

PLAT OF EMMA JEAN HEIGHTS SUBDIVISION, THIRD FILING

BEING LOT 1A BLOCK 19, OF AMENDED PLAT OF LOTS 2 AND 3,
BLOCK 5, LOTS 10 AND 11, BLOCK 10, AND LOT 1 BLOCK 19,
EMMA JEAN HEIGHTS SUBDIVISION 2ND FILING
SITUATED IN THE NE1/4 OF SECTION 23, TOWNSHIP 1 NORTH,
RANGE 26 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE
COUNTY, MONTANA

PREPARED FOR: FELTON ASSOCIATES, INC.

SURVEYED BY: NORTHERN ENGINEERING AND CONSULTING, INC.
200 N 34th St. BILLINGS, MT 59101



LEGEND

- SECTION CORNER FOUND AS NOTED
- 1/4 CORNER FOUND AS NOTED
- PROPERTY CORNER FOUND AS NOTED
- WITNESS CORNER FOUND AS NOTED
- PROPERTY CORNER SET - 5/8" X 24" YELLOW PLASTIC CAP MARKED "ESSEX - 40989 LS"
- CENTERLINE MONUMENT IN MONUMENT BOX
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- R RECORD DISTANCE
- R&F RECORD DISTANCE AND FOUND DISTANCE

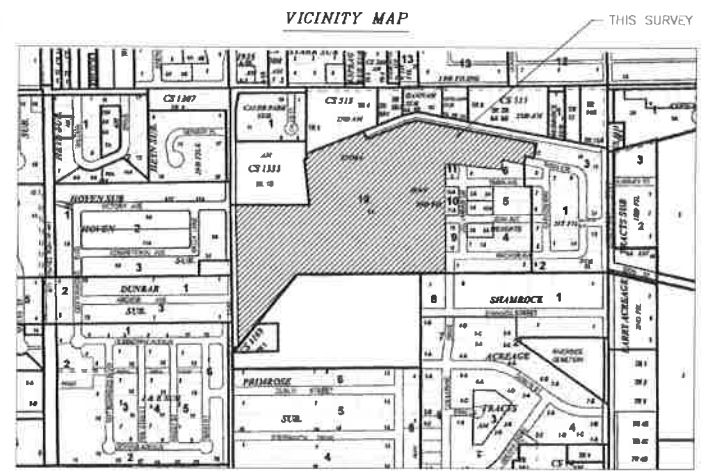
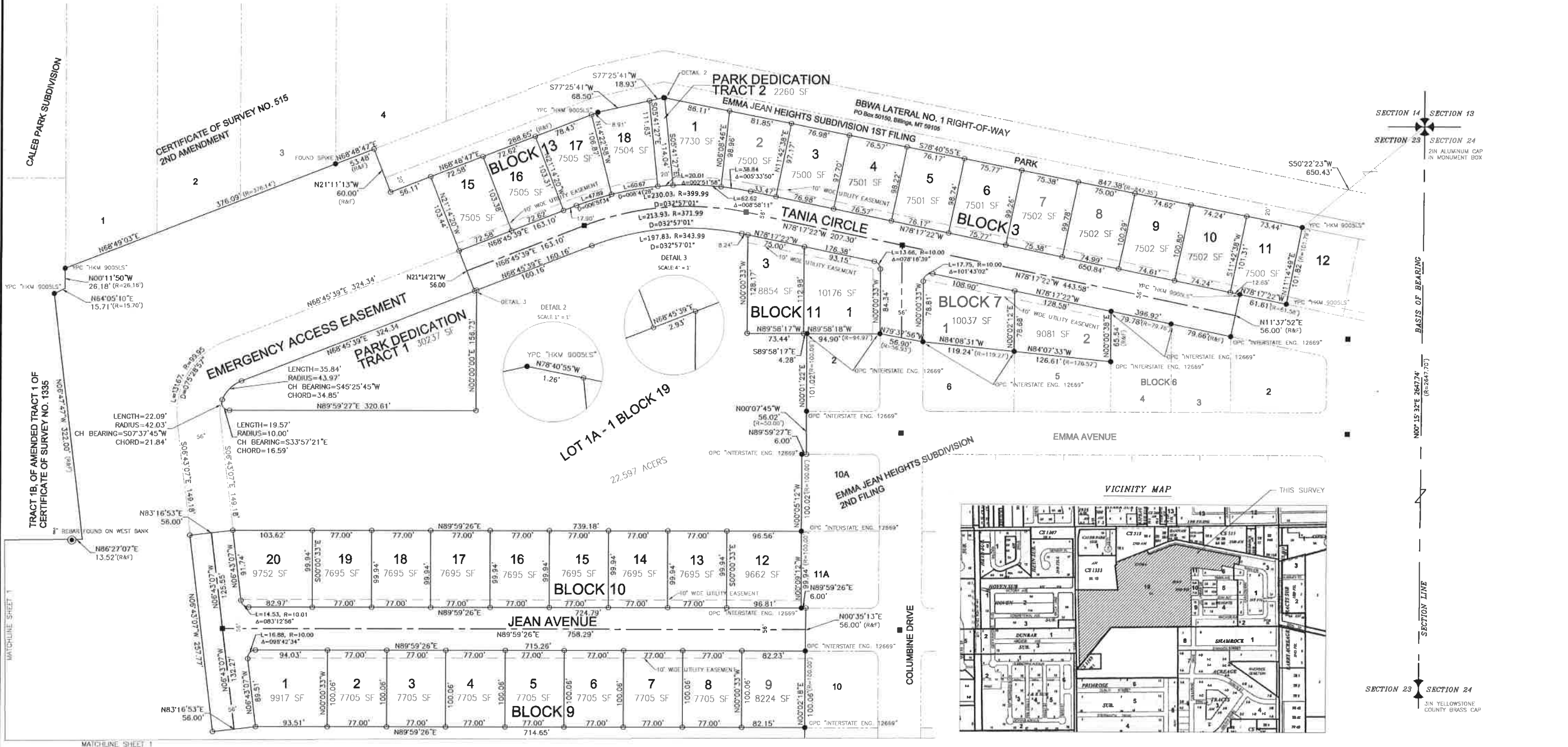
AREAS

