

# PLAT OF TIERRA YELLOWSTONE SUBDIVISION

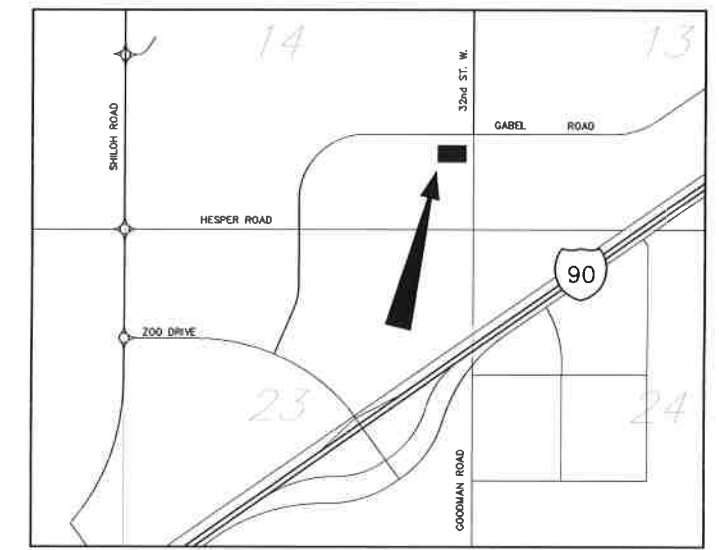
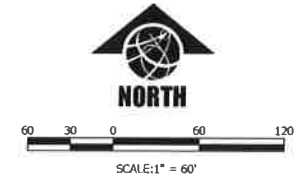
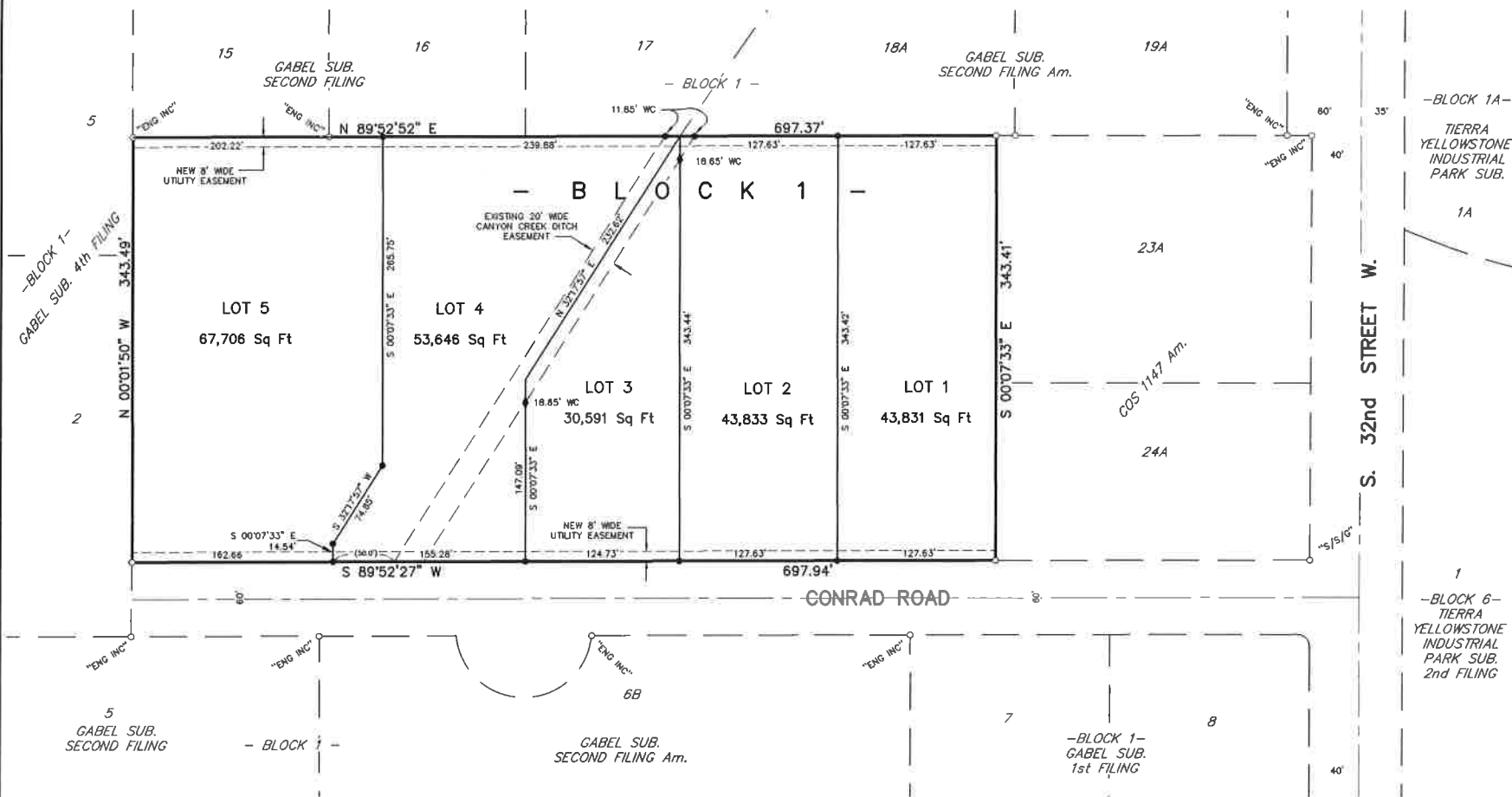
BEING TRACT 22A OF AMENDED CERTIFICATE OF SURVEY No 1147  
SITUATED IN THE SE1/4 OF SECTION 14, T. 1 S., R. 25 E., P.M.M.  
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : RED LODGE INVESTMENT, LLC

