

PROPERTY PROFILE

1820 Arcadia Dr



PRESENTED BY

Realty Billings

406. 601. 1150

sold@realtybillings.com

PREPARED BY

Wendy Penrod

Stewart Title

406.869.5377

wpenrod@stewart.com



Yellowstone County, Montana

[Commissioners](#) [Departments](#) [Contacts](#) [Site Map](#) [Home](#)

Disclaimer: Not all fields are currently maintained. The [accuracy of the data is not guaranteed](#). Please notify the Appraisal/Assessment Office of any inaccuracies.

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[Full Orion Detail](#)

Owner Information

***Please Note:** Owner information is supplied by the **Montana Department of Revenue**. To request updates to addresses or other ownership information, please **contact the DOR office at 896-4000**. Records for the current year will **not** be updated after tax bills have been sent out, so changes requested after you receive your bill will appear only on next year's records.

Tax ID: A20724

Primary Party

Primary Owner Name: MOREHEAD, JACK D & COURTNEY R BAGNELL [Ownership History](#)

2020 Mailing Address: MOREHEAD, JACK D & COURTNEY R BAGNELL
1820 ARCADIA DR
BILLINGS, MT 59102-2810

Property Address: 1820 ARCADIA DR

Township: 01 N Range: 25 E Section: 35

Subdivision: FOREST PARK SUBD 2ND FILING Block: 3 Lot: 11

Full Legal: FOREST PARK SUBD 2ND FILING, S35, T01 N, R25 E, BLOCK 3, Lot 11, (2000)

GeoCode: 03-1032-35-3-14-21-0000

[Show on Map](#) (May not work for some newer properties.)

Property Assessment Information

Levy District: BILLINGS

2019 Assessed Value Summary

Assessed Land Value = \$ 54,020.00

Assessed Building(s) Value = \$ 293,780.00

Total Assessed Value = \$ 347,800.00

Assessed Value Detail Tax Year: 2019

Class Code	Amount
2201 - Residential City or Town Lots =	\$ 54,020.00
3501 - Improvements on Residential City or Town Lots =	\$ 293,780.00
Total =	\$ 347,800.00

The values shown for the given tax year are for taxation purposes only. They are supplied by the Department of Revenue. For questions about these values, please contact the Montana Department of Revenue, Appraisal/Assessment Office at [406-896-4000](#).

City of Billings SID Payoff Information

Contact the City of Billings for SID pay off information

Rural SID Payoff Information

NONE

Property Tax Billing History

Year	1st Half	2nd Half	Total
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2000	966.29 P	966.29 P	1,932.58
2001	1,007.47 P	1,007.46 P	2,014.93
2002	1,061.09 P	1,061.08 P	2,122.17
2003	1,132.70 P	1,132.69 P	2,265.39
2004	1,167.31 P	1,167.31 P	2,334.62
2005	1,207.85 P	1,207.84 P	2,415.69
2006	1,206.43 P	1,206.42 P	2,412.85
2007	1,244.36 P	1,244.34 P	2,488.70
2008	1,245.30 P	1,245.28 P	2,490.58
2009	1,261.04 P	1,261.03 P	2,522.07
2010	1,268.65 P	1,268.64 P	2,537.29
2011	1,259.85 P	1,259.83 P	2,519.68
2012	1,241.23 P	1,241.23 P	2,482.46
2013	1,257.67 P	1,257.66 P	2,515.33
2014	1,292.96 P	1,292.96 P	2,585.92
2015	1,377.44 P	1,377.44 P	2,754.88
2016	1,407.45 P	1,407.44 P	2,814.89
2017	1,484.88 P	1,484.87 P	2,969.75
2018	1,635.50 P	1,635.48 P	3,270.98
2019	1,846.58 P	1,846.57 P	3,693.15

(P) indicates paid taxes.

Click on year for detail. [Pay Taxes Online](#)

Jurisdictional Information

Commissioner Dist: 3 - [Donald W. Jones \(R\)](#)

Senate: 23 - [Roger Webb \(R\)](#)

House: 46 - [Bill Mercer \(R\)](#)

Ward: 5 (BILLINGS)

[Richard Clark](#)

[Shaun Brown](#)

Precinct: 46.2

Zoning: Residential 9600

[Click Here to view Billings](#)

[Regulations](#)

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[Regulations](#)

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[Regulations](#)

School Attendance Areas

High: SENIOR

Middle: WILL JAMES

Elem: POLY

SD 2 Trustee District #5 [List of Trustees](#)

Any comments or questions regarding the web site may be directed to the [Web Developer](#).



