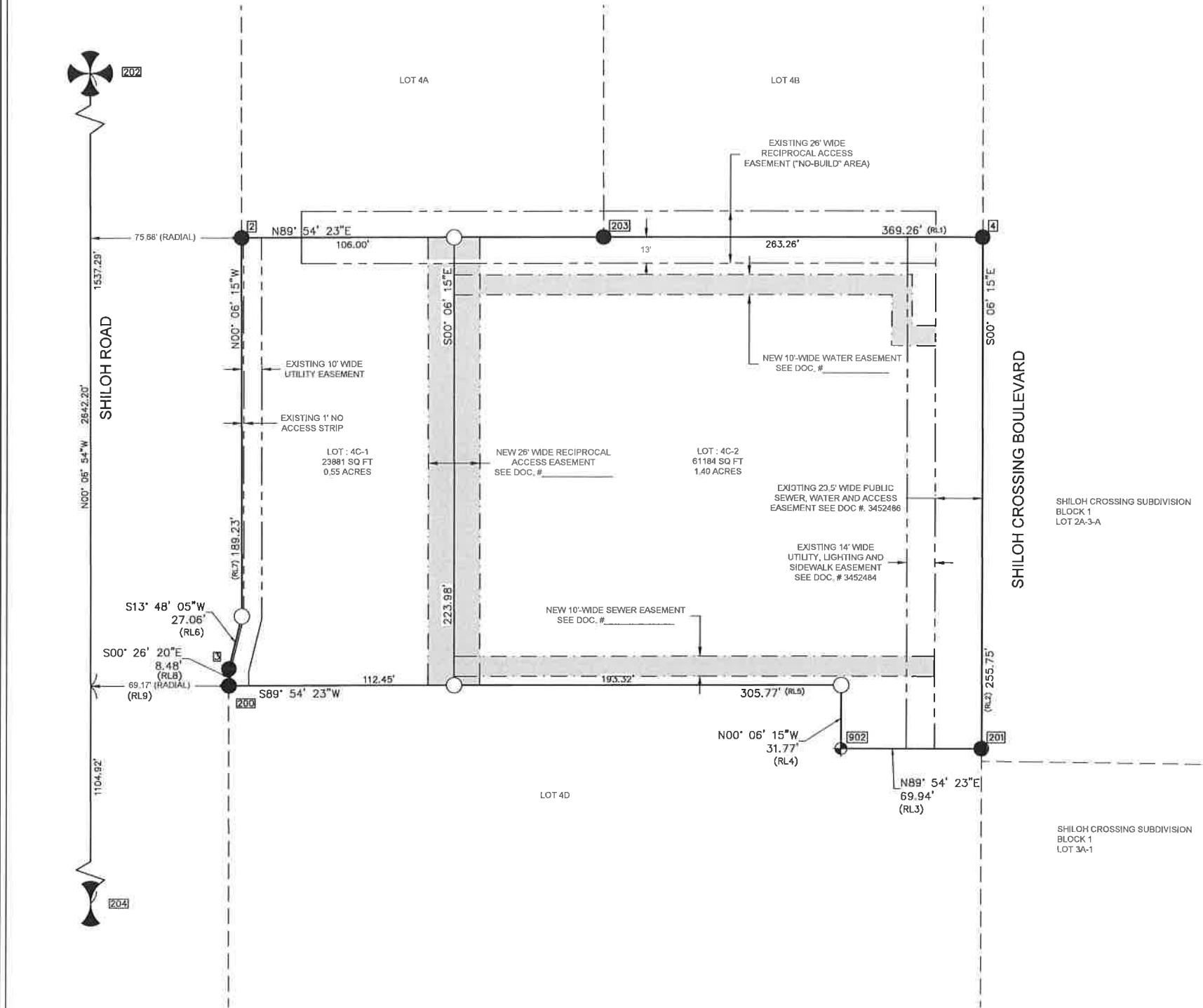


PEC STANDARD CTB
6/29/2017 10:38:52 AM
C:\Users\jdoe\Documents\PEC_Billings\PEC_Billings\PEC_Billings\Development\2017-031 Shiloh Crossing Lot 4C AMD\DWG\Plat17-031 Plat.dwg

FINAL PLAT OF
AMENDED LOT 4C, BLOCK 1 OF
SHILOH CROSSING SUBDIVISION
SITUATED IN THE NW1/4 OF SECTION 14, TOWNSHIP 01 SOUTH, RANGE 25 EAST,
P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: WESTERN SKY VENTURES, LLC
PERFORMANCE ENGINEERING & CONSULTING
DATE: JUNE 2017



LEGEND

- POINT LABEL - SEE TABLE FOR MORE INFORMATION
- RECORD LINE LENGTH LABEL - SEE TABLE FOR MORE INFORMATION
- FOUND MONUMENT AS NOTED
- SET 18" x 18" REBAR WITH YELLOW PLASTIC CAP MARKED PEC 25090LS BILLINGS MT
- SET MONUMENT AS DESCRIBED IN POINTS TABLE
- EXISTING EASEMENT
- NEW EASEMENT

