

PLAT OF
DAYBREAK SUBDIVISION

BEING THE E $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ AND THE W $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 4
TOWNSHIP 1 SOUTH, RANGE 25 EAST, P.M.M.

IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : SCOTT WORTHINGTON and REGAL LAND DEVELOPMENT, LLC

MARCH 2015

PREPARED BY : SANDERSON STEWART 

BILLINGS, MONTANA

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
 :ss
County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned 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 NW $\frac{1}{4}$ of Section 4, T. 1 S., R. 25 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being described as follows,

The E $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ and the W $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4, T. 1 S., R. 25 E. P.M.M.

said tract also being more particularly described as follows, to-wit:

Beginning at a point on the north line of Section 4, T. 1 S., R. 25 E., P.M.M., said point being the northeast corner of Tract 3 in Certificate of Survey No. 2298; thence, from said Point of Beginning, along said north section line, S 89°57'18" E a distance of 659.00 feet to the northwest corner of the E $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 4; thence, along the west line of the E $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 4, S 00°11'25" E a distance of 1292.46 feet to a point on the north line of the N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 4; thence, along said north line, S 89°48'43" W a distance of 658.65 feet to the southeast corner of Tract 2 in Certificate of Survey No. 1634; thence, along the west line of said Tract 2, the west line of C H Lund Subdivision and the west line of Tracts 2 and 3 in Certificate of Survey No 2298, N 00°12'20" W a distance of 1295.14 feet to the Point of Beginning.

The park requirement for this subdivision has been met by a combination of Private Parkland provided with Public Access and a cash-in-lieu donation as follows:

Required Parkland 1.378 acres
Provided Parkland 0.593 acre
Cash-in-lieu donation \$15,700.00

The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair and removal of their lines over, under and across the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever. Said tract to be known and designated as DAYBREAK SUBDIVISION, 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.

REGAL LAND DEVELOPMENT, INC.

By: _____

Title: _____

STATE OF MONTANA)
 :ss
County of Yellowstone)

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 Regal Land 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.

Signature of Notary Public

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
 :ss
County of Yellowstone)

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of March 2015, a survey was performed under his supervision of a tract of land to be known as DAYBREAK 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 and that the GROSS area is 19.5679 acres (852,377 square feet), the PRIVATE PARK area is 0.5925 acres (25,811 square feet), the dedicated ROAD area is 6.1895 acres (269,615 square feet) and the NET area is 12.7858 acres (556,951 square feet).

SANDERSON STEWART

By: _____

Montana License No. _____

Date: _____

CONSENT TO PLATTING

Document No. _____

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____

STORMWATER EASEMENT

Document No. _____

ACCESS EASEMENT FOR PARK

Document No. _____

EMERGENCY ACCESS EASEMENT

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.

Date: _____

Reviewed by: _____

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 CITY COUNCIL APPROVAL

STATE OF MONTANA)
 :ss
County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT OF DAYBREAK 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

