

PLAT OF JOSEPHINE CROSSING SUBDIVISION, FIFTH FILING

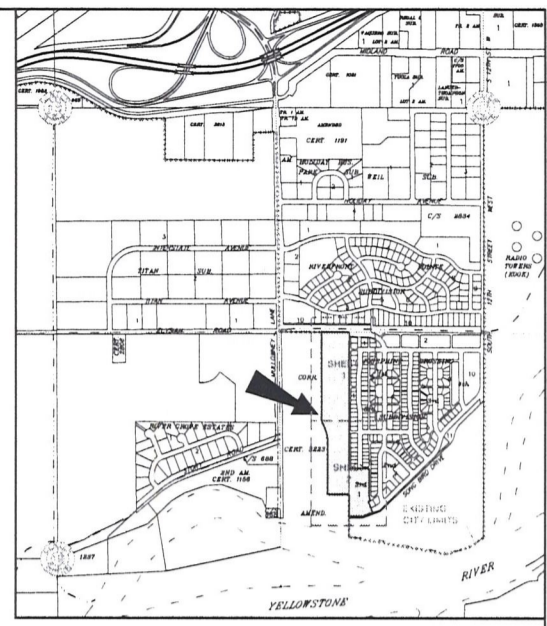
BEING LOT 33A OF AMENDED PLAT OF LOT 33, BLOCK 1,
JOSEPHINE CROSSING SUBDIVISION, THIRD FILING
SITUATED IN THE NW1/4 OF SECTION 20, T. 1 S., R. 26 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : McCALL DEVELOPMENT, INC.