Point	Description and notes
2	FOUND REBAR WITH ENG. INC. PLASTIC CAP
3	FOUND 5/8IN BALD REBAR
4	FOUND 5/8IN BALD REBAR
200	FOUND SAND, STEW. PLASTIC CAP, 8377LS
201	FOUND SAND, STEW. PLASTIC CAP, 8377LS
202	FOUND AL. PIPE MONUMENT AS DESCRIBED BY INGRAHAM CORNER REC.
203	FOUND 5/8IN BALD REBAR
204	FOUND AL. PIPE MONUMENT AS DESCRIBED BY INGRAHAM CORNER REC.
901	SET 5/8IN REBAR AND CAP MARKED PEC 25090LS BILLINGS MT
902	SET MAG NAIL WITH WASHER IN PAVEMENT
903	SET 5/8IN REBAR AND CAP MARKED PEC 25090LS BILLINGS MT

Line tag	Record distance
RL1	369.26'
RL2	255.84'
RL3	70.00'
RL4	31.88'
RL5	305.77'
RL6	27.07'
RL7	189.23'
RL8	8.46'
RL9	69.01'

CERTIFICATE OF DEDICATION AND LEGAL DESCRIPTION

I hereby certify that I have caused to be surveyed, subdivided and platted into lots a tract of land situated in the NW 1/4 of Section 14, Township 1 South, Range 25 East, P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows:

Lot 4C, Block 1, of the Amended Plat of Lot 4, Block 1, Shiloh Crossing Subdivision, according to the official plat on file with the Yellowstone County Clerk and Recorder's office, under Document No. 3473361. Said tract contains a gross area of 1.96 acres, more or less, and is subject to all right-of-ways and easements shown, existing, or of record.

Further, I hereby grant 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 easements to have and hold forever.

Further, I hereby certify that no parkland dedication is required for this non-residential subdivision, pursuant to 76-3-621(3)(b), M.C.A.

Said tract is to be known and designated as the Amended Plat of Lot 4C, Block 1 of SHILOH CROSSING SUBDIVISION.

Printed Name / Title, Western Sky Ventures LLC.

Signature

STATE OF MONTANA)
County of Yellowstone)

On this ___ day of _____, 20___ before me, a Notary Public in and for the State of Montana, personally appeared _____ of Western Sky Ventures, 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 Amended Plat of Lot 4C, Block 1 of Shiloh Crossing Subdivision has been examined and found to conform to the law. Said plat is hereby approved.

By: _____ Mayor _____ Date _____

Attest: _____ City Clerk _____ Date _____

CERTIFICATE OF SURVEYOR

I, the undersigned Zachary Hassler, a registered land surveyor, do hereby certify that this survey was done by me or under my direct supervision.

Dated this ___ day of _____, 20___.

Zachary Hassler, 29090 LS

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined this plat for errors and omissions in computations and drafting.

Examining Land Surveyor _____ Date _____

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 _____

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that I have examined this plat and found that it conforms with 76-4-125(2)(c), M.C.A. Said plat is inside a master planning area and is provided with municipal facilities for the supply of water and disposal of sewage and solid waste.

Dated this ___ day of _____, 20___.

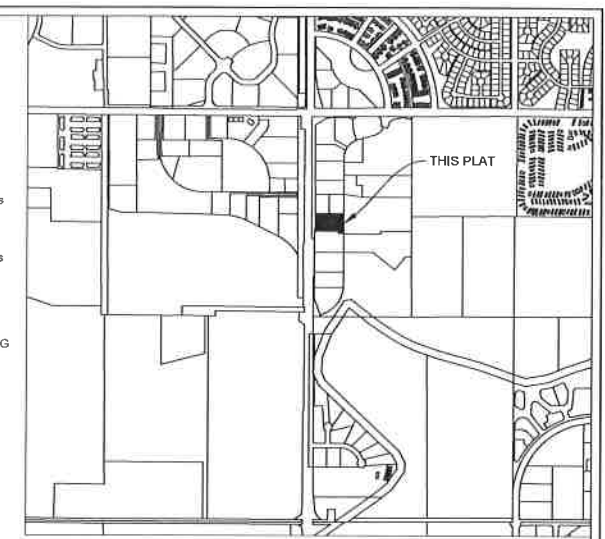
City Engineer's Office _____

CERTIFICATE OF PLANNING BOARD APPROVAL

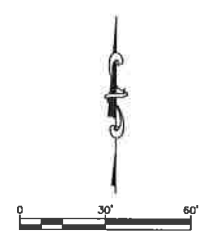
This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

Date _____ President _____

Executive Secretary _____



VICINITY MAP
NOT TO SCALE



BASIS OF BEARINGS: NORTH LINE OF LOT 4C OF THE AMENDED PLAT OF LOT 4, BLOCK 1, SHILOH CROSSING SUBDIVISION.

CLERK AND RECORDER INFORMATION

CONSENT OF PLATTING
Document No. _____

RELEASE OF SANITARY RESTRICTIONS
Document No. _____

SUBDIVISION IMPROVEMENTS AGREEMENT
Document No. _____

UTILITY/STORMWATER EASEMENT AGREEMENT
Document No. _____

PROJECT TITLE: **SHILOH CROSSING SUBDIVISION LOT 4C AMD.**

REVISIONS	DATE	BY	DESCRIPTION

7100 COMMERCIAL AVE, SUITE 4
BILLINGS, MT 59101
OFFICE - 406-384-0080
www.performance-ec.com

PEC
PERFORMANCE ENGINEERING & CONSULTING

17-031 DRAWN BY JAS CHECKED BY ZH DATE 06/15/17

SHEET **1 of 1**