Yellowstone County, Montana

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Orion Detail

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[Property Tax Detail](#)

Owner Information

Primary Owner: MOREHEAD, JACK D & COURTNEY R BAGNELL [Ownership History](#)
Tax ID: A20724
Geo Code: 03-1032-35-3-14-21-0000
Property Address: 1820 ARCADIA DR BILLINGS 59102
Legal Description: FOREST PARK SUBD 2ND FILING, S35, T01 N, R25 E, BLOCK 3, Lot 11, (2000)
Property Type : IMP_U - Improved Property - Urban

[Clerk &
Recorder
Documents](#)

Site Data [View Codes](#)

Neighborhood Code:	03-0965-2	Location:	5 - Neighborhood or Spot
	203.700.2	Fronting	4 - Residential Street%
Parking type:	3 - On and Off Street	Parking Prox	3 - On Site%
Utilities:	1	Access:	1
Lot Size:	9931 Sq. Ft.	Topography:	1

Residential Building Data

Type:	SFR	Index	0.97
Year Built:	1972	ECF	1.01
Year Remodeled:		Degree Remodeled	
Effective Year:	1990	Utility:	Good (8)
Style:	08 - Conventional	Exterior:	1 - Frame - 3 - Masonite
Story Height:	2.0	Condition:	Very Good (9)
Roof Type:	3 - Gable	Roof Material:	10 - Asphalt Shingle
Foundation:	2 - Concrete	Basement:	3 - Full
Central/AC	3 - Gas	Grade-Factor:	61.26
Percent Complete:	100%	CDU:	
Bedrooms:	4	Full Baths:	3
Family Rooms:		Half Baths:	1 Addl Fixtr: 3
1st Floor:	1288	2nd Floor:	1080
Additional Area:	0	Bsmt Fnsh:	556
Basement:	1112	Heated Flr:	
Half Floor:	0	Daylight Basement:	N
Attic:	0	Built-in Garage:	
Attic Type:	0 - None	Masonry F/P:	1
Total:*	3480	F/P Stacks:	1
		Pre Fab F/P:	

* includes finished,unfinished & attic footprint area(s).

Residential Building Additions

Addition Code	Area(Sq Ft)
19 - Garage, Frame, Finished	572

Other Building and Yard Improvements

Code - Type	Quantity	Area/Unit	Classcode
RPA2 - Concrete	1	880	3501
RPA2 - Concrete	1	400	3501

Any comments or questions regarding the web site may be directed to the [Web Developer](#).

WD**3871515**12/20/2018 04:04 PM Pages: 1 of 2 Fees: 14.00
Jeff Martin Clerk & Recorder, Yellowstone MT

After Recording Return To:

Jack D. Morehead and Courtney R. Bagnell Morehead
1820 Arcadia Drive
Billings, MT 59102

First Montana Title Co.
B1810150

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the undersigned

Edward R. Hammer and Cathy Morton Hammer, Grantor, does hereby grant, convey, transfer, sell, and warrant unto

Jack D. Morehead and Courtney R. Bagnell Morehead, husband and wife as joint tenants with right of survivorship whose current mailing address is 1820 Arcadia Drive, Billings, MT 59102, Grantee, and to his/her successors and assigns forever, that certain real property situated in Yellowstone County, State of Montana, which is more particularly described as follows:

Lot 11, in Block 3, of Forest Park Subdivision, Second Filing, in the City of Billings, Yellowstone County, Montana, according to the official plat thereof on file and of record in the office of the Clerk and Recorder of said County, under Document No. 908992.

