

PLAT OF ZIMMERMAN HOME PLACE SUBDIVISION, 2ND FILING

BEING LOT 1 BLOCK 4 AND LOT 1 BLOCK 5 OF ZIMMERMAN HOME PLACE SUBDIVISION, 1ST FILING
LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 34, T. 01 N., R. 25 E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: BILLINGS OPPORTUNITIES, LLC
PREPARED BY: PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION = ±38.29 ACRES
AUGUST 2018

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
County of _____)

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 SW $\frac{1}{4}$ of Section 34, Township 1 North, Range 25 East, P.M.M., Yellowstone County, Billings, Montana, said tract being more particularly described as Lot 1 Block 4 and Lot 1 Block 5 of ZIMMERMAN HOME PLACE SUBDIVISION, 1ST FILING, Document No. 3811344, containing a gross area of 38.29 acres, and a net area of 34.68 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 ZIMMERMAN HOME PLACE SUBDIVISION, 2ND FILING.

Pursuant to 76-3-821 (3) (b), the parcels of this subdivision are nonresidential, and there is no parkland dedication.

Billings Opportunities, LLC.

Dan Sampson, Representative

STATE OF MONTANA)
County of _____)

On this _____ day of _____, 20____, before me, a Notary Public in and for the State of Montana, personally appeared Dan Sampson, known to me to be a representative of Billings Opportunities, 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 _____

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 Mark W. Kadmas, 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 76-3-825 MCA.

Dated this _____ day of _____, 20____.

Mark W. Kadmas, PLS 51414LS

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 ZIMMERMAN HOME PLACE SUBDIVISION, 2ND FILING 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

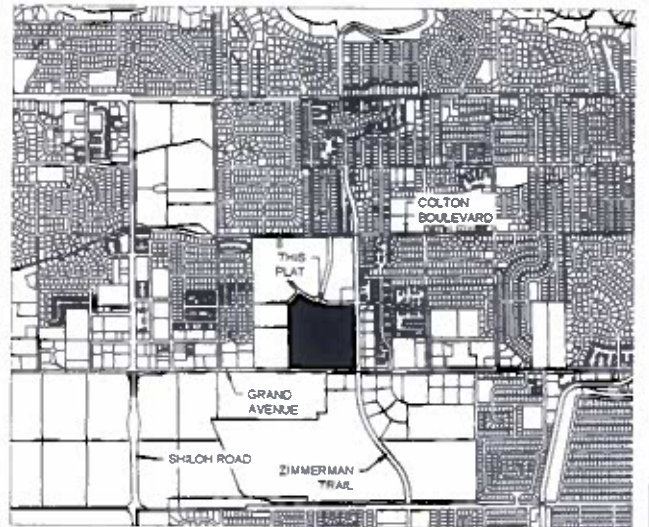
ATTEST: _____
City Clerk

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-611 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



VICINITY MAP
NOT TO SCALE

Curve Table			
Curve #	Length	Radius	Delta
C1	40.78	88.75	28°18'56"
C2	24.74	75.41	18°47'51"
C3	14.54	46.61	17°47'50"
C4	67.30	487.00	7°55'04"

Line Table		
Line #	Length	Direction
L1	36.58	N73°49'56"W
L2	35.07	S00°44'35"E
L3	18.75	N07°31'57"E
L4	80.05	N82°35'10"W
L5	18.44	S07°25'17"W
L6	21.25	N89°55'41"W

SURVEY NOTE

Line and curve data recorded in the ZIMMERMAN HOME PLACE SUBDIVISION, 1ST FILING, Document No. 3811344 were field verified with this survey and thus held true.

