

# PLAT OF SARTORIE SUBDIVISION, 2ND FILING

Being Tract 2B-2B of Amended Tract 2B-2, Corrected Certificate of Survey No. 840, 3rd Amended  
 Situated in the NE 1/4, SW1/4 of Section 14, T1N, R26E, PMM.  
 City of Billings, Yellowstone County, Montana

Prepared for: J & M Development, LLC  
 By: North Star Land Services, P.C., BlueLine Engineering LLC  
 October 2018

### LEGAL DESCRIPTION, PROPERTY OWNERS CERTIFICATIONS & DEDICATION

We, the undersigned property owner, hereby certify that we have caused to be surveyed a tract of land, Being Tract 2B-2B of Amended Tract 2B-2, Corrected Certificate of Survey No. 840, 3rd Amended, document No. 3844849 as recorded at the Yellowstone County Clerk and Recorder office being located in the SW 1/4 of Section 14, T1N, 26E, PMM, City of Billings, Yellowstone County, Montana, containing a gross area of 2.331 acres and a net area of 1.706 acres along with and subject to all existing easements and/or right-of-way of record, apparent on the ground or reserved on this survey.

The tract of land is to be known as Sartorie Subdivision, 2ND Filing. The undersigned hereby grants into each and every person, firm, corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, television, water or sewer service to the public, the right to joint use of any easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across designated on this plat as "Utility Easement" to have and to hold forever. The lands included in all streets, avenues, and parks as shown on the annexed plat are hereby granted and devoted to the use of the public forever.

J & M Development, LLC

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

As: \_\_\_\_\_

STATE OF MONTANA )  
 County of Yellowstone )  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 2018 before me a Notary Public for the State of Montana,

personally appeared \_\_\_\_\_ as \_\_\_\_\_ of J & M Development, LLC who's subscribed to the within instrument and acknowledges to me they executed the same.

Print: \_\_\_\_\_  
 Sign: \_\_\_\_\_  
 Notary Public in and for the State of Montana  
 Residing at \_\_\_\_\_  
 My commission expires \_\_\_\_\_

### CERTIFICATION OF COUNTY TREASURERS

I hereby certify, pursuant to section 76-3-611(1)(b)(76-3-207(3)), M.C.A., that all real property taxes and special assessments assessed and levied on the land described below and encompassed by this survey have been paid.

Yellowstone County Treasurer \_\_\_\_\_ Date: \_\_\_\_\_

### CITY ATTORNEY'S STATEMENT

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018

Reviewed by: \_\_\_\_\_  
 City Attorney

### CERTIFICATE OF APPROVAL BY CITY ENGINEER'S OFFICE FOR ERRORS AND OMISSIONS

STATE OF MONTANA )  
 County of Yellowstone )  
 I hereby certify that I have examined the here to annexed plat of Sartorie Subdivision, 2nd Filing, to the City of Billings and find that said plat conforms with the requirements of the laws of the State of Montana and said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as circumstances will permit, and I have reviewed said plat for errors and/or omissions in calculation and drafting.

IN WITNESS WHEREOF, I have executed the Certificate of Approval by the City Engineer's Office this \_\_\_\_\_ day of \_\_\_\_\_, 2018

Examining Land Surveyor for the City of Billings

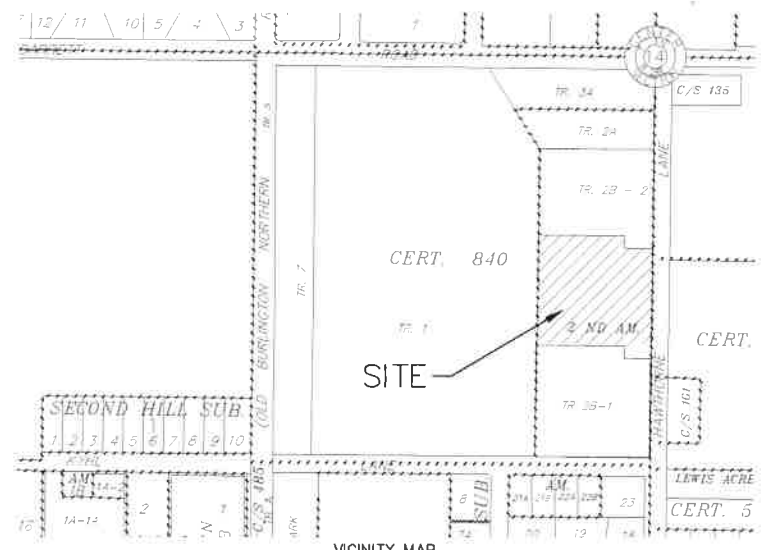
### CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA )  
 County of Yellowstone )

