PLAT OF

ZEILER SUBDIVISION

SITUATED IN THE SE 1/4 OF SECTION 18, T. 1 S., R. 26 E., P.M.M. IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

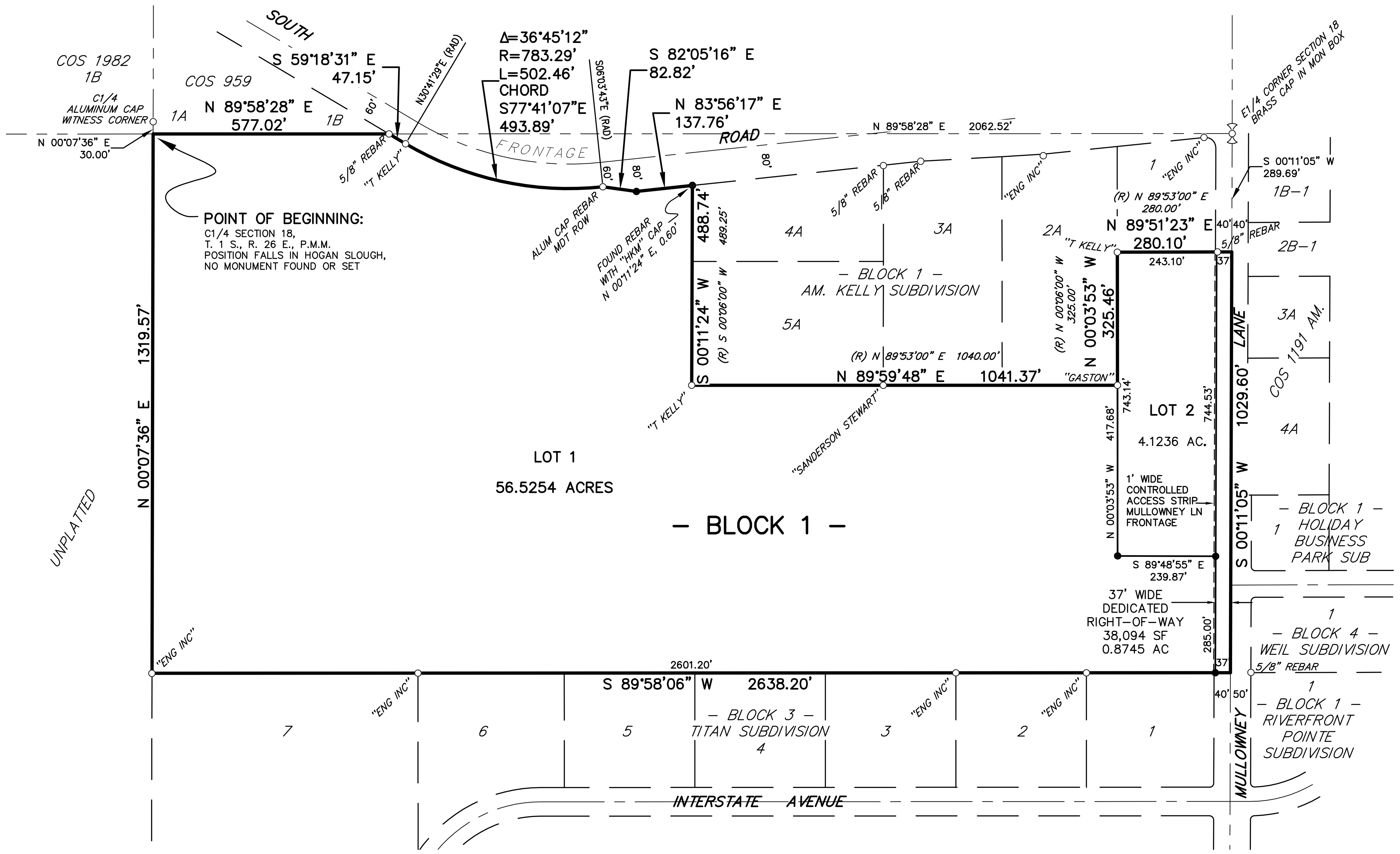
PREPARED FOR : ELIZABETH A. ZEILER

PREPARED BY : SANDERSON STEWART

JUNE, 2014

BILLINGS, MONTANA

SCALE: 1" = 200'



THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS; HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515.

