12/2012 11:37 K01: MAP  
STEPHANIE VERHASSELT CLERK AND RECORDER  
FEE: \$20.00 BY: *Renee Young*  
719A

AMENDED PLAT  
NUMBER: \_\_\_\_\_



**TOTAL PLATTED AREA**  
LOTS 486,428 SQUARE FEET = 11.14+ ACRES  
ROADS 93,468 SQUARE FEET = 2.15+ ACRES  
TOTALS 579,897 SQUARE FEET = 13.29+ ACRES

**NOTE:**  
SITE EVALUATION RECOMMENDED  
FOR BUILDING PERMIT.

Revision	Date	By	Description

MAYO SUBDIVISION  
31-LOT SUBDIVISION  
SEC. 30, T23N, R59E, P.M.M.  
SIDNEY, MONTANA

Drawn By: J.D.M.  
Checked By: D.D.K.  
Project No.: S11-04-029  
Date: OCT 2011

INTERSTATE ENGINEERING  
P.O. Box 648  
425 East Main Street  
Sidney, Montana 59270  
Ph: (406) 433-5617  
Fax: (406) 433-5618  
www.intersteering.com

Interstate Engineering, Inc.  
P.O. Box 648  
425 East Main Street  
Sidney, Montana 59270  
Ph: (406) 433-5617  
Fax: (406) 433-5618  
www.intersteering.com

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**1**

SHEET NO.



AMENDED PLAT OF LOTS 6 & 7 OF BLOCK 3  
OF THE FINAL PLAT OF MAYO SUBDIVISION

SECTION 30, T23N, R59E, P.M.M.  
CITY OF SIDNEY, RICHLAND COUNTY, MONTANA

OLD DESCRIPTIONS  
That portion of Block 3 of the Final Plat of Mayo Subdivision, according to the final plat thereof filed in the office of the Clerk and Recorder of Richland County, Montana, to-wit:

Lots 6 & 7 of Block 3 of the Final Plat of Mayo Subdivision, according to the final plat thereof filed in the office of the Clerk and Recorder of Richland County, Montana, as Document No. 573095, Section 30, T23N, R59E, P.M.M..

NEW DESCRIPTION  
Lot 6A of the Amended Plat of Lots 6 & 7, Block 3, of the Final Plat of Mayo Subdivision, located within Section 30, T23N, R59E, P.M.M., City of Sidney, Richland County, Montana.

PROPERTY OWNERS CERTIFICATE  
We hereby certify that the purpose of this survey is the aggregation of parcels or lots when a certificate of survey or subdivision plat shows that the boundaries of the original parcels have been eliminated and the boundaries of a larger aggregate parcel are established and is therefore exempt from review under MCA 76-3-207(1)(f), and that any restriction and condition of approval on the subdivision and platted lots continues to apply.

We also hereby certify that this Amended Plat will not cause approved facilities to violate any conditions of approval, and will not cause exempt facilities to violate any conditions of exemption. Therefore, this survey is exempt from review by the Department of Environmental Quality pursuant to section 17-36-605(2)(b)(ii).

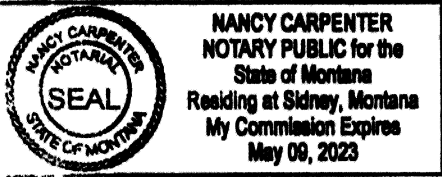
Roger L. Byer  
Roger L. Byer

State of MONTANA )  
County of RICHLAND )SS

On this 31<sup>st</sup> day of MAY, 2019, before me, the undersigned a Notary Public for the State of MONTANA, personally appeared Roger L. Byer known to me to be the persons that executed the same.