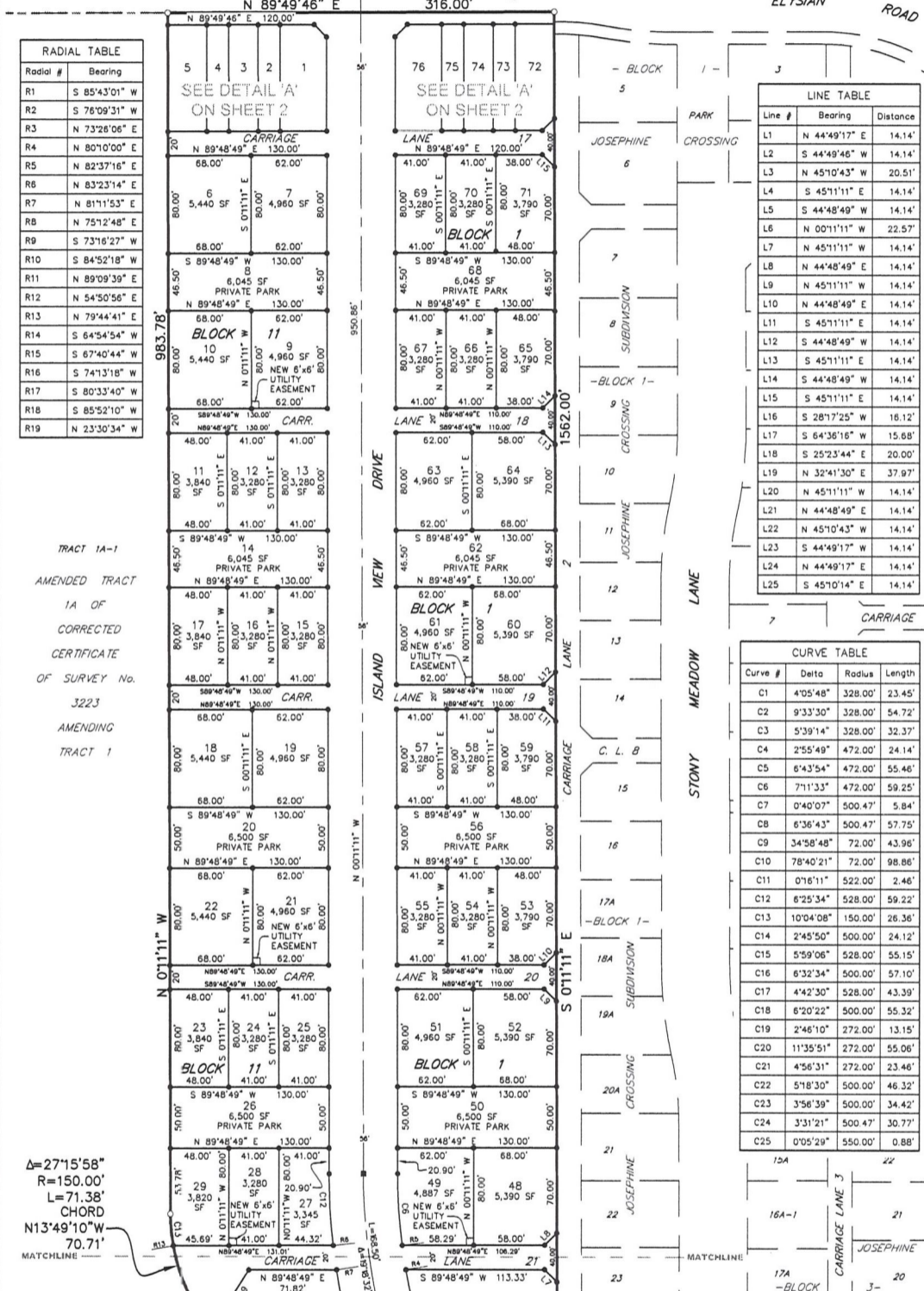
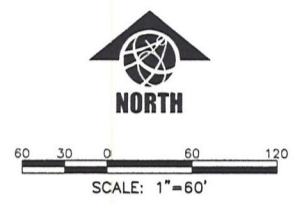
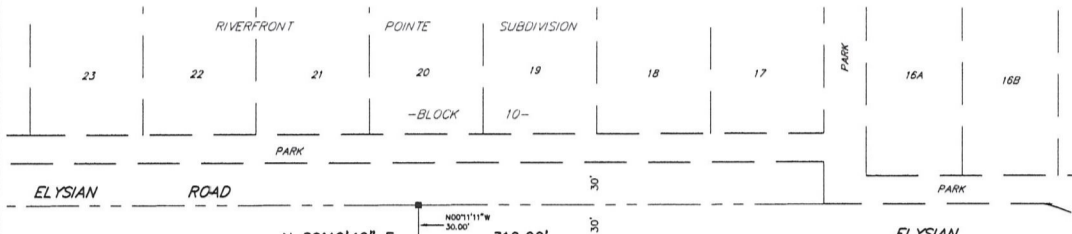
AUGUST, 2014

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE



Radial #	Bearing
R1	S 85°43'01" W
R2	S 76°09'31" W
R3	N 73°26'06" E
R4	N 80°10'00" E
R5	N 82°37'16" E
R6	N 83°23'14" E
R7	N 81°11'53" E
R8	N 75°12'48" E
R9	S 73°16'27" W
R10	S 84°52'18" W
R11	N 89°09'39" E
R12	N 79°44'41" E
R13	N 54°50'56" E
R14	S 64°54'54" W
R15	S 67°40'44" W
R16	S 74°13'18" W
R17	S 80°33'40" W
R18	S 85°52'10" W
R19	N 23°30'34" W

Line #	Bearing	Distance
L1	N 44°49'17" E	14.14'
L2	S 44°49'46" W	14.14'
L3	N 45°10'43" W	20.51'
L4	S 45°11'11" E	14.14'
L5	S 44°48'49" W	14.14'
L6	N 00°11'11" W	22.57'
L7	N 45°11'11" W	14.14'
L8	N 44°48'49" E	14.14'
L9	N 45°11'11" W	14.14'
L10	N 44°48'49" E	14.14'
L11	S 45°11'11" E	14.14'
L12	S 44°48'49" W	14.14'
L13	S 45°11'11" E	14.14'
L14	S 44°48'49" W	14.14'
L15	S 45°11'11" E	14.14'
L16	S 28°17'25" W	18.12'
L17	S 64°36'16" W	15.68'
L18	S 25°23'44" E	20.00'
L19	N 32°41'30" E	37.97'
L20	N 45°11'11" W	14.14'
L21	N 44°48'49" E	14.14'
L22	N 45°10'43" W	14.14'
L23	S 44°49'17" W	14.14'
L24	N 44°49'17" E	14.14'
L25	S 45°10'14" E	14.14'