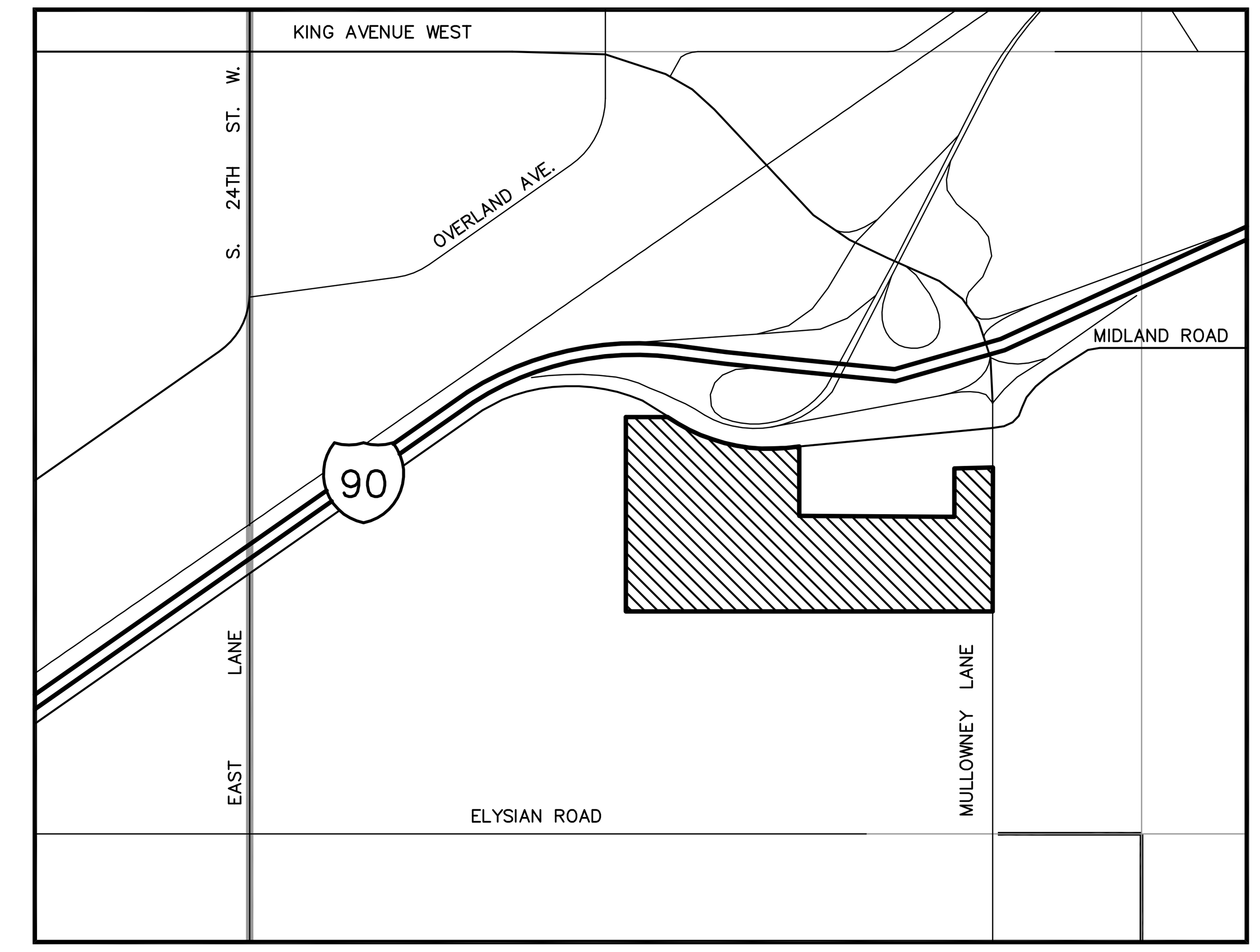
DISTANCES ARE GRID, INTERNATIONAL FEET, GRID TO GROUND COMBINED FACTOR IS 1.0000022

THE CONVERGENCE ANGLE AT THE EAST 1/4 CORNER OF SECTION 18 AS SHOWN HEREON = 00°06'00"

(R) RECORD PER PLAT OF KELLY SUBDIVISION.