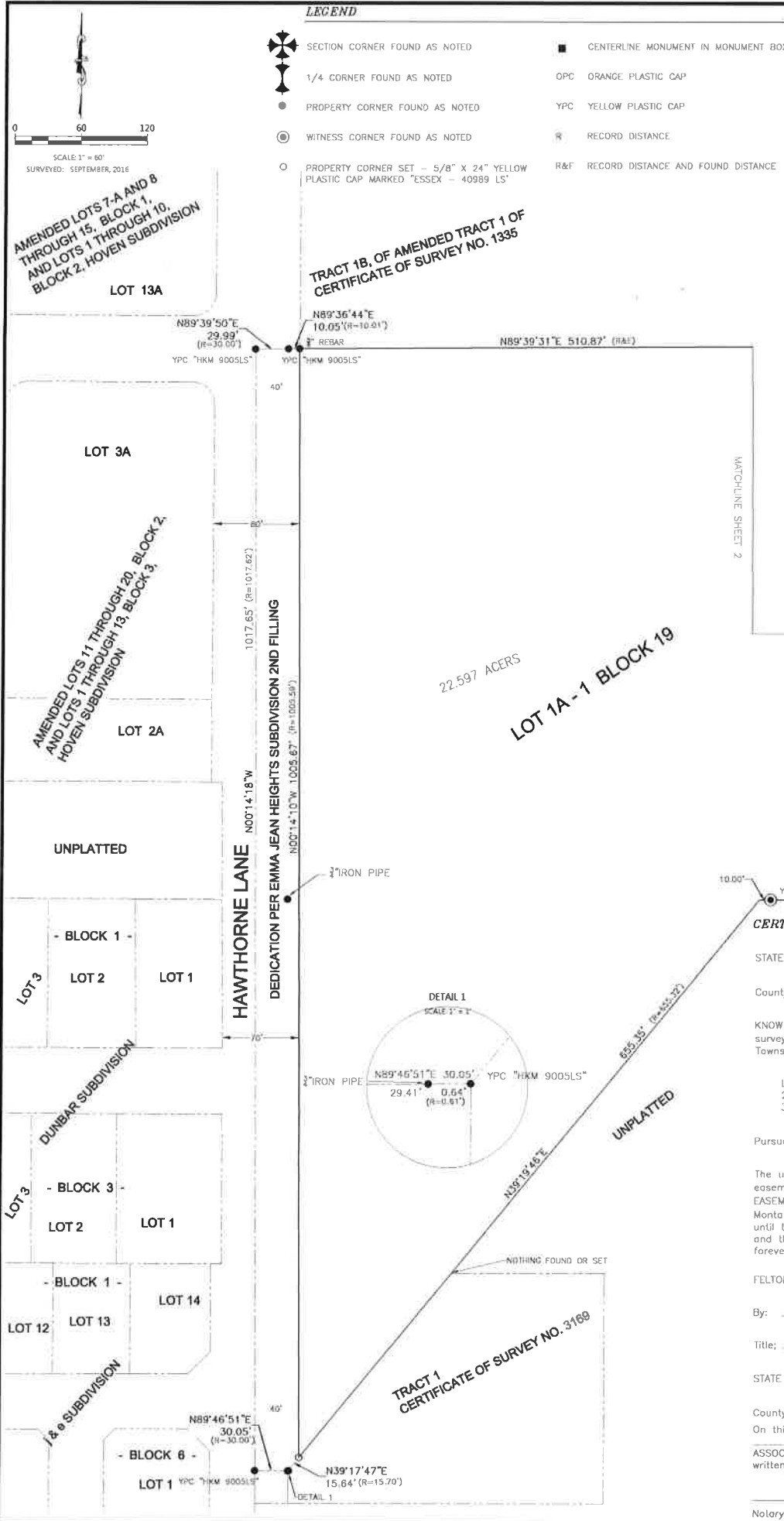
- GROSS AREA = 32.861 ACRES
- ROAD DEDICATION = 2,712 ACRES
- PARK DEDICATION = 0.75 ACRES
- NET AREA = 29,399 ACRES

