

# PLAT OF HARMONY MEADOWS SUBDIVISION, 2ND FILING

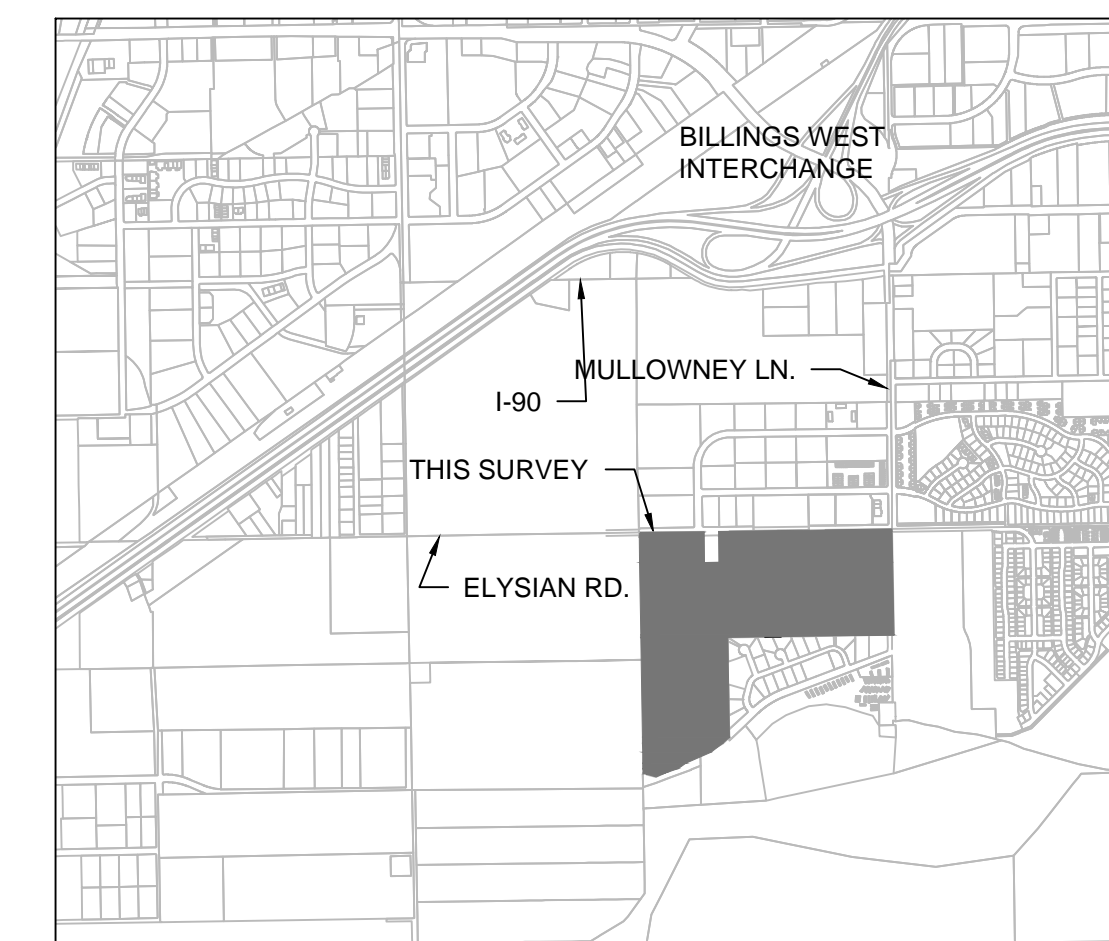
BEING LOTS 1 & 2 OF BLOCK 1 OF HARMONY MEADOWS SUBDIVISION, FIRST FILING  
 LOCATED IN THE NE 1/4 OF SECTION 19, T. 01 S., R. 26 E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: HARMONY MEADOWS, LLC