TOGETHER WITH all buildings, improvements, tenements, hereditaments, and appurtenances currently existing thereon, SUBJECT, however, to the following:

- (a) All reservations and exceptions in patents or deeds from the United States or the State of Montana;
- (b) All applicable building, zoning, use, health, sanitation, environmental, and other similar laws, restrictions, ordinances, rules, and regulations, including but not limited to all covenants, restrictions, reservations, and exceptions of record;
- (c) All general and special taxes and assessments for the year 2018 and subsequent years;
- (d) All existing easements and rights-of-way;
- (e) All apparent interests and rights;
- (f) All discrepancies, conflicts in boundary lines, shortage in area and encroachments;
- (g) All water rights, claims or title to water;
- (h) All prior conveyances, leases, or transfers of any interest in minerals, including oil, gas, and other hydrocarbons;

DECLARATION OF RESTRICTIONS

This Declaration of Restrictions made this 15th day of June, 1972, by FOX LAND & CATTLE CO., a Montana corporation, as follows:

WHEREAS, on the 8th day of June, 1972, at the hour of 8:31 o'clock A. M., Fox Land & Cattle Co., a Montana corporation, filed of record in the office of the County Clerk and Recorder of Yellowstone County, Montana, a plat executed by it being the plat of Forest Park Subdivision, Second Filing, the streets, alleys, planting strips and other public places as shown on said plat having heretofore been dedicated to the public by said corporation, the corporation, through its officers, now desires to place restrictions for the use and benefit of the present owners and of the future grantees of said owners, and heirs, assigns, successors and for those claiming under them;

NOW, THEREFORE, the said Fox Land & Cattle Co., by and through its officers, hereby declares and covenants with said persons, one and all of them, as follows:

PERSONS BOUND BY THESE RESTRICTIONS

All persons, corporation, and other entities now owning or who shall hereafter acquire any interest in or to the lots or any part thereof in Forest Park Subdivision, Second Filing, shall be taken and held to agree and, by the acceptance of the conveyance of interest in said lots they agree with the present owner of said lots and with its heirs, successors and assigns, to conform to and observe the following covenants, restrictions and stipulations as fully as if such covenants were contained in each and every of the conveyances relating to the same.

GENERAL RESTRICTIONS

(a) Each lot in the above-described subdivision shall be known and described as a residential lot and no structures shall be erected, altered or placed or permitted to remain on any residential lot, as aforesaid, other than one single family dwelling with a private garage or, where authorized, a two family dwelling with attached garage facilities.

(b) No noxious or offensive trade or activities shall be carried on, on any of the said lots or shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood.

(c) Except as herein otherwise stated, no trailer, basement, tent, shack, garage, barn or other out buildings erected or placed on said lots shall be at any time used as a residence.

(d) Any building or residence erected on said premises, shall be of new construction, no old or used buildings shall be moved on to said premises from other property.

(e) No swine, poultry, goats, or other livestock shall be permitted on said premises.

(f) No dogs or pets shall be raised or cared for on a breeding and commercial basis. In the keeping of dogs or cats as family pets, not more than two (2) adult dogs or more than two (2) adult cats shall be kept or maintained by the residents of any single family dwelling.

(g) The "Residential Purpose" as used herein shall be held and construed to exclude hospitals, churches, and to further exclude professional and commercial uses and any such usage of this property is expressly prohibited.

(h) No garage or outbuildings shall be erected upon any lot in said Subdivision with outside walls of material or color conflicting with that used on the house on said lot.

(i) No trash, ashes, or other refuse may be thrown or dumped on any vacant lot in said Subdivision.

(j) No excavations, except that which is necessary for the construction of improvements shall be permitted on any lot until such time as the actual construction of the house is to begin; except that the owner may check the supply of water under said land and may drill and excavate for the said purpose as well as testing the sub-soil conditions.

(k) No building material of any manner or character shall be placed or stored on the property until the owner is ready to commence improvements, and then such materials shall be placed within the property lines of the lot or parcel of land on which the house is to be erected and shall not be placed in the streets or between the curb and property line.

(l) No signs, bill-boards, posters or advertising devices of any character except subdivision promotion signs, or signs advertising the lot for sale shall be placed on any lot or parcel.

(m) All garbage cans and receptacles shall be stored underground or on wheeled carts in garages or in other sanitary locations so that the same are out of public view except when wheeled to the point of pick up.

(n) Except for playground equipment similar to that in use in public school playgrounds, high, dangerous and homemade play

devices for children or tree houses shall not be constructed or maintained.

(o) No fence, hedge or wall shall be erected on the street side of any corner lot so as to endanger traffic nor shall any thereof be maintained on any lot at a height greater than seven feet, nor extending toward the front of any corner lot further than the forward part of the structures which are built on such lot.

