

PLAT OF COAL CREEK SUBDIVISION

BEING PARCEL 6A OF AMENDED TRACTS 5, 6, 7 AND 8 OF CERTIFICATE OF SURVEY 2465,
AND LOCATED IN THE SE 1/4 OF SECTION 25, T. 01 N., R. 24 E., P.M.M., CITY OF BILLINGS,
YELLOWSTONE COUNTY, MONTANA

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
County of Yellowstone) :ss

KNOW ALL BY THESE PRESENTS: That I, the undersigned owner, do hereby certify that I, have caused to be surveyed, subdivided and platted into lots, blocks, roads and alleys, and other divisions and dedications, as shown by this plat hereunto included, the following described tract of land, to wit:

Parcel 6A of Amended Tracts 5, 6, 7 and 8 of Certificate of Survey 2465, Document No. 3138890, situated in the SE 1/4 of Section 25, Township 1 North, Range 24 East, P.M.M., Yellowstone County, Billings, Montana; said tract being 39.410 gross acres and 38.051 net acres in area, more or less.

The above described tract of land is to be known and designated as COAL CREEK SUBDIVISION, Yellowstone County, Montana. The undersigned 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 Easement to have and hold forever.

Consistent with the Subdivision Improvements Agreement associated with this plat, the parkland requirement of this subdivision is 11% of the 20.651 acres of the planned residentially-zoned portion of the development. These 2.272 acres will be reserved within residential lots as pocket parks to be constructed, operated, and maintained by a future Homeowner's Association.

DATED THIS _____ day of _____, 20____.

Magnus Land Development, LLC.

Todd Brown, 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 Todd Brown, known to me to be the owner of Magnus Land Developments, LLC, known to me to be the person who signed the forgoing 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 SURVEYOR

I, THE UNDERSIGNED Zachary O. Hassler, Registered Land Surveyor, do hereby certify that between _____, 20____, and _____, 20____, I surveyed COAL CREEK SUBDIVISION, and described the same as shown on the accompanying plat and platted in accordance with the provisions of the Montana Subdivision and Platting Act, Section 76-3-101 through 76-3-625, MCA and the Yellowstone County Subdivision Regulations.

DATED THIS _____ day of _____, 20____.

Zachary O. Hassler, PLS 29090LS

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 CITY ENGINEER'S OFFICE

I hereby certify that I have examined the annexed plat and find that it conforms with Section 76-4-125(2)(d) MCA removing sanitary restrictions since 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 CITY COUNCIL APPROVAL

The City Council of the City of Billings, Yellowstone County, Montana, does hereby certify that the accompanying plat for COAL CREEK SUBDIVISION has been duly examined and have found the same to conform to the laws of the State of Montana, and the requirements of the Yellowstone County Board of Platting. 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 hereby accepted.

Dated this _____ day of _____, 20____.