FOUND POINTS TABLE	
Point No.	Description
100	Found Yellow Plastic Cap Marked "Sanderson Stewart 83775"
101	Found Yellow Plastic Cap Marked "Sanderson Stewart 83775"
102	Found Yellow Plastic Cap Marked "Sanderson Stewart 83775"
103	Found Uncapped Bent Rebar
112	Found Yellow Plastic Cap Marked "Sanderson Stewart 83775"
113	Found Yellow Plastic Cap Marked "Sanderson Stewart 83775"
114	Found Yellow Plastic Cap Marked "Sanderson Stewart 83775"
115	Found Yellow Plastic Cap Marked "Sanderson Stewart 83775"
116	Found Yellow Plastic Cap Marked "Sanderson Stewart 83775"
117	Found Yellow Plastic Cap Marked "Sanderson Stewart 83775"
208	Found Yellow Plastic Cap Marked "Sanderson Stewart 83775"
214	Found Yellow Plastic Cap Marked "Sanderson Stewart 83775"

7100 COMMERCIAL AVE SUITE 4
BILLINGS, MT 59101

OFFICE: 406-394-0080
www.performance-ec.com

**PERFORMANCE
ENGINEERING**

SHEET

1 OF 3

DRAWN BY: WJM

CHECKED BY: MRC

DATE: 08SEP2018

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DECLARATION OF ACCESS AND UTILITY EASEMENT Document No. _____

DECLARATION OF ACCESS AND UTILITY EASEMENT Document No. _____

SUBDIVISION IMPROVEMENTS AGREEMENT Document No. _____

DECLARATION OF RECIPROCAL EASEMENTS Document No. _____

I:\Users\Cad\Documents\PEC Billing\Team\Fallen\Town Pump\2016-071_Grand And Zimmerman\2016\071_Grand And Zimmerman\2016\071_ZIP Final Plat.dwg 11/19/2018 11:00:38 AM PEC STANDARD BW.CTB

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BEING LOT 1 BLOCK 4 AND LOT 1 BLOCK 5 OF ZIMMERMAN HOME PLACE SUBDIVISION, 1ST FILING
LOCATED IN THE SW¹/₄ OF SECTION 34, T. 01 N., R. 25 E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

18/12/2018 11:00:35 AM PEC STAMPAID.BW.CTB

LOT 1, BLOCK 1,
ZIMMERMAN
HOME PLACE SUB,
1ST FILING

LOT 1, BLOCK 2,
ZIMMERMAN
HOME PLACE SUB,
1ST FILING

LOT 1, BLOCK 3,
ZIMMERMAN
HOME PLACE SUB,
1ST FILING

PAF
C.O.

L=173.29', R=200.00'
Δ=49°38'40"
CH DIST: 167.92'
CH BRNG: N85°08'10"E

CH BRNG: S61°45'33"E
CH DIST: 437.14'
L=160.93'
R=108.00'
D=24°08'45"

CH BRNG: S82°16'56"E
CH DIST: 235.11'
L=135.25'
R=835.00'
D=16°53'59"

N89°16'04"E
160.25'

S89°57'30"W
84.47'

LOT 4
133845 SQ FT
3.068 ACRES

LOT 5
100150 SQ FT
2.299 ACRES

LOT 5
66523 SQ FT
1.527 ACRES

LOT 4
87703 SQ FT
1.994 ACRES

PARCEL 2B

BLOCK 4

GREEN VALLEY DRIVE

C.O.S. 2974, AMD

PARCEL 2A

BLOCK 4

BLOCK 5

PARCEL 2A

BLOCK 4

PARCEL 2A

C.O.S. 2702

LOT 1

BLOCK 1

CARDWELL RANCH'S
1ST FILING

LEGEND

- FOUND MONUMENT, AS DESCRIBED
- SET 1" X 18" RB W/PEC YPC, UNLESS OTHERWISE NOTED
- SET CENTERLINE MONUMENT BOX
- TABBED POINT
- SUBDIVISION BOUNDARY
- - - EASEMENT LINE
- RIGHT OF WAY
- 1' NO ACCESS STRIP

BASIC OF BEARING
Bearings are Montana State Plane (NAD83-2011)
Distances are ground

7100 COMMERCIAL AVE., SUITE 4 BILLINGS, MT 59101	OFFICE - 406-364-0080 www.performance-ec.com
DRAWN BY: WJM CHECKED BY: MWK DATE: 05SEP2018	SHEET <h2 style="margin: 0;">3 OF 3</h2> COPYRIGHT 2018 ©