(p) Only underground electrical and telephone transmission lines shall be used in this subdivision and appropriate easements for rights of way have been or will be granted and given by the owners of these lots, at or near the lot boundaries for the installation and maintenance of such lines.

RESTRICTIONS ON BUILDING

(a) Front Yard. No residence or other structure shall be located on any lot so that any part of such structure, other than entrance vestibules, awnings or minor decorative fixtures, is nearer than 30 feet from the front line of the lot on which the structure is located.

(b) Side Yard. There shall be a side yard on each lot extending from the front yard to the rear yard or rear line, if there is no rear yard, which side yard shall be not less than five feet measured horizontally from the nearest point of the side lot to the nearest point of any building on the lot which side yard shall be open and unobstructed from the ground to the sky.

(c) Building Area. The gross area at ground level of the main building and all accessory buildings located on any of the lots in this subdivision shall in no event exceed 30 percent of the gross lot area, nor shall such floor area be less than the following:

1. Single story house without basement, excluding garage and accessory buildings, 1600 square feet, in addition to suitable storage space for yard working equipment.

2. Single story house with basement, excluding garage and accessory buildings, 1400 square feet.

3. Split level and split entry house, excluding garage and accessory buildings, 1200 square feet above the ground level, providing a daylight basement is finished, as to which daylight basement no less than 600 square feet of floor space shall be within rooms having at least one wall exposed to the daylight of not less than 4 feet above ground.

4. Two story houses, excluding garage or accessory buildings shall have not less than a total of 1600 square feet of floor space above ground level. Story and one-half houses, excluding garage or accessory buildings shall have not less than a total of 1400 square feet above ground level.

(d) Building Height. No building shall be erected so that, measured from the highest point of the building, excluding chimneys and small ornamental features, to the elevation of the curb on the lot on which the same is constructed, the same shall be higher than the following:

1. Two story structure	30 feet
Story and one-half	26 feet
Split level and split entry	26 feet
One story	20 feet
Separate garage and accessory buildings	18 feet

BOARD OF ARCHITECTURAL CONTROL

A Board of Architectural Control, herein called "Board" is hereby created. Its members are William Fox, Richard Fox and Melvin Fox, the address of all of whom is Billings, Montana. A majority of the Board may designate a representative to act for it. In the event of death or resignation of any member of the Board, the remaining members shall have full authority to designate a successor. Neither the members of the Board, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Board as to quality of workmanship and materials, harmony of exterior design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback lines unless similarly approved. Approval shall be provided as follows:

The Board's approval or disapproval as required in these covenants shall be in writing, signed by a majority of the Board or its authorized representative, but no particular formality of approval shall be required. In the event the Board, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with. The Board may but shall not be required to

enforce these covenants on behalf of the owners of the lots in this subdivision.

At any time, the then record owners of seventy-five percent (75%) of the lots shall have the power through a duly recorded instrument to change the membership of the Board or to withdraw from the Board or restore to it any of its powers and duties.

If, by its written recorded instrument, seventy-five percent (75%) of the owners of said lots shall elect to change the membership of the Board, the Board may be elected from among the owners of lots in the subdivision. Such elections shall be held whenever a petition signed by twenty-five percent (25%) of the owners of lots in the subdivision shall be filed with the Secretary of Fox Land & Cattle Co. or any other lot owner within the subdivision, who shall thereupon serve as temporary chairman for the calling of a meeting and such temporary chairman shall give notice published in a newspaper of general circulation regularly published in Yellowstone County, such publication to be for two weeks, giving notice of the holding of a meeting of such lots owners for the purpose of electing a Board of Architectural Control. At the time and place fixed in such notice, five lot owners shall be elected who shall constitute the Board of Control. The owners of each lot shall be entitled to cast one vote for each person to be so elected and such voting shall be cumulative. The membership at such meeting shall adopt By-laws for its own organization and it shall at such time fix the term of the then members of the Board and the manner for the holding of subsequent elections and such other matters for their government as shall appear appropriate, including the manner of amending the By-laws.

TERM

These covenants shall run with and shall be binding on the land for a period of twenty (20) years from their date and shall thereafter extend for successive periods of ten (10) years, unless an instrument signed by the owners of a majority of the lots agreeing to a change or revocation of said covenants has been recorded.

SEVERABILITY

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

PLANTING STRIPS

Fences along the planting strips shall only be built in conformity with specifications provided by the Board of Architectural Control or the Park Board of the City of Billings, if either of said boards shall have prepared and declared such specifications.