CITY OF BILLINGS, MONTANA

BY: _____
Mayor

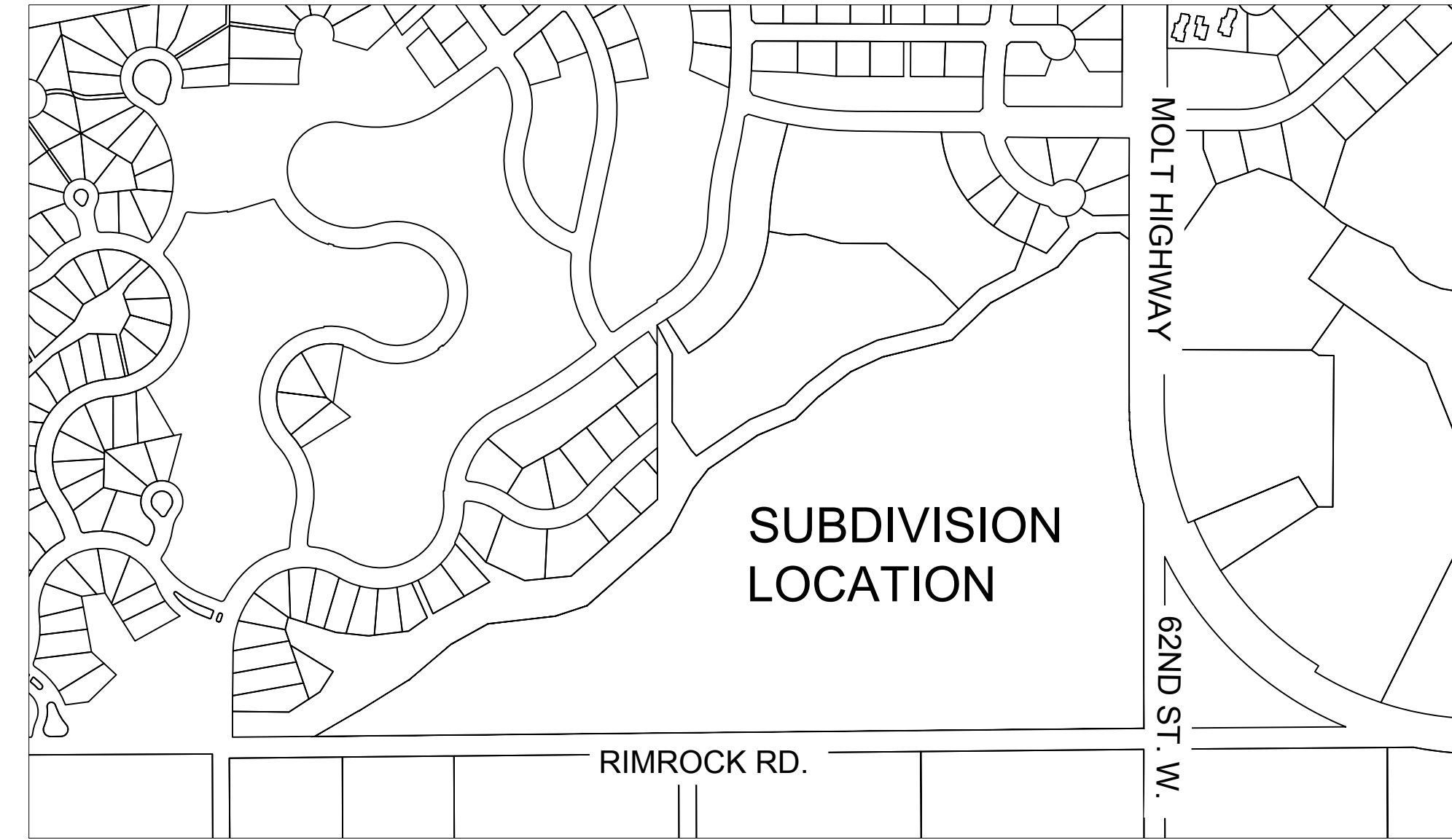
ATTEST: _____
City Clerk

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 _____



VICINITY MAP

NOT TO SCALE

PREPARED FOR: MAGNUS LAND DEVELOPMENT, LLC
PREPARED BY: PERFORMANCE ENGINEERING & CONSULTING, PLLC

TOTAL AREA OF SUBDIVISION = ±39.40 ACRES
DECEMBER 2017

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-207(3) 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

NOTICE OF APPROVAL: YELLOWSTONE COUNTY BOARD OF PLANNING

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

STORMWATER EASEMENT

Document No. _____

ACCESS AND UTILITY EASEMENT

Document No. _____

CONSENT TO PLATTING

Document No. _____

RESTRICTIONS ON TRANSFERS

Document No. _____

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____

STORMWATER FACILITY MAINTENANCE AGREEMENT

Document No. _____

PROJECT TITLE:		COAL CREEK SUBDIVISION		SHEET
REVISIONS	DATE	BY	7100 COMMERCIAL AVE, SUITE 4 BILLINGS, MT 59101 COPYRIGHT 2016 ©	
OFFICE - 406-384-0080 www.performance-ec.com				1 of 2
PERFORMANCE ENGINEERING & CONSULTING				
2017-016	DRAWN BY:	WJM	CHECKED BY:	ZOH
	DATE:	1/8/2018		

