Second Amended Plat of Lot 2A, Block 2, Zimmerman Acreage Tracts Subdivision, 2nd filing

LOCATED IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, STATE OF MONTANA

July, 2017

SURVEYED FOR: Russ Holton

SURVEYED BY: EGGART ENGINEERING COMPANY

TOTAL AREA OF SURVEY

3.46 ACRES.

LEGEND

- ○ PROPERTY CORNER FOUND – (REBAR WITH YELLOW CAP MARKED EEC OR AS OTHERWISE NOTED)
- ● PROPERTY CORNER SET – 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "EEC – 13100ES"
- ■ BRASS CAP MONUMENT BOX TO BE SET UPON COMPLETION OF STREET IMPROVEMENTS

BASIS OF BEARING: AMENDED PLAT OF LOT 2–A, BLOCK 2, ZIMMERMAN ACREAGE TRACTS, 2ND FILING

CERTIFICATE OF SURVEYOR AND PROPERTY DESCRIPTION

This is to certify that Scott Swanson, a Licensed Professional Engineer and Land Surveyor, Montana License No. 13100ES, performed a survey in May, 2017, in accordance with the Montana Subdivision and Platting Act, Title 76, Chapter 3, MCA inclusive of a tract of land being: Lots 2–A–1 and 2–A–2, Block 2, of the Amended Plat of Lot 2–A, Block 2, Zimmerman Acreage Tracts, 2nd filing, being Document #3737747, on file at the office of Yellowstone County County Clerk and Recorder, located in the Northeast 1/4 of Section 32, Township 1 North, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana, containing a gross area of 3.462 acres and net area of 3.047 acres.

_____

Scott Swanson, Licensed Professional Engineer and Land Surveyor
Montana License No. 13100ES

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting and find said plat conforms with the requirements of the laws of the State of Montana, and that said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as circumstances will permit.

_____

Examining Land Surveyor

Date _____

CITY ATTORNEY APPROVAL

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

Dated this _____ day of _____, 20____.

Reviewed by: _____

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that the annexed and forgoing plat conforms with Section 76–4–125(2)(d), 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 the disposal of sewage and solid waste.

IN WITNESS WHEREOF, I have executed this CERTIFICATE OF APPROVAL this _____ day of _____, 20__.

_____

City Engineer's Office

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.

Dated this _____ day of _____, 20____.

_____

Yellowstone County Treasurer

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
ss
County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing SECOND AMENDED PLAT OF LOT 2A, BLOCK 2, ZIMMERMAN ACREAGE TRACTS SUBDIVISION, 2nd filng, and find that said plat conforms with the requirements of the laws of the State of Montana, and the requirements of 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 _____, 20__.