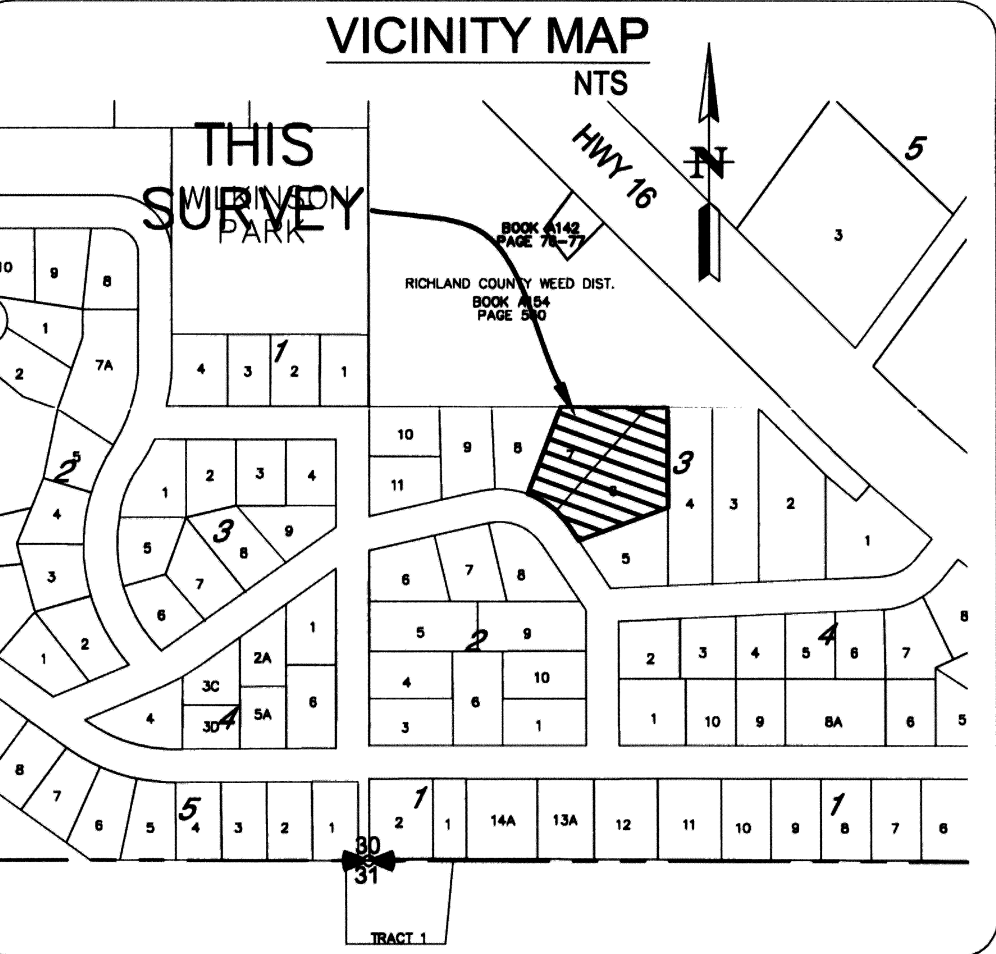
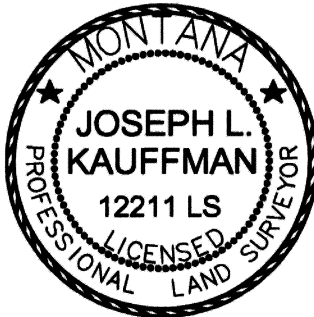
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

Nancy Carpenter  
Notary Public



SURVEYOR'S CERTIFICATE  
I, Joseph L. Kauffman, a Professional Land Surveyor, licensed in the State of Montana, do hereby certify that the survey shown on the attached Amended Plat was performed by me or under my direct supervision at the request of Roger Byer. The field survey was performed in May 2011 and the monuments found and set are of the character shown thereon. This Amended Plat does not represent a complete title search.

Dated this 1<sup>st</sup> day of May, 20 19.  
Joseph L. Kauffman, Montana License No. 12211LS