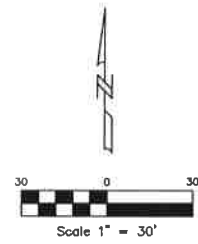
We hereby certify that we have examined the annexed and foregoing plat of Sartorie Subdivision, 2nd Filing, to the City of Billings and find that said amended plat conforms with the requirements of the laws of the State of Montana and the requirements from the Yellowstone County Planning Board. It is therefore approved and the dedication of the public use of any land shown as dedicated to such use is accepted.

By: \_\_\_\_\_  
 Mayor

Attest: \_\_\_\_\_  
 City Clerk



VICINITY MAP NOT TO SCALE



✓ = Set 5/8 Rebar with YPC 11289LS  
 ○ = Found Yellow Capped Rebar or As noted

BASIS OF BEARING: TRACT 2B-1, CORRECTED CERTIFICATE OF SURVEY No. 840, AMENDED

### NOTICE OF PLANNING BOARD APPROVAL

STATE OF MONTANA )  
 County of Yellowstone )

This amended plat has been approved by the Yellowstone County Board of Planning and conforms to the requirements of that board. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018

President: \_\_\_\_\_  
 Executive Secretary: \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

STATE OF MONTANA )  
 County of Yellowstone )

Thomas G. Kelly, a Registered Land Surveyor in the State of Montana, do hereby certify that I have performed the survey shown on this Plat/Certificate of Survey and that such survey was made in October 2018; that said survey is true and complete as shown and the monuments found and set are of the character and occupy the positions shown thereon.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018

Thomas G. Kelly  
 Registration Number 11289 LS  
 33 Centennial Road  
 Columbus, MT 59019