JULY 2017

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



VICINITY MAP  
NOT TO SCALE

- FOUND SURVEY MONUMENT, AS NOTED
- ◆ SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- WC WITNESS CORNER

THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS, HAVING A POINT OF ORIGIN AT 45°47'00" N LATITUDE AND 108°25'00" W LONGITUDE WITH A SCALE FACTOR OF 1.0001515.

DISTANCES ARE GRID, INTERNATIONAL FEET. THE GRID TO GROUND COMBINED SCALE FACTOR = 1.00000054 FOR THIS SURVEY GRID DISTANCE ESSENTIALLY EQUALS GROUND DISTANCE.

THE CONVERGENCE ANGLE AT THE SOUTHEAST CORNER OF THIS SUBDIVISION = -0°07'47".

### CERTIFICATE OF DEDICATION

STATE OF MONTANA )  
County of Yellowstone )

KNOW ALL MEN BY THESE PRESENTS: That Red Lodge Investment, LLC, the 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 SE1/4 of Section 14, T. 1 S., R. 25 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Tract 22A of Amended Tracts 22, 23 and 24, Certificate of Survey No 1147 according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3810510, containing a gross area of 239,607 square feet and a net area of 239,607 square feet.

Pursuant to 76-3-621(3)(b) M.C.A. and City of Billings Subdivision Regulations there is no park requirement for this subdivision in which the parcels are all nonresidential.

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.

Said tract to be known and designated as PLAT OF TIERRA YELLOWSTONE SUBDIVISION, there is no public land dedication with this plat.

RED LODGE INVESTMENT, LLC

By: Greg Hardy, Member By: Les Hardy, Jr., Trustee of the Les Hardy, Jr. Living Trust, Member By: Kay L. Hardy, Trustee of the Kay L. Hardy Living Trust, Member

STATE OF MONTANA )  
County of Yellowstone )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by GREG HARDY, as Member of Red Lodge Investment, LLC.

Signature of Notary \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Les Hardy, Jr., Trustee of the Les Hardy, Jr. Living Trust and Kay L. Hardy, Trustee of the Kay L. Hardy Living Trust, respectively, as Members of Red Lodge Investment, LLC.

Signature of Notary \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

STATE OF MONTANA )  
County of Yellowstone )

The undersigned, a Montana Registered Land Surveyor declares that during the month of July 2017 a survey was performed under his supervision of a tract of land to be known as TIERRA YELLOWSTONE SUBDIVISION, 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 that the gross area and the net area is 239,607 square feet, more or less.

SANDERSON STEWART

By: Peter B. Knapp  
Montana Registration No. 8377-S

Date: \_\_\_\_\_

### 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 ENGINEER'S OFFICE

I hereby certify that annexed and foregoing 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 adequate stormwater drainage and 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 \_\_\_\_\_

### 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 that 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 \_\_\_\_\_

### CERTIFICATE OF CITY ATTORNEY

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

DATED: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

### CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA )  
County of Yellowstone )

We hereby certify that we have examined the annexed and foregoing PLAT OF TIERRA YELLOWSTONE SUBDIVISION 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 \_\_\_\_\_

### CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b) / 76-3-207(3), M.C.A.

Date \_\_\_\_\_

Yellowstone County Treasurer \_\_\_\_\_  
By: \_\_\_\_\_ Deputy \_\_\_\_\_

### CONSENT TO PLATTING

Document No. \_\_\_\_\_

### SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. \_\_\_\_\_