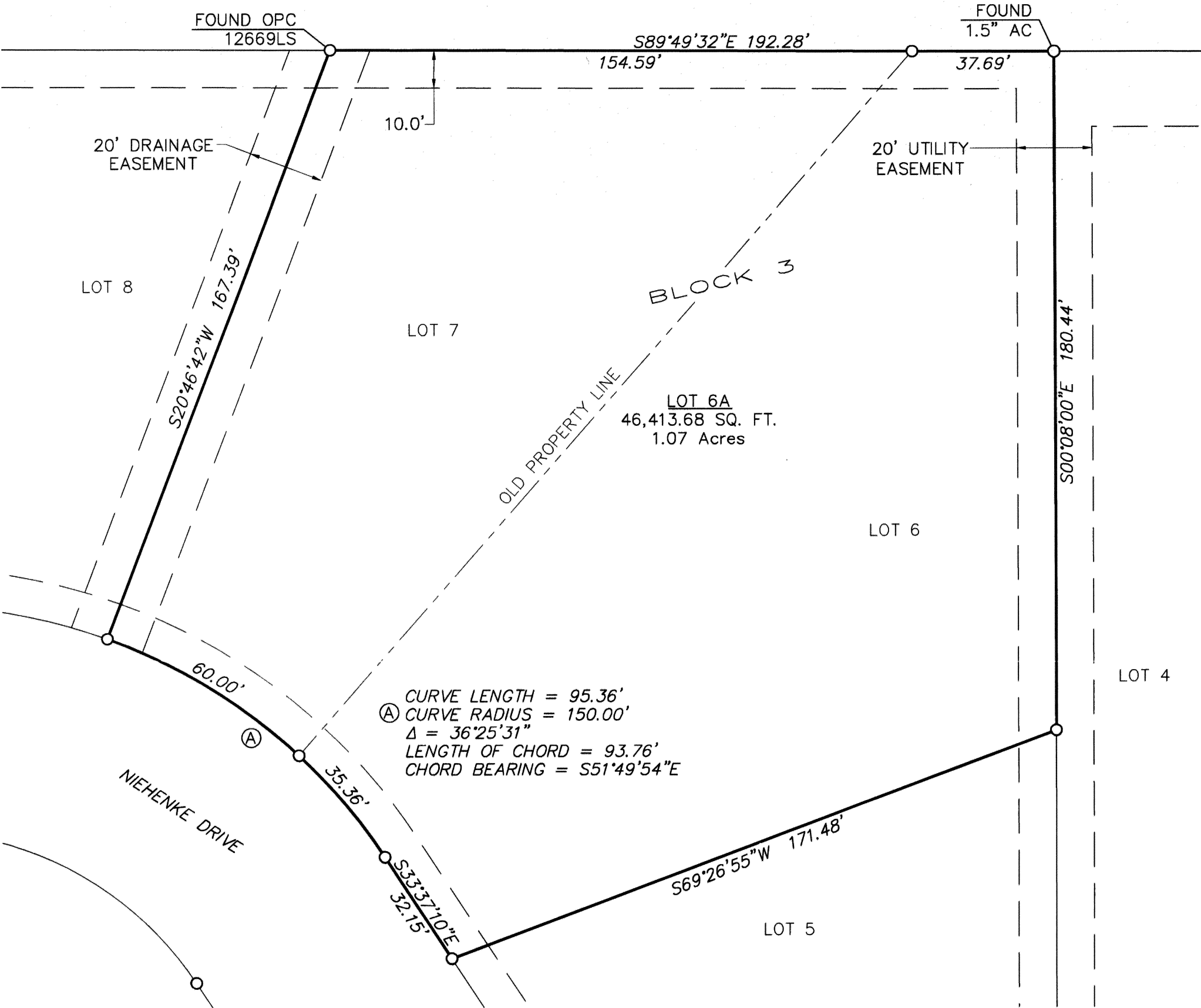


CITY OF SIDNEY PLANNER

Dated this 3 day of June, 20 19.

Forrest Sanderson  
Forrest Sanderson  
by Forrest Sanderson

- REFERENCE:
- Warranty Deed filed as Document No. 592884 in Book A161, Page 191
  - Warranty Deed filed as Document No. 599089 in Book A163, Page 477
  - Final Plat of Mayo Subdivision, Document No. 573095.



CERTIFICATE OF COUNTY TREASURER

I, Richland County Treasurer, do hereby certify that no real property taxes assessed and levied on the land to be amended is unpaid.

Tax Statement No. 8217 + 8218

Dated this 16 day of June, 20 19.