CITY OF BILLINGS, MONTANA

By: _____
Mayor

Attest: _____
City Clerk

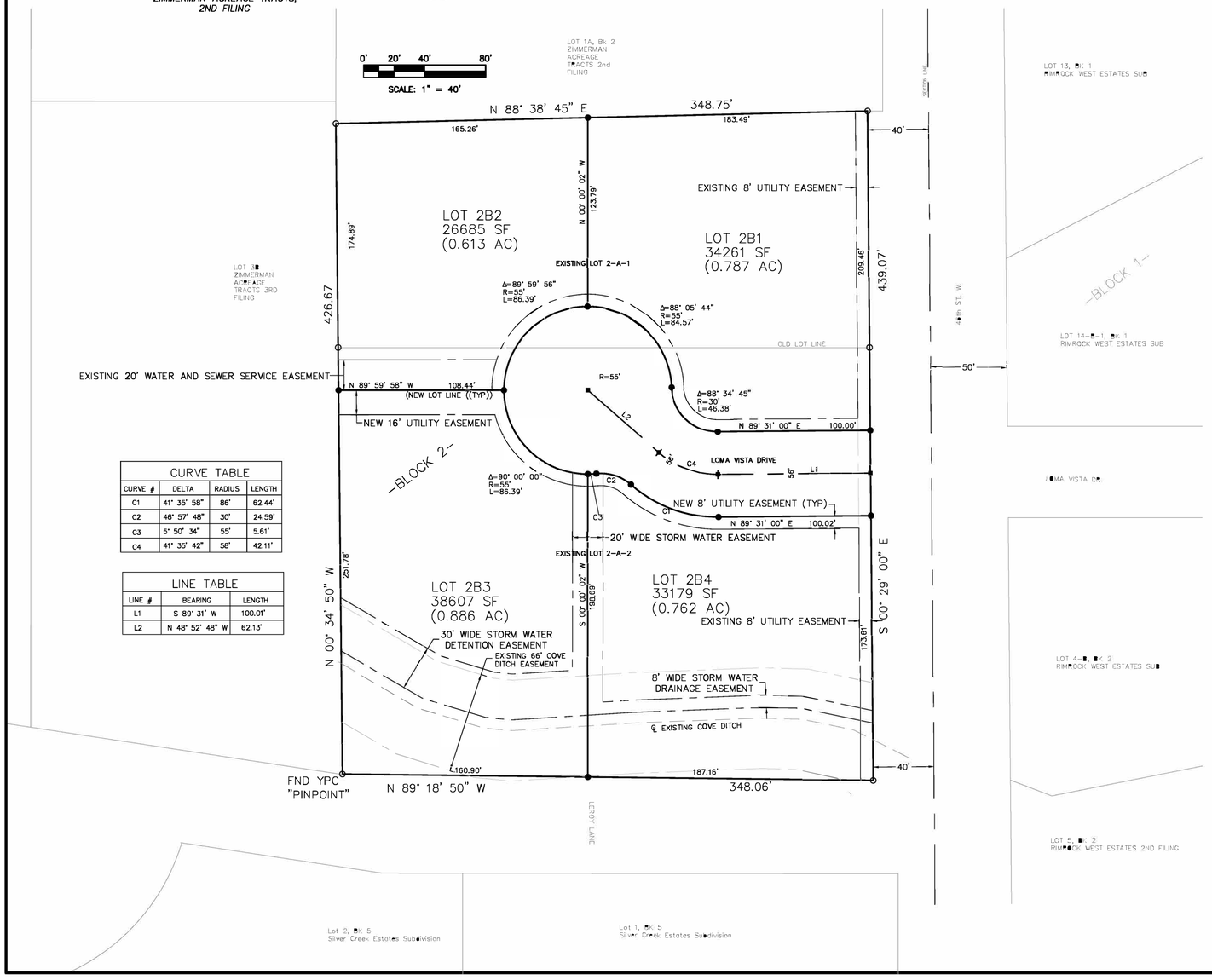
NOTICE OF APPROVAL

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



CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	41° 35' 58"	86'	62.44'
C2	46° 57' 48"	30'	24.59'
C3	5° 50' 34"	55'	5.61'
C4	41° 35' 42"	58'	42.11'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 89° 31' W	100.01'
L2	N 48° 52' 48" W	62.13'

OWNERS' CERTIFICATE, PURPOSE OF SURVEY AND CERTIFICATE OF DEDICATION

I, the undersigned land owner, certify that I have caused to be surveyed, subdivided and platted into lots as shown by the plat hereunto annexed, the following described land:

Being Lots 2–A–1 and 2–A–2, Block 2 of the Amended Plat of Zimmerman Acreage Tracts, 2nd filing, Document #3737747, on file at the Office of Yellowstone County Clerk and Recorder, being located in the Northeast 1/4 of Section 32 Township 1 North, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana, containing 3.462 acres, and all according to the attached Plat. Subject to all easements and/or rights–of–way of record, apparent on the ground or reserved per this survey.

The lands included in all ROW dedications as shown on the annexed plat are hereby granted to the public forever.

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.

There is no park requirement for this minor subdivision pursuant to Sections 76–3–621(3)(e) M.C.A.

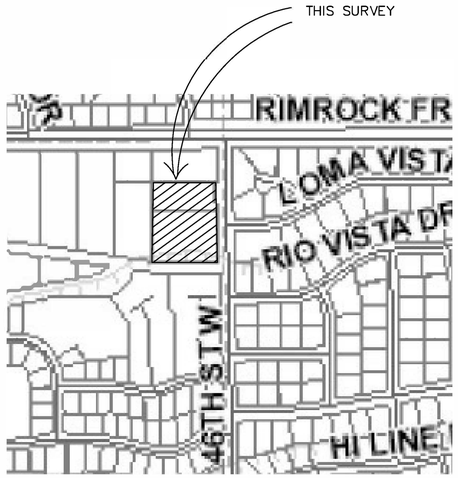
Owner of Lots 2–A–1 and 2–A–2, Block 2 of the Amended Plat of Lot 2–A, Block 2, Zimmerman Acreage Tracts, 2nd filing:

Russell Holton(Signature) _____

STATE OF MONTANA)
ss
County of Yellowstone)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Russell Holton, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

_____
Notary Public for the State of Montana
Printed Name of Notary _____
Residing at _____
My Commission expires _____, 20__



CLERK AND RECORDER FILING INFORMATION