TOTAL AREA OF SUBDIVISION = ±89.19 ACRES

PREPARED BY: PERFORMANCE ENGINEERING AND CONSULTING, PLLC

DECEMBER 2016



VICINITY MAP  
NOT TO SCALE

LOT AREA TABLE		
Parcel #	AREA (S.F)	AREA (ACRES)
19	42,322	0.97
20	41,644	0.96
21	41,643	0.96
22	41,351	0.95

### CERTIFICATE OF DEDICATION

STATE OF MONTANA )  
 County of Yellowstone )SS

KNOW ALL 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 NE 1/4 of Section 19, Township 1 South, Range 26 East, P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Commencing at a point, which is the north 1/4 corner of Section 19, T. 1 S., R. 26 E., P.M.M.; Thence South 0° 54' 43" West a distance of 40.00 Feet to the northwest corner of Harmony Meadows Subdivision, point also being the True Point of Beginning; Thence North 89° 10' 40" East a distance of 678.29 Feet; Thence North 89° 10' 25" East a distance of 149.93 Feet; Thence North 0° 48' 34" West a distance of 280.92 Feet; Thence North 89° 10' 37" East a distance of 1758.48 Feet; Thence along a curve to the right with a radius of 10.00 Feet and a central angle of 89° 55' 25" a distance of 15.69 Feet, (chord bearing South 45° 59' 41" East, and chord length 14.13 Feet); Thence South 0° 53' 46" East a distance of 1052.93 Feet; Thence South 89° 05' 40" West a distance of 1689.52 Feet; Thence South 0° 53' 52" East a distance of 1039.09 Feet; Thence South 45° 15' 54" West a distance of 94.57; Thence South 61° 49' 53" West a distance of 154.21 Feet; Thence South 64° 49' 53" West a distance of 281.73 Feet; Thence South 53° 46' 53" West a distance of 98.85 Feet; Thence South 69° 53' 53" West a distance of 116.65 Feet; Thence South 65° 17' 53" West a distance of 128.51 Feet; Thence North 75° 49' 07" West a distance of 95.89 Feet; Thence North 55° 01' 07" West a distance of 27.68 Feet; Thence South 62° 44' 56" West a distance of 23.65 Feet; Thence North 0° 54' 43" West a distance of 2474.20 Feet to the Point of Beginning. Containing a gross area of 89.19 Acres and a net area of 81.23 Acres more or less. Subject to all right-of-ways and/or easement of record apparent on the ground or reserved on the survey.

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 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 HARMONY MEADOWS, 2ND FILING and the lands included in all streets, avenues, and parks as shown on the annexed plat are hereby granted and donated to the use of the public forever.

Harmony Meadows, LLC.

Cal Kunkel, Owner

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 Cal Kunkel, known to me to be the owner of Harmony Meadows, LLC, known to me to be the persons who signed the foregoing instrument and who acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana  
 Printed Name \_\_\_\_\_  
 Residing at \_\_\_\_\_  
 My commission expires \_\_\_\_\_

### CERTIFICATE OF CITY COUNCIL APPROVAL

The City Council of the City of Billings, Yellowstone County, Montana, does hereby certify that the accompanying plat for HARMONY MEADOWS SUBDIVISION, 2ND FILING has been duly examined and have found the same to conform to the laws of the State of Montana. It is hereby approved and the dedication to public use of any and all lands shown on this plat as being dedicated to such use are accepted.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY OF BILLINGS, MONTANA