Sandra L. Christensen  
Richland County Treasurer  
By: Unif. Mgt. Deputy



CERTIFICATE OF PLAT APPROVAL - CITY

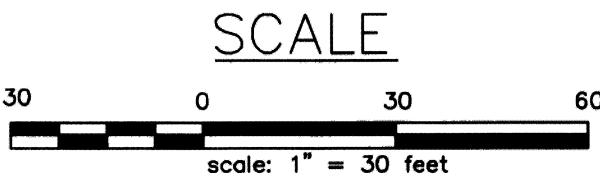
The Council of the City of Sidney, Montana, does hereby certify that it has examined the attached plat and having found the same to conform to law, and approves it.

31<sup>st</sup> day of May, 20 19.  
Jessica Redfield  
City Clerk

Paul T. Arley  
Mayor

FOR: RICHLAND COUNTY RECORDER

- LEGEND
- 1/4 SECTION CORNER - SET AS NOTED
  - SECTION CORNER - SET AS NOTED
  - OLD BOUNDARY LINE
  - NEW PROPERTY BOUNDARY
  - EXISTING PROPERTY LINE
  - EXISTING EASEMENTS
  - 1/4 SECTION CORNER - FOUND AS NOTED
  - SECTION CORNER - FOUND AS NOTED
  - FOUND MONUMENT AS NOTED



SEC.	T.	R.
30	23N	59E

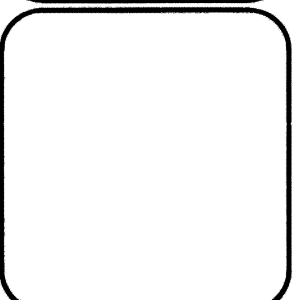
Env# 614 B

603509 MISC FILE Pages: 1  
STATE OF MONTANA RICHLAND COUNTY  
RECORDED: 06/06/2019 9:27 KOI: MAP  
STEPHANIE VERHASSELT CLERK AND RECORDER  
FEE: \$5.00 BY: COPY  
TO:

© 2019, INTERSTATE ENGINEERING, INC.

Revision No.	Date	By	Description
REV 1	5/01/19	JDM	ADD KIM SIGNATURE BLOCK

AMENDED PLAT OF LOTS 6 & 7 OF BLOCK 3 FINAL PLAT OF MAYO SUBDIVISION SIDNEY, MONTANA	Project No.: S19-09-003 Date: FEB. 2019
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Interstate Engineering, Inc.  
P.O. Box 648  
2177 Lincoln Ave. SE  
Sidney, Montana 59270  
Ph (406) 433-5617  
Fax (406) 433-5618  
www.interstateeng.com  
Other offices in Minnesota, North Dakota and South Dakota

INTERSTATE  
ENGINEERING  
Professionals you need, people you trust

**AFTER RECORDING RETURN TO:**  
Roger Byer & Kim Hermanson  
108 2<sup>nd</sup> St NE  
Sidney, MT 59270

**BOOK A 165 PAGE 772**

605832 BOOK: 165 DEEDS PAGE: 772 Pages: 2  
STATE OF MONTANA RICHLAND COUNTY  
RECORDED: 01/14/2020 3:24 KOI: W.D.  
STEPHANIE VERHASSELT CLERK AND RECORDER  
FEE: \$14.00 BY: Camille Sater  
TO: ROGER BYER & KIM HERMANSON 108 2ND ST NE, SIDNEY, MT 59270

### **WARRANTY DEED**

FOR VALUABLE CONSIDERATION, the receipt of which is acknowledged, the undersigned, **Roger L. Byer & Kim L. Hermanson** Grantor, hereby grants unto, **Roger L. Byer & Kim L. Hermanson as Joint Tenants with Right of Survivorship** whose address is 108 2<sup>nd</sup> St. NE, Sidney, MT 59270, to the Grantor's fee simple interest in the real property situated in Richland County, Montana, (which is all of Grantor's interest in said property) and more particularly described as follows:

**Lot 6A of Amended Plat of Lots 6 & 7 of Block 3 of the Final Plat of Mayo Acres, filed for record in the Clerk and Recorder's Office on June 6, 2019 at 9:27 AM, Document Number 603509 and being a tract of land located in Section 30, Township 23 North, Range 59 East, Richland County, Montana Principle Meridian.**

TO HAVE AND TO HOLD said premises and real property, together with all tenements, hereditaments, and appurtenances thereto belonging or otherwise appertaining, including all buildings, fences, water and water rights, ditches and ditch rights, and all improvements unto the Grantees forever, and the Grantor hereby does covenant to and with the Grantees that he is the owner in fee simple of the premises and real property, that it is free from all encumbrances, subject to the following:

- (a) All existing easements, rights of way, reservations, restrictions, covenants and conditions of record and as evidenced in any reservations and exceptions contained in instruments of title to Grantor and his predecessors.
- (b) Reservations and exceptions in patents from the United States or the State of Montana.
- (c) Taxes and assessments for 2019 and subsequent years.