PLAT OF DAYBREAK SUBDIVISION

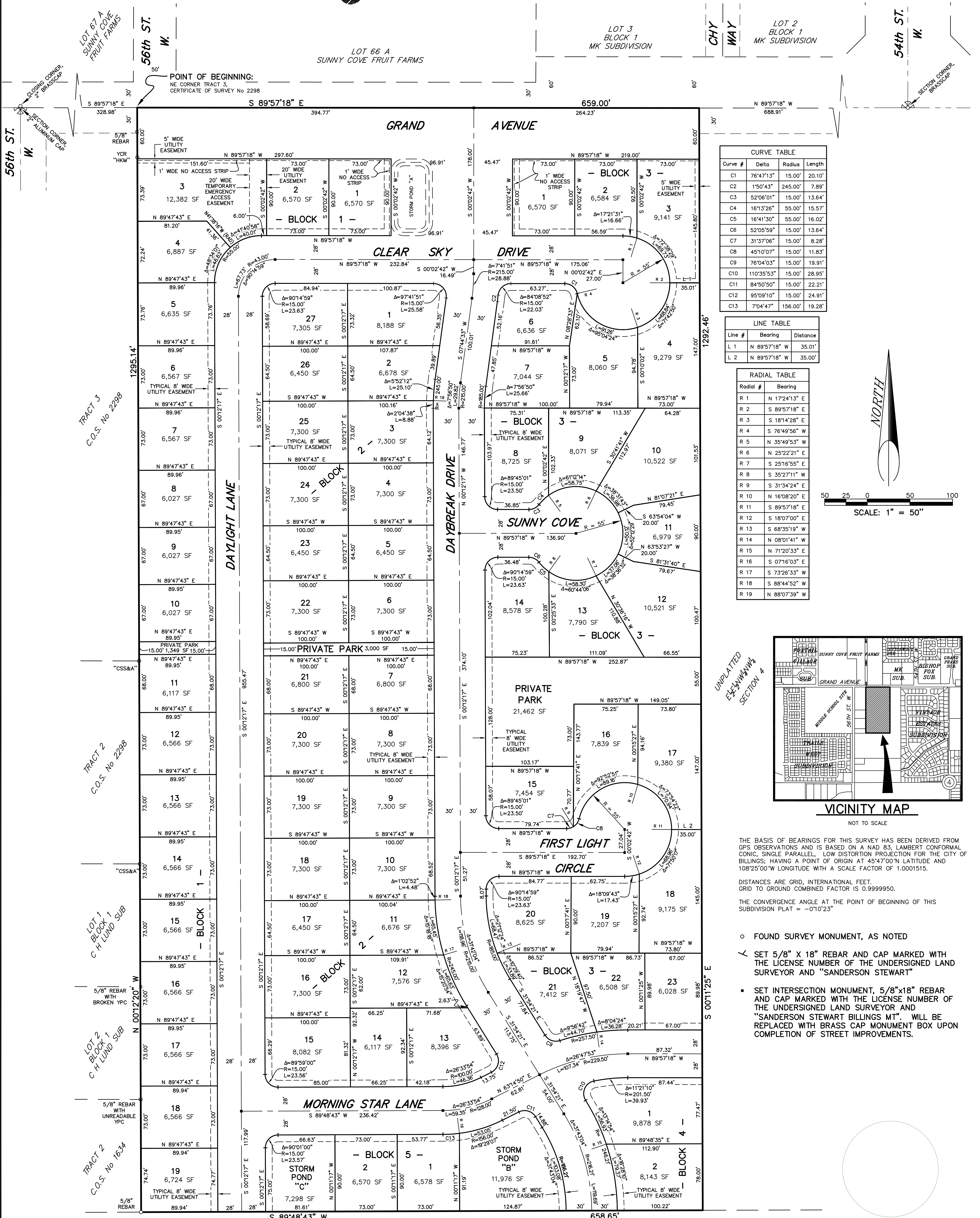
BEING THE E $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ AND THE W $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 4
TOWNSHIP 1 SOUTH, RANGE 25 EAST, P.M.M.
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : SCOTT WORTHINGTON and REGAL LAND DEVELOPMENT, LLC