BY: \_\_\_\_\_  
 Mayor

ATTEST: \_\_\_\_\_  
 City Clerk

### CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City Attorney and it is acceptable as to form:

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Reviewed by \_\_\_\_\_

### NOTICE OF APPROVAL

STATE OF MONTANA )  
 County of Yellowstone )SS

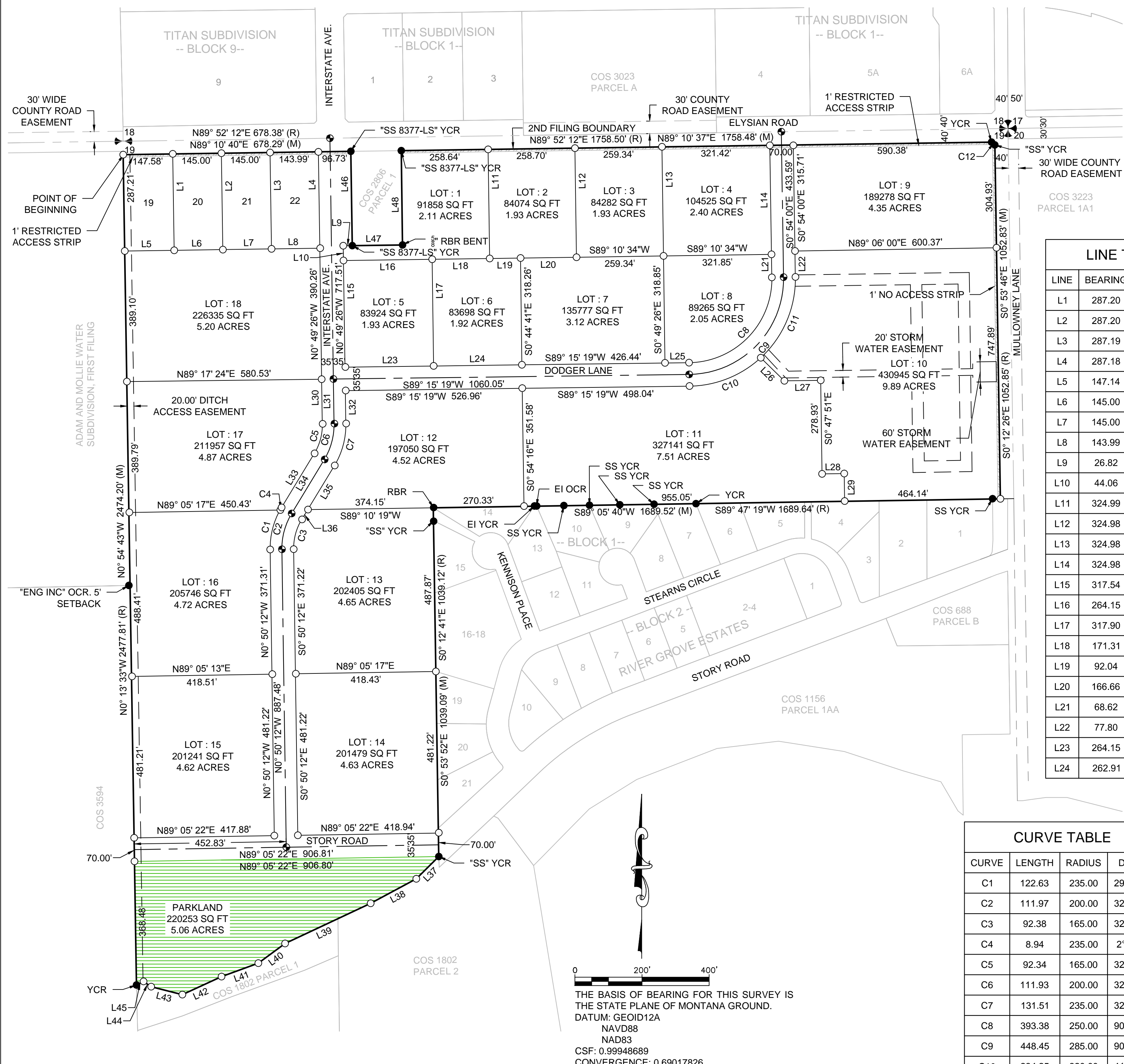
This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.  
 \_\_\_\_\_ Date \_\_\_\_\_ President  
 \_\_\_\_\_ Executive Secretary

LINE TABLE		
LINE	BEARING	DISTANCE
L1	287.20	S0° 49' 26"E
L2	287.20	S0° 49' 26"E
L3	287.19	N0° 49' 26"W
L4	287.18	N0° 49' 26"W
L5	147.14	N89° 10' 29"E
L6	145.00	N89° 10' 29"E
L7	145.00	N89° 10' 29"E
L8	143.99	N89° 10' 29"E
L9	26.82	N89° 10' 25"E
L10	44.06	N0° 49' 26"W
L11	324.99	S0° 49' 26"E
L12	324.98	S0° 49' 26"E
L13	324.98	S0° 49' 26"E
L14	324.98	S0° 54' 00"E
L15	317.54	N0° 49' 26"W
L16	264.15	S89° 10' 34"W
L17	317.90	S0° 49' 26"E
L18	171.31	S89° 10' 34"W
L19	92.04	S89° 10' 34"W
L20	166.66	S89° 10' 34"W
L21	68.82	S0° 54' 00"E
L22	77.80	S0° 54' 00"E
L23	264.15	S89° 15' 19"W
L24	262.91	S89° 15' 19"W