EXCEPT with reference to the items referred to in the foregoing paragraphs, this Deed is given the usual covenants expressed in §30-11-110, Montana Code Annotated.

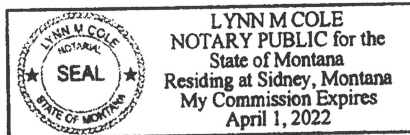
Dated this 14 day of January, ~~2018~~ <sup>2020</sup>

Roger L. Byer  
Roger L. Byer

Kim L. Hermanson  
Kim L. Hermanson

STATE OF Montana )  
County of Richland ) ss.

This instrument was acknowledged before me, a Notary Public on the 14 day of Jan., 2019, personally appeared Roger L. Byer and Kim L. Hermanson and is known to me or proved to me on an oath of Drivers License, to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he executed the same.



Lynn M. Cole  
(Signature of Notary Public)  
Lynn M. Cole  
(Printed or Typed Name of Notary Public)  
Notary Public for the State of MT  
Residing at: Sidney  
My Commission Expires: 4/1/2022



## WHEN RECORDED RETURN TO

**Name** Roger L Byer  
**Address** 2711 Niehenke Drive  
 Sidney, MT 59270  
**File No** S22-0441

616836 BOOK 170 DEEDS PAGE 329 Pages 2  
 STATE OF MONTANA RICHLAND COUNTY  
 RECORDED 01/04/2023 2 39 KOI W D  
 STEPHANIE VERHASSELT CLERK AND RECORDER  
 FEE \$16 00 BY Meagher  
 TO ROGER L BYER 2711 NIEHENKE DR SIDNEY MT 59270

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**WARRANTY DEED**

**FOR A VALUABLE CONSIDERATION**, the receipt of which is acknowledged the undersigned, Mayo Acres LLC, whose address is PO Box 787, Sidney, MT 59270, GRANTOR(S) do/does hereby grant, bargain, sell and convey unto

Roger L Byer  
 2711 Niehenke Drive  
 Sidney, MT 59270

GRANTEE(S), his/her/their heirs and assigns, the following described premises in Richland County and State of Montana

**Lot 8 of Block 3 of the Mayo Subdivision, according to the final plat thereof filed in the office of the Clerk and Recorder of Richland County, Montana, as Document No 573095**

**Deed Reference A156/458**

**TO HAVE AND TO HOLD** the said premises, with its appurtenances and easements apparent or of record, unto the said GRANTEE(S), his/her/their heirs and assigns, forever And the said GRANTOR(S) do/does hereby covenant to and with the said GRANTEE(S), that the GRANTOR(S) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances except for current years taxes, levies, and assessments and except U S Patent reservations, restriction, easements of record, and easements visible upon the premises, and the GRANTOR(S) will warrant and defend the same from all lawful claims whatsoever

**SUBJECT TO**

- 1 All reservations, exceptions, covenants, conditions and restrictions of record and in patents from the United States or the State of Montana,
- 2 All existing easements, rights of way and restrictions apparent or of record,
- 3 Taxes and assessments for the current year and subsequent years,
- 4 All prior conveyances, leases or transfers of any interest in minerals, including oil, gas and other hydrocarbons, and
- 5 Building, use, zoning, sanitary, and environmental restrictions

**GRANTOR(S)** covenant with GRANTEE(S) that GRANTOR(S) are now seized in fee simple absolute of said premises, that GRANTOR(S) have full power to convey same, that the same is free from all encumbrances excepting those set forth above, that GRANTEE(S) shall enjoy the same without any lawful disturbance, that GRANTOR(S) will, on demand, execute and deliver to GRANTEE(S), at the expense of GRANTORS, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that GRANTOR(S) warrant to GRANTEE(S) and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same