SURVEYORS NOTE

Do to the on going improvements, monuments for this survey will not be set until 240 days from the date on which this document is filed. Pursuant to the Uniform Standards of Monumentation, ARM 24.183.1101 (d).

BASIS OF BEARINGS
EAST LINE OF THE NORTHEAST 1/4 OF SECTION 23,
TOWNSHIP 1 NORTH, RANGE 26 EAST, P.M.M. PER THE
PLAT OF EMMA JEAN HEIGHTS SUBDIVISION 2ND FILING,
SAID LINE BEARS N00°15'32"E





LEGEND

- SECTION CORNER FOUND AS NOTED
- 1/4 CORNER FOUND AS NOTED
- PROPERTY CORNER FOUND AS NOTED
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- PROPERTY CORNER SET - 5/8" X 24" YELLOW PLASTIC CAP MARKED "ESSEX - 40989 LS"
- CENTERLINE MONUMENT IN MONUMENT BOX
- ORANGE PLASTIC CAP
- YELLOW PLASTIC CAP
- RECORD DISTANCE
- RECORD DISTANCE AND FOUND DISTANCE

BASIS OF BEARINGS

EAST LINE OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 26 EAST, P.M.M. PER THE PLAT OF EMMA JEAN HEIGHTS SUBDIVISION 2ND FILING, SAID LINE BEARS N00°15'32"E

CERTIFICATE OF CITY ATTORNEY

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

Dated this _____ day of _____, 2017.

Reviewed by: _____

COUNTY TREASURER'S CERTIFICATION OF TAX PAYMENT

I hereby certify that all real property taxes and special assessments assessed and levied on the land above described are paid pursuant to MCA 76-3-611(1).

Dated this _____ day of _____, 2017.

Yellowstone County Treasurer

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that annexed and foregoing plat conforms with section 76-4-125(2)(g), 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 disposal of sewage and solid waste.

Dated this _____ day of _____, 2017.

Reviewed by: _____

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting.

Dated this _____ day of _____, 2017.