LINE TABLE		
LINE	BEARING	DISTANCE
L25	71.60	S89° 15' 19"W
L26	98.37	S45° 38' 47"E
L27	108.34	N89° 13' 10"E
L28	66.00	N89° 05' 44"E
L29	82.52	S0° 47' 51"E
L30	133.48	N0° 49' 26"W
L31	133.44	N0° 49' 26"W
L32	98.39	S0° 49' 26"E
L33	187.87	N31° 14' 26"E
L34	187.87	N31° 14' 26"E
L35	152.91	S31° 14' 26"W
L36	34.96	S31° 14' 26"W
L37 (M)	94.57	S45° 15' 54"W
L37 (R)	95.79	S45° 47' 07"W
L38 (M)	154.21	S61° 49' 53"W
L38 (R)	154.21	S62° 21' 07"W
L39 (M)	281.73	S64° 49' 53"W
L39 (R)	281.73	S65° 21' 07"W
L40 (M)	98.85	S53° 46' 53"W
L40 (R)	98.85	S54° 18' 07"W
L41 (M)	116.65	S69° 53' 53"W
L41 (R)	116.65	S70° 25' 07"W
L42 (M)	128.51	S65° 17' 53"W
L42 (R)	128.51	S65° 49' 07"W
L43 (M)	95.89	N75° 49' 07"W
L43 (R)	95.89	N75° 17' 53"W
L44 (M)	27.68	N55° 01' 07"W
L44 (R)	27.68	N54° 29' 53"W
L45 (M)	23.65	S62° 44' 56"W
L45 (R)	23.65	S63° 16' 07"W
L46 (M)	280.93	S0° 50' 34"E
L46 (R)	281.00	S0° 07' 48"E
L47 (M)	149.93	N89° 10' 25"E
L47 (R)	150.00	N89° 52' 12"E
L48 (M)	280.92	N0° 48' 34"W
L48 (R)	281.00	N0° 07' 48"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	
C1	122.63	235.00	29°53'55"	
C2	111.97	200.00	32°04'39"	
C3	92.38	165.00	32°04'39"	
C4	8.94	235.00	2°10'43"	
C5	92.34	165.00	32°03'52"	
C6	111.93	200.00	32°03'52"	
C7	131.51	235.00	32°03'52"	
C8	393.38	250.00	90°09'20"	
C9	448.45	285.00	90°09'20"	
C10	234.25	320.00	41°56'29"	
C11	269.28	320.00	48°12'50"	

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C12 (M)	15.70	10.00	89°55'25"	S45° 59' 41"E	14.13
C12 (R)	15.69	10.00	89°55'22"	-	-



- LEGEND**
- = FOUND PROPERTY CORNER
  - = SET YCR, MARKED HETTINGER 18035LS
  - ⊙ = SET INTERSECTION MONUMENTS
  - YCR = YELLOW CAPPED REBAR
  - OCR = ORANGE CAPPED REBAR
  - SS = SANDERSON STEWART
  - EI = ENGINEERING INC.
  - RBR = REBAR

**ERRORS AND OMISSIONS REVIEW**  
 I hereby certify that I have examined the annexed and forgoing plat for errors and omissions in computations and drafting.  
 Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Examining Land Surveyor \_\_\_\_\_  
**CERTIFICATE OF COUNTY TREASURER**  
 I hereby certify, pursuant to Section 76-3-611(b) MCA, that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land have been paid.  
 Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 Yellowstone County Treasurer \_\_\_\_\_

**CONSENT OF PLATTING**  
 Document No. \_\_\_\_\_

**RELEASE OF SANITARY RESTRICTIONS**  
 Document No. \_\_\_\_\_

**SUBDIVISION IMPROVEMENTS AGREEMENT**  
 Document No. \_\_\_\_\_

**UTILITY/STORMWATER EASEMENT AGREEMENT**  
 Document No. \_\_\_\_\_

**HARMONY MEADOWS SUBDIVISION, 2ND FILING**

REVISIONS	7100 COMMERCIAL AVE. SUITE 4 BILLINGS, MT 59101	OFFICE - 406-384-0080 www.performance-ec.com
DATE	BY	ANA
12/27/16	ANA	

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**PEC**  
 PERFORMANCE ENGINEERING & CONSULTING

15-034 DRAWN BY: ANA CHECKED BY: CPD DATE: 5/12/16

**SHEET 1 OF 1**

