

PEC STANDARD C7B

1/11/2018 8:44:31 AM

C:\Users\Zhasler\Desktop\PEC_Billings\Tule Ridge Subdivision\CAD\DWG\Plat\Final\TR Final Plat.dwg

PLAT OF TULE RIDGE SUBDIVISION

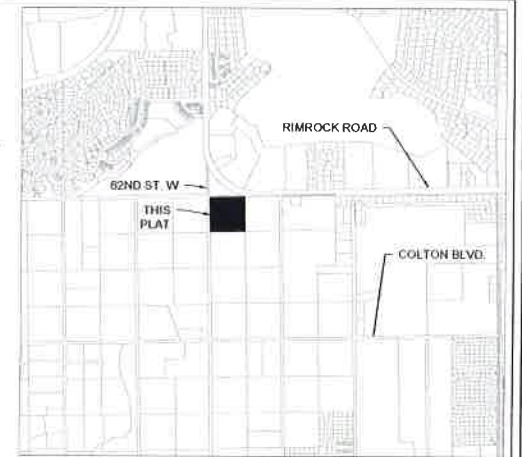
BEING LOT 8 OF SUNNYCOVE FRUIT FARMS SUBDIVISION

LOCATED IN THE NW 1/4 OF NW 1/4 OF SECTION 31, T. 01 N., R. 25 E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

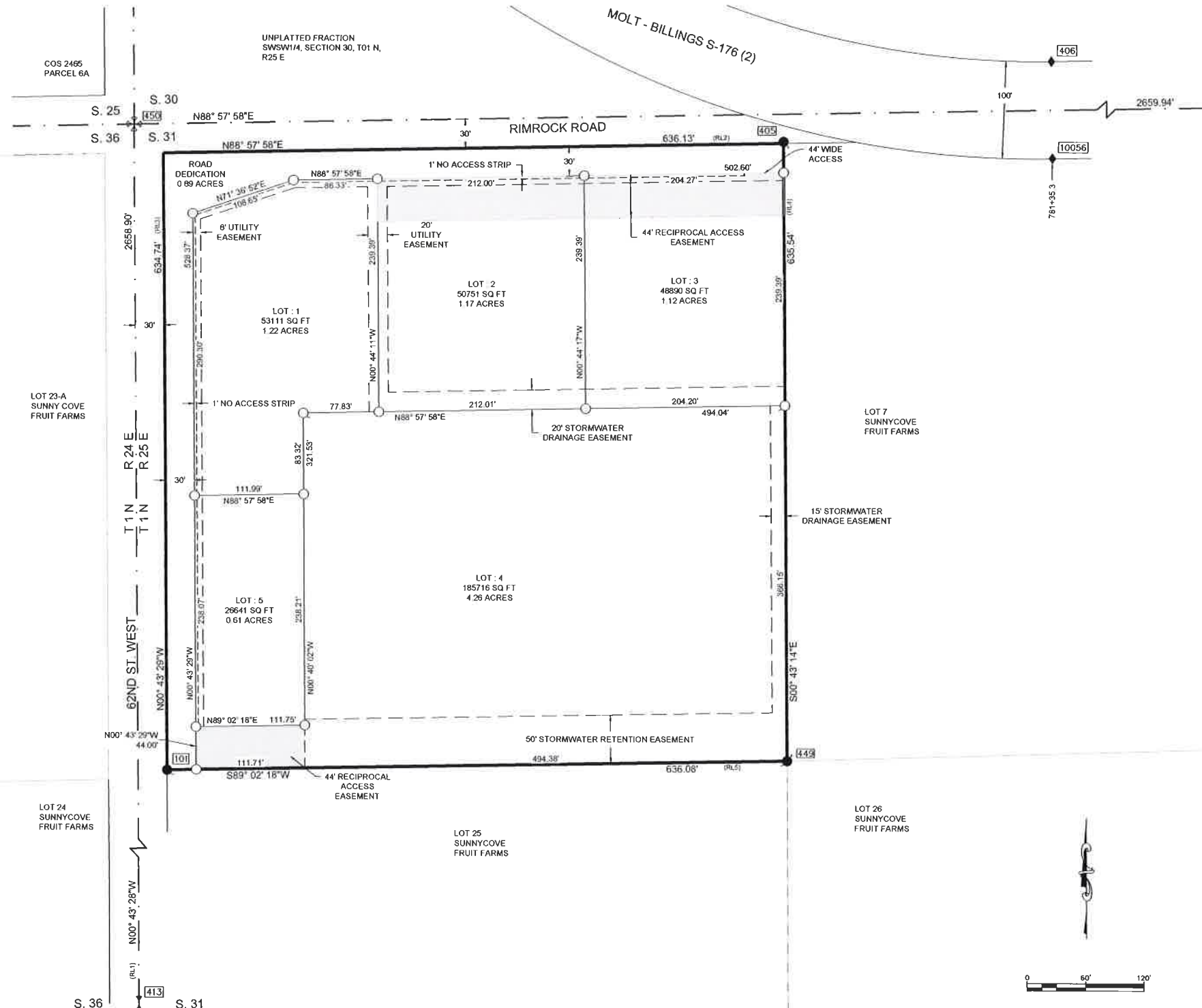
PREPARED FOR: TULE RIDGE DEVELOPMENTS, INC.
PREPARED BY: PERFORMANCE ENGINEERING & CONSULTING, PLLC