Reviewed by: _____

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 COUNCIL APPROVAL

STATE OF MONTANA)
) ss
 County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT OF EMMA JEAN HEIGHTS SUBDIVISION, THIRD FILLING, and the requirements for 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 _____, 2017.

CITY OF BILLINGS, MONTANA

By: _____ Mayor

Attest: _____ City Clerk

PLAT OF EMMA JEAN HEIGHTS SUBDIVISION, THIRD FILING

BEING LOT 1A BLOCK 19, OF AMENDED PLAT OF LOTS 2 AND 3, BLOCK 5, LOTS 10 AND 11, BLOCK 10, AND LOT 1 BLOCK 19, EMMA JEAN HEIGHTS SUBDIVISION 2ND FILING SITUATED IN THE NE1/4 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 26 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: FELTON ASSOCIATES, INC.

SURVEYED BY: NORTHERN ENGINEERING AND CONSULTING, INC.
 200 N 34TH ST. BILLINGS, MT 59101

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 NE1/4 Section 23, Township 1 North, Range 26 East., P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

LOT 1A, BLOCK 19, OF AMENDED PLAT OF LOTS 2 AND 3, BLOCK 5, LOTS 10 AND 11, BLOCK 10, AND PLAT OF EMMA JEAN HEIGHTS SUBDIVISION 2ND FILLING, according to the Official plat on file in the Office of the Clerk & Recorder of Yellowstone County, Montana, under Document Number 3782346.

Pursuant to Section 76-3-621(1)(a), M.C.A., the park requirement for this subdivision has been met by dedication.

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. The undersigned also hereby grants unto all emergency personnel, as such are defined and established by Montana Law, an easement for access, over, under and across the areas designated on the plat as "EMERGENCY ACCESS EASEMENT" to have and hold until the EMMA JEAN HEIGHTS SUBDIVISION, FORTH FILLING. Said tract to be known and designated as EMMA JEAN HEIGHTS SUBDIVISION, THIRD FILLING, 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.

FELTON ASSOCIATES, INC.

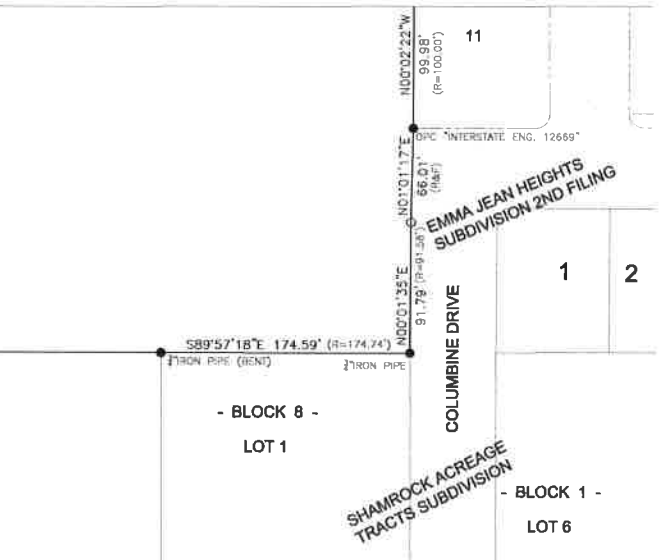
By: _____

Title: _____

STATE OF MONTANA)
) ss
 County of Yellowstone)

On this _____ day of _____, 20____, before me the undersigned Notary Public for the state of Montana, Personally appeared _____, known to me to be the person who signed the foregoing instrument as _____ of FELTON ASSOCIATES, INC., and who acknowledged to me the said corporation executed the same. Witness my hand and seal the day and year herein above written.

Notary Public for the Sale of Montana



CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
) ss
 County of Yellowstone)

The undersigned, a Professional Land Surveyor licensed in the State of Montana, states that during the month of September, 2016, a survey was performed under his supervision of a tract of land to be known as EMMA JEAN HEIGHTS SUBDIVISION, THIRD FILLING, 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 the gross area is 32.861 acres and the net area is 29.399 acres.

Northern Engineering and Consulting, Inc.

By: _____
 Zamian Z. Essex
 Montana License No. _____

Date: _____