MARCH 2015

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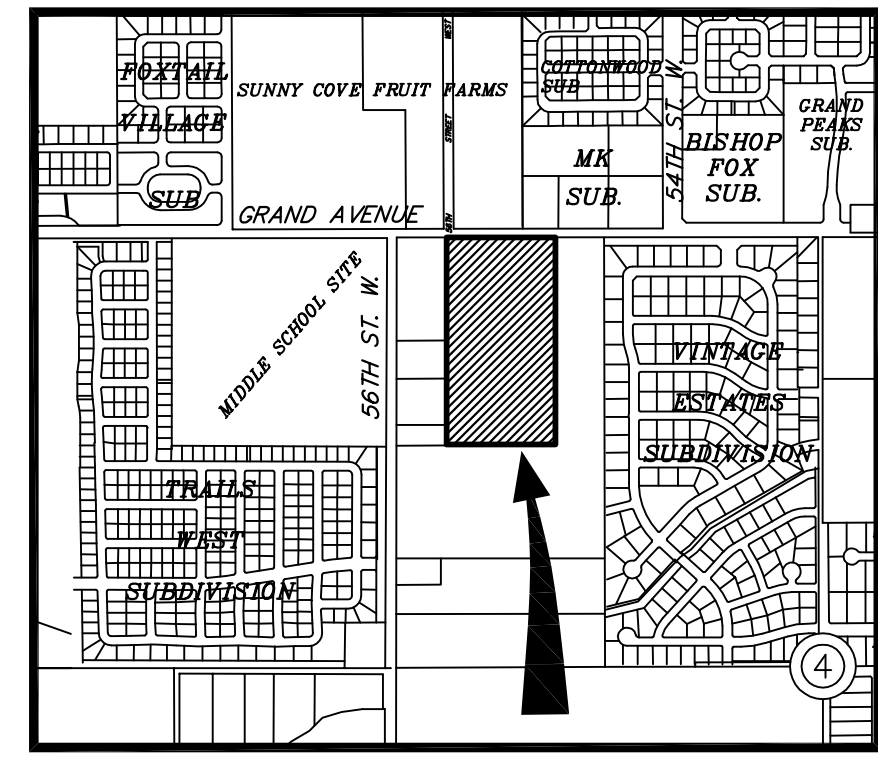
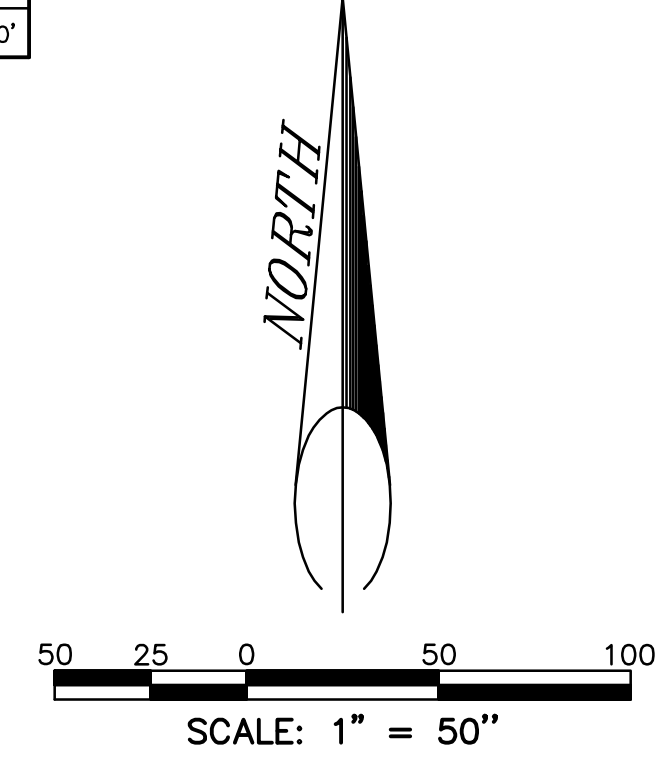
BILLINGS, MONTANA



Curve #	Delta	Radius	Length
C1	76°47'13"	15.00'	20.10'
C2	1°50'43"	245.00'	7.89'
C3	52°06'01"	15.00'	13.64'
C4	16°13'26"	55.00'	15.57'
C5	16°41'30"	55.00'	16.02'
C6	52°05'59"	15.00'	13.64'
C7	31°37'06"	15.00'	8.28'
C8	45°10'07"	15.00'	11.83'
C9	76°04'03"	15.00'	19.91'
C10	110°35'53"	15.00'	28.95'
C11	84°50'50"	15.00'	22.21'
C12	95°09'10"	15.00'	24.91'
C13	70°44'7"	156.00'	19.28'

Line #	Bearing	Distance
L 1	N 89°57'18" W	35.01'
L 2	N 89°57'18" W	35.00'

Radial #	Bearing
R 1	N 17°24'13" E
R 2	S 89°57'18" E
R 3	S 18°14'28" E
R 4	S 76°49'56" W
R 5	N 35°49'53" W
R 6	N 25°22'21" E
R 7	S 25°16'55" E
R 8	S 35°27'11" W
R 9	S 31°34'24" E
R 10	N 16°08'20" E
R 11	S 89°57'18" E
R 12	S 18°07'00" E
R 13	S 68°35'19" W
R 14	N 08°01'41" W
R 15	N 71°20'33" E
R 16	S 07°16'03" E
R 17	S 73°26'33" W
R 18	S 88°44'52" W
R 19	N 88°07'39" W



VICINITY MAP
NOT TO SCALE

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 0.9999950.

THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING OF THIS SUBDIVISION PLAT IS -0°10'23"

- FOUND SURVEY MONUMENT, AS NOTED
- ✕ SET 5/8" X 18" REBAR AND CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- SET INTERSECTION MONUMENT, 5/8"x18" REBAR AND 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.

RESERVED FOR CLERK AND RECORDER