ALTERATIONS IN THESE RESTRICTIONS

These restrictions may be altered or additions made thereto by the written amendment thereto signed by no less than the then owners of a majority of the lots in the subdivision (by number), acknowledged and filed in the office of the County Clerk and Recorder of Yellowstone County, Montana, and such amendment so executed may likewise supersede orders and change orders and amendments created by the Board of Architectural Control.

To each and every of the owners of lots in this subdivision and to the Board of Architectural Control, acting as such, is hereby extended the right to enforce these restrictions and the covenants herein and any and all amendments thereto by civil action, including the right to injunctive relief and for damages, it being presumed that some damage would be occasioned, by reason of the failure of any lot owner or owners to comply with these restrictions and the covenants herein contained.

IN WITNESS WHEREOF, Fox Land & Cattle Co. has caused these presents to be executed by its proper officers this 15th day of June, 1972.

FOX LAND & CATTLE CO.

ATTEST:

By William Fox
Its President

Secretary

STATE OF MONTANA)
) ss.
County of Yellowstone)

On this 15th day of June, 1972, before me, the undersigned, a Notary Public for the State of Montana, personally appeared WILLIAM FOX, known to me to be the President of Fox Land & Cattle Co., a Montana corporation, the corporation that executed the within instrument and acknowledged to me that such corporation executed the same.

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

(NOTARIAL SEAL)

Marjorie R. Harsley
Notary Public for the State of Montana
Residing at Billings, Montana
My Commission expires August 21, 1972

My Commission expires ~~August 21, 1972~~
June 20, 1973

AMENDMENT TO DECLARATION OF
RESTRICTIONS

WHEREAS, a Declaration of Restrictions dated June 15, 1972, was filed June 20, 1972, at 2:16 P.M. and recorded in Book 969 at Page 209 under Document #909864, records of Yellowstone County, Montana, which Declaration of Restrictions affects all of the lots in the plat of Forest Park Subdivision, Second Filing, and amended plat of Block 6, Forest Park Subdivision, Second Filing, in the City of Billings, Yellowstone County, Montana, and

WHEREAS, the undersigned are owners of lots in the subdivision and amended plat thereto described herein, and

WHEREAS, the undersigned owners of lots wish to amend said Declaration of Restrictions as provided herein,

NOW, THEREFORE, for a valuable consideration, receipt of which is hereby acknowledged, the undersigned do hereby amend said Declaration of Restrictions as follows:

Paragraph (a) under the subheading "RESTRICTIONS ON BUILDING" is hereby deleted, which subparagraph reads as follows:

"(a) Front Yard. No residence or other structure shall be located on any lot so that any part of such structure, other than entrance vestibules, awnings or minor decorative fixtures, is nearer than 30 feet from the front line of the lot on which the structure is located."

In lieu thereof, the following paragraph is substituted:

"(a) Front Yard. No residence or other structure shall be located on any lot so that any part of such structure, other than entrance vestibules, awnings or minor decorative fixtures, is nearer than 30 feet from the front line of the lot on which the structure is located, except Lot 5-A of Amended Plat of Block 6, Forest Park Subdivision, Second Filing. As to the said Lot 5-A of Amended Plat of Block 6, Forest Park Subdivision, Second Filing, no residence or other structure shall be located on said lot so that any part of such structure, other than entrance vestibules, awnings or minor decorative fixtures, are nearer than 26 feet from the front line of said lot."

In all respects other than amended herein, the Declaration of Restrictions dated June 15, 1972, shall remain in full force and effect.

DATED this 31st day of March, 1975

NAME OF OWNER

LOT OR LOTS OWNED

FOX LAND & CATTLE CO.,
a Montana corporation

Lots 8, 13, 14 Block 3
Lots 7, 8, 13 Block 4
Lot 10 Block 5
Lots 6A, 8A, 11A Block 6 Amended

BY _____
President

ATTEST:

Richard W. Fox
Secretary

ACKNOWLEDGED

FOREST PARK SUBDIVISION

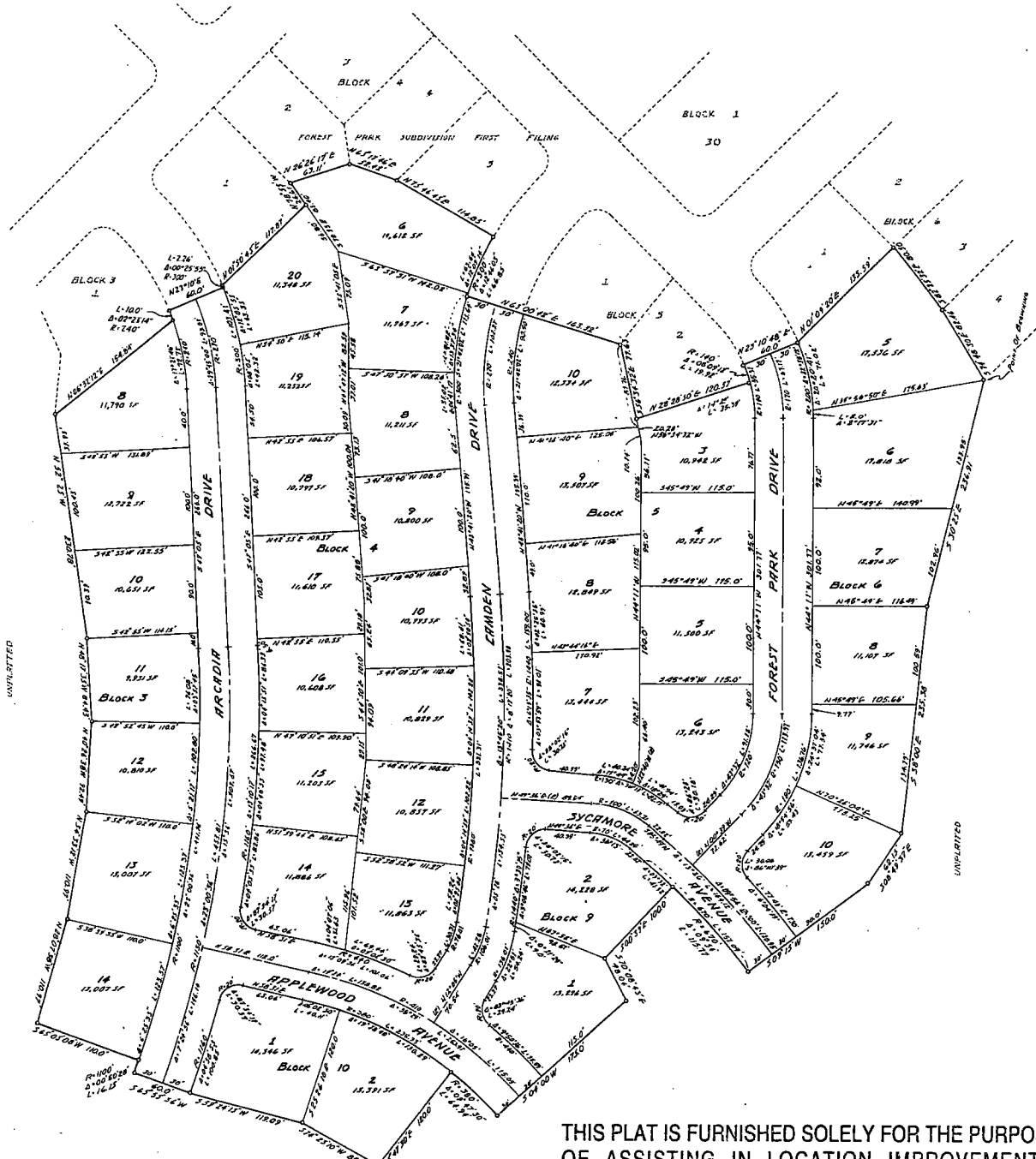
SECOND FILING

LOCATED IN: E. 1/2 SW. 1/4 AND THE W. 1/2 SE. 1/4
OF SECTION 35, T.1N., R.25E., M.P.M.
YELLOWSTONE COUNTY, MONTANA

BY: ATLAS ENGINEERS INCORPORATED
BILLINGS, MONTANA
DATE: MARCH, 1972



SCALE: 1" = 50'



THIS PLAT IS FURNISHED SOLELY FOR THE PURPOSE
OF ASSISTING IN LOCATION IMPROVEMENTS.
STEWART TITLE OF BILLINGS, LLC AND ITS
UNDERWRITER ASSUMES NO LIABILITY FOR
VARIATIONS, IF ANY, IN DIMENSIONS AND LOCATION
ASCERTAINED BY AN ACCURATE SURVEY.