○ FOUND SURVEY MONUMENT AS NOTED.

● SET 5/8" REBAR MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".



VICINITY MAP

NOT TO SCALE

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 ____________________

Yellowstone County Treasurer

BY: ____________________
Deputy

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
:ss
County of Yellowstone)

The undersigned, a Montana Registered Land Surveyor declares that during the month of June 2014, a survey was performed under his supervision of a tract of land to be known as ZEILER SUBDIVISION, 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.

SANDERSON STEWART

By: ____________________
Peter B. Knapp

Montana Registration No. 8377-S

Date: ____________________

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. ____________________

RESERVED FOR CLERK AND RECORDER

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.

Date ____________ President ____________________

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 _____ day of ____________________, 20_____.

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.

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.

DATED: ____________________

Reviewed by: ____________________

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 ZEILER SUBDIVISION 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 ________ day of ____________________, 20_ .

CITY OF BILLINGS, MONTANA

By: ____________________
Mayor

Attest: ____________________
City Clerk

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 SE1/4 of Section 18, T. 1 S., R. 26 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 Center 1/4 Corner of Section 18, T. 1 S., R. 26 E., P.M.M.; thence, from said Point of Beginning, along the south line of Tracts 1A and 1B in Certificate of Survey No 959 Amended, N 89°58'28" E a distance of 577.02 feet to a point on the south right-of-way line of the South Frontage Road; thence, along said south right-of-way line the following four courses and distances:

S 59°18'31" E a distance of 47.15 feet,
along a curve to the left with a radius of 783.29 feet a distance of 502.46 feet (chord bearing S 77°41'07" E, chord length 493.89 feet),
S 82°05'16" E a distance of 82.82 feet and
N 83°56'17" E a distance of 137.76 feet to a point which is the northwest corner of Lot 4A in Block 1 of Amended Kelly Subdivision; thence, along the west line of Lots 4A and 5A of Amended Kelly Subdivision, S 00°11'24" W a distance of 488.74 feet to the southwest corner of said Lot 5A; thence, along the south line of Lots 2A, 3A, and 5A in Block 1 of Amended Kelly Subdivision, N 89°59'48" E a distance of 1041.37 feet to the southeast corner of said Lot 2A; thence, along the east line of said Lot 2A, N 00°03'53" W a distance of 325.46 feet to the southwest corner of Lot 1 in Block 1 of Kelly Subdivision; thence, along the south line of said Lot 1, N 89°51'23" E a distance of 280.10 feet to a point on the east line of Section 18, T. 1 S., R. 26 E., P.M.M.; thence, along said east section line, S 00°11'05" W a distance of 1029.60 feet to a point on the prolongation of the north line of Block 3 of Titan Subdivision; thence, along the north line of said Block 3, S 89°58'06" W a distance of 2638.20 feet to the northwest corner of Lot 7 in said Block 3, said point being on the north-south midsection line of said Section 18; thence, along said north-south midsection line, N 00°07'36" E a distance of 1319.57 feet to the Point of Beginning; said described tract containing a gross area of 61.5235 acres and a net area of 60.6490 acres.

Pursuant to 76-3-621(3)(d) M.C.A. and City of Billings Subdivision Regulations there is no park requirement for this subdivision in which only one additional parcel is created.

Said tract to be known and designated as ZEILER SUBDIVISION and the land included in the Mulloney Lane right-of-way shown hereon is hereby granted and dedicated to the use of the public forever.

RAY ZEILER TESTAMENTARY FAMILY TRUST

By: ____________________
Elizabeth A. Zeiler, Trustee

____
Elizabeth A. Zeiler

STATE OF ____________________)
:ss
County of ____________________)

On this ______ day of ____________________, 20_____ , before me, the undersigned Notary Public for the State of ____________________, personally appeared Elizabeth A. Zeiler known to me to be the person who signed the foregoing instrument indiviually and as Trustee of the Ray Zeiler Testamentary Family Trust and who acknowledged to me that she executed the same. Witness my hand and seal the day and year herein above written.

____
Signature of Notary

Zeiler_FP.dwg 13075 7/14/14 PBK/MDB