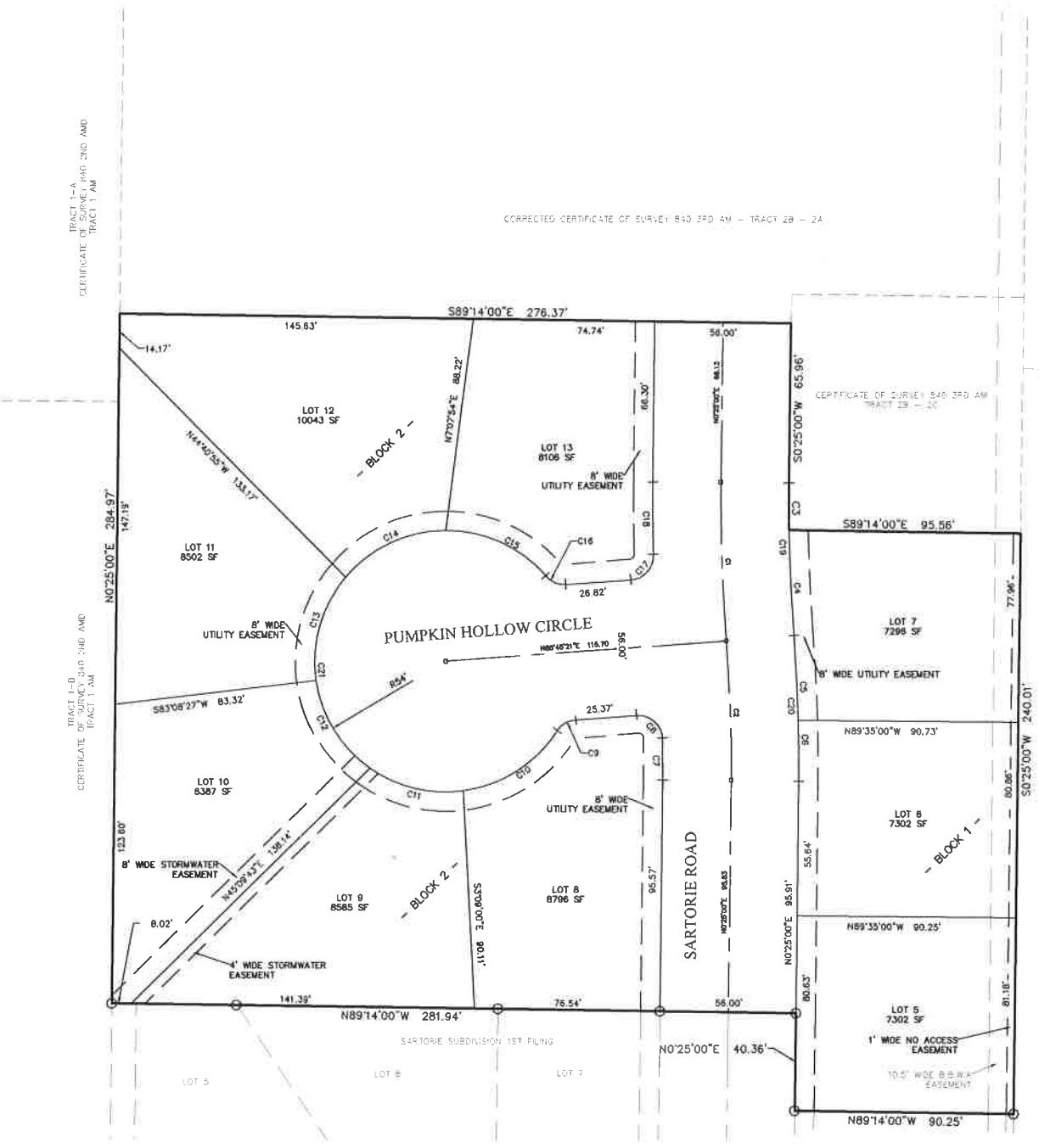
### CERTIFICATE OF APPROVAL BY CITY ENGINEER'S OFFICE

STATE OF MONTANA )  
 County of Yellowstone )

I hereby certify that the annexed and foregoing subdivision plat conforms with Section 76-4-125(1)(d), M.C.A. "divisions located within jurisdictional areas that have adopted growth policies pursuant to chapter 1 or within first-class or second-class municipalities for which the governing body certifies, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided.

IN WITNESS WHEREOF, I have executed this Certificate of Approval, this \_\_\_\_\_ day of \_\_\_\_\_, 2018

City Engineer's Office



CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	65.54	724.00	51°11'22"	S21°03'36"E	65.52
C2	57.73	838.00	51°11'22"	N21°03'36"W	57.73
C3	19.38	696.00	1°35'38"	S02°22'49"E	19.38
C4	43.64	696.00	3°35'34"	S25°56'25"E	43.64
C5	35.06	666.00	3°00'56"	N31°54'42"W	35.06
C6	25.23	666.00	2°10'13"	N0°40'08"W	25.22
C7	16.92	610.00	1°35'23"	S02°22'41"E	16.92
C8	16.24	10.00	93°04'16"	S47°42'31"E	14.52
C9	9.35	10.00	53°34'35"	N58°58'04"E	9.01
C10	47.07	54.00	49°56'21"	N57°08'57"E	3180.33
C11	40.52	54.00	42°59'43"	S76°23'02"E	39.58
C12	43.78	54.00	46°27'06"	S31°36'35"E	42.59
C13	45.55	54.00	48°19'47"	S15°43'53"W	44.21

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C14	46.92	54.00	49°47'02"	S64°47'17"W	45.46
C15	46.80	54.00	49°39'08"	N65°29'36"W	3150.33
C16	9.35	10.00	53°34'35"	N67°27'21"W	9.01
C17	15.30	10.00	87°38'30"	S41°56'06"W	13.85
C18	30.22	752.00	2°18'09"	S04°4'04"E	30.22
C19	63.00	696.00	51°11'22"	S21°03'36"E	62.96
C20	60.28	666.00	51°11'22"	N21°03'36"W	60.27
C21	270.63	54.00	267°09'09"	S43°36'10"E	64.13