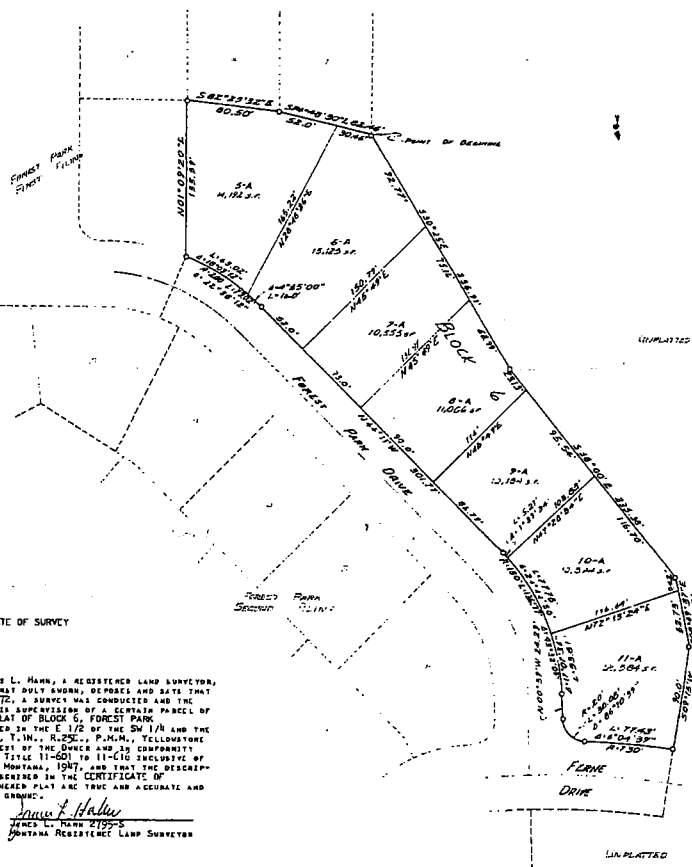
908992

LOCATED IN: E.1/2 SW.1/4 AND THE W.1/2 SE.1/4 OF SECTION 35, T.1N., R.25E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

BY: ATLAS ENGINEERS INC.
BILLINGS, MONTANA
SEPTEMBER 1972



SCALE 1" = 50'



THIS PLAT IS FURNISHED SOLELY FOR THE PURPOSE
OF ASSISTING IN LOCATION IMPROVEMENTS.
STEWART TITLE COMPANY
BILLINGS DIVISION
AND ITS UNDERWRITER ASSUMES NO LIABILITY FOR
VARIATIONS, IF ANY, IN DIMENSIONS AND LOCATION
ASCERTAINED BY AN ACCURATE SURVEY.

STATE OF MONTANA)
COUNTY OF YELLOWSTONE) ss.

THIS IS TO CERTIFY THAT JAMES L. HARR, A RESIDENTIAL LAND SURVEYOR, RECREATION NO. 2795-S, BEING FIRST, DULY SWORN, REPORTS THAT THAT DURING THE MONTH OF SEPTEMBER, 1972, A SURVEY WAS CONDUCTED AND THE ANNEKED PLAT WAS PREPARED UNDER HIS SUPERVISION OF A CERTAIN PARCEL OF LAND, BEING THE 1/2 OF THE 1/4 OF SECTION 35, T.14N., R.25E., P.14M., YELLOWSTONE COUNTY, MONTANA, DONE AT THE REQUEST OF THE OWNER AND IN CONFORMANCE WITH THE REVERSED CODES OF THE STATE OF MONTANA, 1967, AND THAT THE REVERSED CODES OF THE STATE OF MONTANA, 1967, AND THAT THE DESCRIPTION OF SAID CERTAIN PARCEL AS DESCRIBED IN THE CERTIFICATE OF DECLARATION AND AS SHOWN ON THE ANNEKED PLAT ARE TRUE AND ACCURATE AND

James L. Hahn
JAMES L. HAHN 2195-S
MONTANA RESISTANCE LAND SURVEYOR

STATE OF MONTANA)
COUNTY OF YELLOWSTONE) ss.