DATED this 30<sup>th</sup> day of December, 2022

Mayo Acres LLC

Arlon W Franz

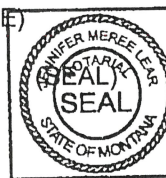
Arlon W Franz  
Member

State of Montana  
County of Richland

On this 30<sup>th</sup> day of December, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Arlon W Franz, Member of Mayo Acres LLC, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same

WITNESS MY HAND AND OFFICIAL SEAL

Jennifer Meree Lear (SIGNATURE)  
Printed Name Jennifer Meree Lear  
Notary Public in and for the State of Montana  
Residing at Sidney, Montana  
My commission expires May 6, 2025



JENNIFER MEREE LEAR  
NOTARY PUBLIC for the  
State of Montana  
Residing at Sidney, Montana  
My Commission Expires  
May 6, 2025



## WHEN RECORDED RETURN TO

Name Windsong Contracting, LLC

Address 13683 Mulberry Loop  
Williston, ND 58801

File No S22-0208

614783 BOOK 169 DEEDS PAGE 470 Pages 2  
 STATE OF MONTANA RICHLAND COUNTY  
 RECORDED 07/07/2022 3 42 KOI W D  
 STEPHANIE VERHASSELT CLERK AND RECORDER  
 FEE \$16 00 BY Windsong Contracting, LLC  
 TO WINDSONG CONTRACTING LLC 13683 MULBERRY LOOP WILLISTON ND

## WARRANTY DEED

**FOR A VALUABLE CONSIDERATION**, the receipt of which is acknowledged the undersigned, Jennifer L Gravos and Weston M Bauer, whose address is 3531 Woodbury Park Drive South, Fargo, ND 58103, GRANTOR(S) do/does hereby grant, bargain, sell and convey unto

Windsong Contracting, LLC  
 13683 Mulberry Loop  
 Williston, ND 58801

GRANTEE(S), his/her/their heirs and assigns, the following described premises in Richland County and State of Montana

**Lot 9 of Block 3, of the Mayo Subdivision, according to the final plat thereof filed in the office of the Clerk and Recorder of Richland County, Montana, as Document No 573095**

**Deed Reference A169/214, A157/858**

**TO HAVE AND TO HOLD** the said premises, with its appurtenances and easements apparent or of record, unto the said GRANTEE(S), his/her/their heirs and assigns, forever And the said GRANTOR(S) do/does hereby covenant to and with the said GRANTEE(S), that the GRANTOR(S) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances except for current years taxes, levies, and assessments and except U S Patent reservations, restriction, easements of record, and easements visible upon the premises, and the GRANTOR(S) will warrant and defend the same from all lawful claims whatsoever

## SUBJECT TO

- 1 All reservations, exceptions, covenants, conditions and restrictions of record and in patents from the United States or the State of Montana,
- 2 All existing easements, rights of way and restrictions apparent or of record,
- 3 Taxes and assessments for the current year and subsequent years,
- 4 All prior conveyances, leases or transfers of any interest in minerals, including oil, gas and other hydrocarbons, and
- 5 Building, use, zoning, sanitary, and environmental restrictions

GRANTOR(S) covenant with GRANTEE(S) that GRANTOR(S) are now seized in fee simple absolute of said premises, that GRANTOR(S) have full power to convey same, that the same is free from all encumbrances excepting those set forth above, that GRANTEE(S) shall enjoy the same without any lawful disturbance, that GRANTOR(S) will, on demand, execute and deliver to GRANTEE(S), at the expense of GRANTORS, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that GRANTOR(S) warrant to GRANTEE(S) and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same

DATED this 24 day of June, 2022

Jennifer L. Gravos  
Jennifer L. Gravos

Weston M. Bauer  
Weston M. Bauer

State of North Dakota  
County of Cass

On this 24 day of June, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Jennifer L. Gravos and Weston M. Bauer, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same

WITNESS MY HAND AND OFFICIAL SEAL

Julie Johnson (SIGNATURE)  
Printed Name Julie Johnson  
Notary Public in and for the State of North Dakota  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