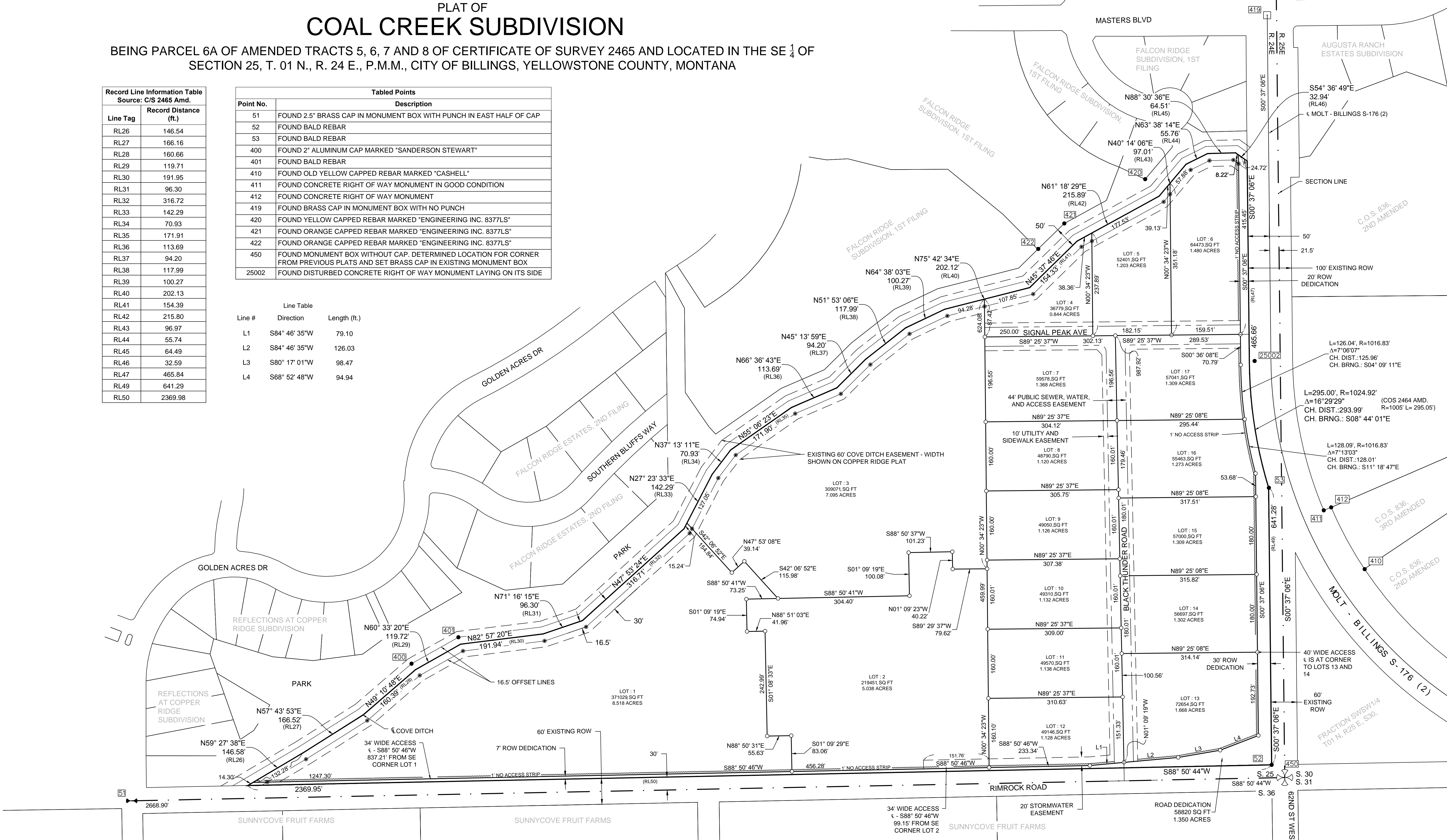
PLAT OF COAL CREEK SUBDIVISION

BEING PARCEL 6A OF AMENDED TRACTS 5, 6, 7 AND 8 OF CERTIFICATE OF SURVEY 2465 AND LOCATED IN THE SE 1/4 OF SECTION 25, T. 01 N., R. 24 E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