Curve #	Delta	Radius	Length
C1	4°05'48"	328.00'	23.45'
C2	9°33'30"	328.00'	54.72'
C3	5°39'14"	328.00'	32.37'
C4	2°55'49"	472.00'	24.14'
C5	6°43'54"	472.00'	55.46'
C6	7°11'33"	472.00'	59.25'
C7	0°40'07"	500.47'	5.84'
C8	6°36'43"	500.47'	57.75'
C9	34°58'48"	72.00'	43.98'
C10	78°40'21"	72.00'	98.86'
C11	0°16'11"	522.00'	2.46'
C12	6°25'34"	528.00'	59.22'
C13	10°04'08"	150.00'	26.36'
C14	2°45'50"	500.00'	24.12'
C15	5°59'06"	528.00'	55.15'
C16	6°32'34"	500.00'	57.10'
C17	4°42'30"	528.00'	43.39'
C18	6°20'22"	500.00'	55.32'
C19	2°46'10"	272.00'	13.15'
C20	11°35'51"	272.00'	55.06'
C21	4°56'31"	272.00'	23.46'
C22	5°18'30"	500.00'	46.32'
C23	3°56'39"	500.00'	34.42'
C24	3°31'21"	500.47'	30.77'
C25	0°05'29"	550.00'	0.88'

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
County of Yellowstone) ss
KNOW ALL MEN BY THESE PRESENTS: That McCALL DEVELOPMENT, INC., the owner of the following described tract of land, does hereby certify that it has caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract being situated in the NW1/4 of Section 20, 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:

Lot 33A of the Amended Plat of Lot 33, Block 1, Josephine Crossing Subdivision, Third Filing, according to the official plat on file in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3722833.

Pursuant to Section 76-3-621(1)(a) M.C.A. and the creation of Lots 50, 56, 62 & 68 of Block 1, and Lots 8, 14, 20, 26 & 45 of Block 11 as PRIVATE PARK, the parkland dedication requirement for this subdivision has been waived by the governing body.

Said tract to be known and designated as JOSEPHINE CROSSING SUBDIVISION, FIFTH FILING, and the lands included in all streets and avenues as shown on the annexed plat are hereby granted and donated to the use of the public forever.

McCALL DEVELOPMENT, INC.
By: _____
Title: _____

STATE OF MONTANA)
County of Yellowstone) ss
On this ____ day of _____, 20____, before me,
a Notary Public in and for the State of Montana, personally appeared
_____, known to me to be the person who signed the foregoing instrument as
_____, of McCALL DEVELOPMENT, INC., and who acknowledged to me that said corporation executed
the same. Witness my hand and seal the day and year herein above written.

Notary Public for the State of Montana

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
County of Yellowstone) ss
The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of August, 2014, a survey was performed under his supervision of a tract of land to be known as JOSEPHINE CROSSING SUBDIVISION, FIFTH FILING, 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 and that the gross area is 15.351 acres (668,680 sf) and the net area is 10.798 acres (470,347 sf).

SANDERSON STEWART
By: _____
Montana License No. _____
Date: _____

NOTICE OF APPROVAL

STATE OF MONTANA)
County of Yellowstone) ss
This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

Date _____
Executive Secretary

CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City Attorney's office and is acceptable as to form.
Date: _____
Reviewed by: _____

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.
Examining Land Surveyor _____ Date _____

BASIS OF BEARINGS: PLAT OF JOSEPHINE CROSSING, THIRD FILING

- FOUND REBAR WITH CAP MARKED "ENGINEERING INC 83775"
- FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "SANDERSON STEWART 18972LS", OR AS NOTED
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- SET INTERSECTION MONUMENT, 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT", WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

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