TOTAL AREA OF SUBDIVISION = ±9.27 ACRES

AUGUST 2017



VICINITY MAP
NOT TO SCALE



CERTIFICATE OF DEDICATION

STATE OF MONTANA)
County of Yellowstone)

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 NW 1/4 of NW 1/4 of Section 31, Township 1 North, Range 25 East, P.M.M., Yellowstone County, Billings, Montana, said tract being more particularly described as Lot 8 of Sunnycove Fruit Farms Subdivision, Document No. 21540, containing a gross area of 9.27 acres, and a net area of 8.38 acres, more or less.

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 TULE RIDGE SUBDIVISION.

Pursuant to 76-3-621 (3) (b), the parcels of this subdivision are nonresidential, and there is no parkland dedication.

Tule Ridge Developments, LLC,

Robert Wattenbarger, Owner

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 Robert Wattenbarger, known to me to be the owner of Tule Ridge Developments, Inc., 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 _____

NOTICE OF APPROVAL

STATE OF MONTANA)
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 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 SURVEYOR

I, the undersigned Zachary O. Hassler, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision and the accompanying Certificate of Survey was prepared in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625 MCA.

Dated this ____ day of _____, 20____.

Zachary O. Hassler, PLS 29090LS

STORMWATER MAINTENANCE AGREEMENT
Document No. _____

STORMWATER EASEMENT
Document No. _____

COVENANTS AND RESTRICTIONS
Document No. _____

SUBDIVISION IMPROVEMENTS AGREEMENT
Document No. _____

RECIPROCAL ACCESS EASEMENT
Document No. _____

RECIPROCAL ACCESS EASEMENT
Document No. _____

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 TULE RIDGE 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 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 _____

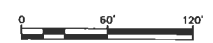
LEGEND

- = FOUND MONUMENT, AS DESCRIBED
- = SET 1" X 18" RB W/ PEC YPC, UNLESS OTHERWISE NOTED
- = TABLED POINT
- = SECTION LINE
- = SUBDIVISION BOUNDARY
- - - = EASEMENT LINE
- = ACCESS EASEMENT

Point	Description and notes
9	FOUND ENG. INC. ALUMINUM CAP
101	FOUND ENG. INC. PLASTIC CAP #13104LS
405	FOUND 1.25" IRON PIPE. LIES N 00° 43' 14" W OF CORNER, 1.62 FT. DISTANT.
406	FOUND CONCRETE RIGHT OF WAY MARKER
413	FOUND RAILROAD SPIKE AT SURFACE
449	FOUND ENG. INC. PLASTIC CAP #13104LS
450	SET BRASS CAP IN EXISTING MONUMENT BOX
10056	FOUND CRUMBLING RIGHT OF WAY MARKER WELL BELOW SURFACE

Line tag	Record distance	Source
RL1	2658.78'	Amrd. Lot 56A Sunnycove Fruit Farms
RL2	636.5'	Plat of Sunnycove Fruit Farms
RL3	634.6'	Plat of Sunnycove Fruit Farms
RL4	635.2	Plat of Sunnycove Fruit Farms
RL5	636.2	Plat of Sunnycove Fruit Farms

BASIS OF BEARING
Bearings are Montana State Plane (NAD83-2011).
The convergence angle at the northwest corner of Section 31 is +0°36'15". Distances are ground.



PROJECT TITLE: TULE RIDGE SUBDIVISION

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

REVISIONS: DATE BY

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PEC
PERFORMANCE ENGINEERING & CONSULTING

15-037 DRAWN BY WJM CHECKED BY ZOH DATE 1/11/2018

SHEET 1