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF MONTANA, THIS 6TH DAY OF December, 1972.

Eileen E. Hahn
NOTARY PUBLIC IN AND FOR THE STATE OF MONTANA
RESIDING AT BILLINGS, MONTANA
MY COMMISSION EXPIRES MAY 20, 1973.

STATE OF MONTANA)
COUNTY OF YELLOWSTONE) ss,

THE AMENDED PLAT OF BLOCK 6, FOREST PARK SUBDIVISION SECOND FILING, HAS BEEN APPROVED FOR FILING BY THE CITY-COUNTY PLANNING BOARD AND IT CONFORMS TO THE REQUIREMENTS OF THAT BOARD DATED THIS DAY OF November, 1972.

M. A. McCall L. B. ...
SECRETARY PRESIDENT

STATE OF MONTANA)
COUNTY OF YELLOWSTONE) ss.

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED AND FOREGOING AMENDED PLAT OF BLOCK 6, FOREST PARK SUBDIVISION SECOND FILING, 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.

IN WITNESS THEREOF, I HAVE EXECUTED THIS CERTIFICATE OF APPROVAL
THIS 14th DAY OF December, 1972
[Signature] P.E.
(SEE ENCLOSED)

STATE OF MONTANA)
COUNTY OF YELLOWSTONE) ss.

WE HEREBY CERTIFY THAT WE HAVE EXAMINED THE ABOVE ANNEXED AMENDED
 PLAT OF BLOCK 6, FOREST PARK SUBDIVISION SECOND FILING, AND FIND THAT
 THE SAID PLAT CONFORMS WITH THE REQUIREMENTS OF THE LAWS OF THE STATE
 OF MONTANA AND THAT THE PARK REQUIREMENTS HAVE BEEN MET BY AGREEMENT
 WITH THE CITY-COUNTY PLANNING BOARD. IT IS THEREFORE APPROVED AND
 ACCEPTED.

IN WITNESS THEREOF, WE HAVE SET OUR HANDS AND THE SEAL OF THE
CITY OF BILLING, MONTANA, THIS 15th DAY OF Dec., 1972.

APPROVED BY RESOLUTION NO. 11557
CITY OF BILLINGS: BY: Joseph A. Farnsworth
MAYOR

APPROVED: 7-17-71
ATTEST: JOHN L. BROWN

STATE OF MONTANA }
COUNTY OF YELLOWSTONE } ss. _____

I HEREBY CERTIFY THAT THE ANNEXED AMENDED PLAT OF BLOCK 6,
FOREST PARK SUBDIVISION SECOND FILING, WAS FILED FOR RECORD IN
OFFICE ON THE 4 DAY OF January, 1978, AT
CLACKAMAS COUNTY, OREGON.

CLERK AND RECORDER
YELLOWSTONE COUNTY, MONTANA

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
COUNTY OF YELLOWSTONE) ss.

[illegible]

TAKING 1.936 ACRES MORE OR LESS.
DATED THIS 28 DAY OF December A.D., 1972

William F. Brown Piche Lac 24
PRESIDENT SECRETARY

STATE OF MONTANA)
) ss.
 COUNTY OF YELLOWSTONE)

ON THIS 28 DAY OF December, 1972, BEFORE ME, A
NOTARY PUBLIC IN AND FOR THE STATE OF MONTANA, PERSONALLY APPEARED
WILLIAM FOX AND RICHARD WILLIAM FOX, PRESIDENT AND SECRETARY, RESPECTIVELY,
OF FOX LAND & CATTLE CO., A MONTANA CORPORATION, KNOWN TO ME TO BE THE
PERSONS WHO ISSUED THE FOREGOING CERTIFICATE OF DEDICATION AND WHO A CANDY-
LEDGER TO ME THAT THEY SIGNED SAME.

IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL,
THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF MONTANA
RESIDING AT BILLINGS, MONTANA
MY COMMISSION EXPIRES March 31, 1973

THIS PLAT IS FURNISHED SOLELY FOR THE PURPOSE
OF ASSISTING IN LOCATION IMPROVEMENTS.
STEWART TITLE OF BILLINGS, LLC AND ITS
UNDERWRITER ASSUMES NO LIABILITY FOR
VARIATIONS, IF ANY, IN DIMENSIONS AND LOCATION
ASCERTAINED BY AN ACCURATE SURVEY.

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