Line Tag	Record Distance (ft.)
RL26	146.54
RL27	166.16
RL28	160.66
RL29	119.71
RL30	191.95
RL31	96.30
RL32	316.72
RL33	142.29
RL34	70.93
RL35	171.91
RL36	113.69
RL37	94.20
RL38	117.99
RL39	100.27
RL40	202.13
RL41	154.39
RL42	215.80
RL43	96.97
RL44	55.74
RL45	64.49
RL46	32.59
RL47	465.84
RL49	641.29
RL50	2369.98

Point No.	Description
51	FOUND 2.5" BRASS CAP IN MONUMENT BOX WITH PUNCH IN EAST HALF OF CAP
52	FOUND BALD REBAR
53	FOUND BALD REBAR
400	FOUND 2" ALUMINUM CAP MARKED "SANDERSON STEWART"
401	FOUND BALD REBAR
410	FOUND OLD YELLOW CAPPED REBAR MARKED "CASHELL"
411	FOUND CONCRETE RIGHT OF WAY MONUMENT IN GOOD CONDITION
412	FOUND CONCRETE RIGHT OF WAY MONUMENT
419	FOUND BRASS CAP IN MONUMENT BOX WITH NO PUNCH
420	FOUND YELLOW CAPPED REBAR MARKED "ENGINEERING INC. 8377LS"
421	FOUND ORANGE CAPPED REBAR MARKED "ENGINEERING INC. 8377LS"
422	FOUND ORANGE CAPPED REBAR MARKED "ENGINEERING INC. 8377LS"
450	FOUND MONUMENT BOX WITHOUT CAP. DETERMINED LOCATION FOR CORNER FROM PREVIOUS PLATS AND SET BRASS CAP IN EXISTING MONUMENT BOX
25002	FOUND DISTURBED CONCRETE RIGHT OF WAY MONUMENT LAYING ON ITS SIDE

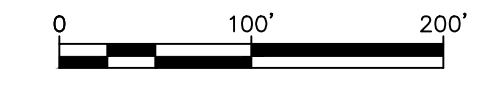
Line #	Direction	Length (ft.)
L1	S84° 46' 35"W	79.10
L2	S84° 46' 35"W	126.03
L3	S80° 17' 01"W	98.47
L4	S68° 52' 48"W	94.94



LEGEND

- = FOUND MONUMENT, AS DESCRIBED
- = FOUND BRASS CAP CENTERLINE MONUMENT, AS DESCRIBED
- = SET BRASS CAP IN EXISTING MONUMENT BOX
- = SET 1/2" X 18" RB W/ PEC YPC, UNLESS OTHERWISE NOTED
- [123] = TABLED POINT, SEE TABLE FOR MORE INFORMATION
- = SECTION LINE
- = SUBDIVISION BOUNDARY
- = EASEMENT LINE
- = RIGHT OF WAY
- = SET 1/2" X 18" RB W/ 2" ALUM. CAP FOR WITNESS CORNER, MARKED WITH W.C. AND THE DISTANCE TO THE PROPERTY LINE.
- = CENTERLINE
- RB = REBAR
- CH. = CHORD
- BRNG., DIST. = BEARING, DISTANCE
- YPC = YELLOW PLASTIC CAP
- COS = CERTIFICATE OF SURVEY
- AMD. = AMENDED
- (RL##) = RECORD PLAT INFORMATION TAG - SEE TABLE
- = 1" WIDE NO ACCESS STRIP

BASIS OF BEARING
Bearings are Montana State Plane (NAD83-2011).
The convergence angle at the southeast corner of Section 25 is +0°36'15". Distances are ground.



REVISIONS		7100 COMMERCIAL AVE, SUITE 4 OFFICE - 406-384-0080 BILLINGS, MT 59101 www.performance-ec.com		SHEET
DATE	BY	COPYRIGHT 2016 ©		
				2 of 2
2017-016				
DRAWN BY: WJM		CHECKED BY: ZOH	DATE: 1/18/2018	

PEC STANDARD.CTB 1/11/2018 2:49:26 PM D:\Users\Craig D\AppData\Dropbox\PEC Billings Team Folder\Magnus Land Development\2017-016 Coal Creek Phase I Design\CADD\DWG\Plats\17-016 Coal Creek Sub FINAL Plat.dwg