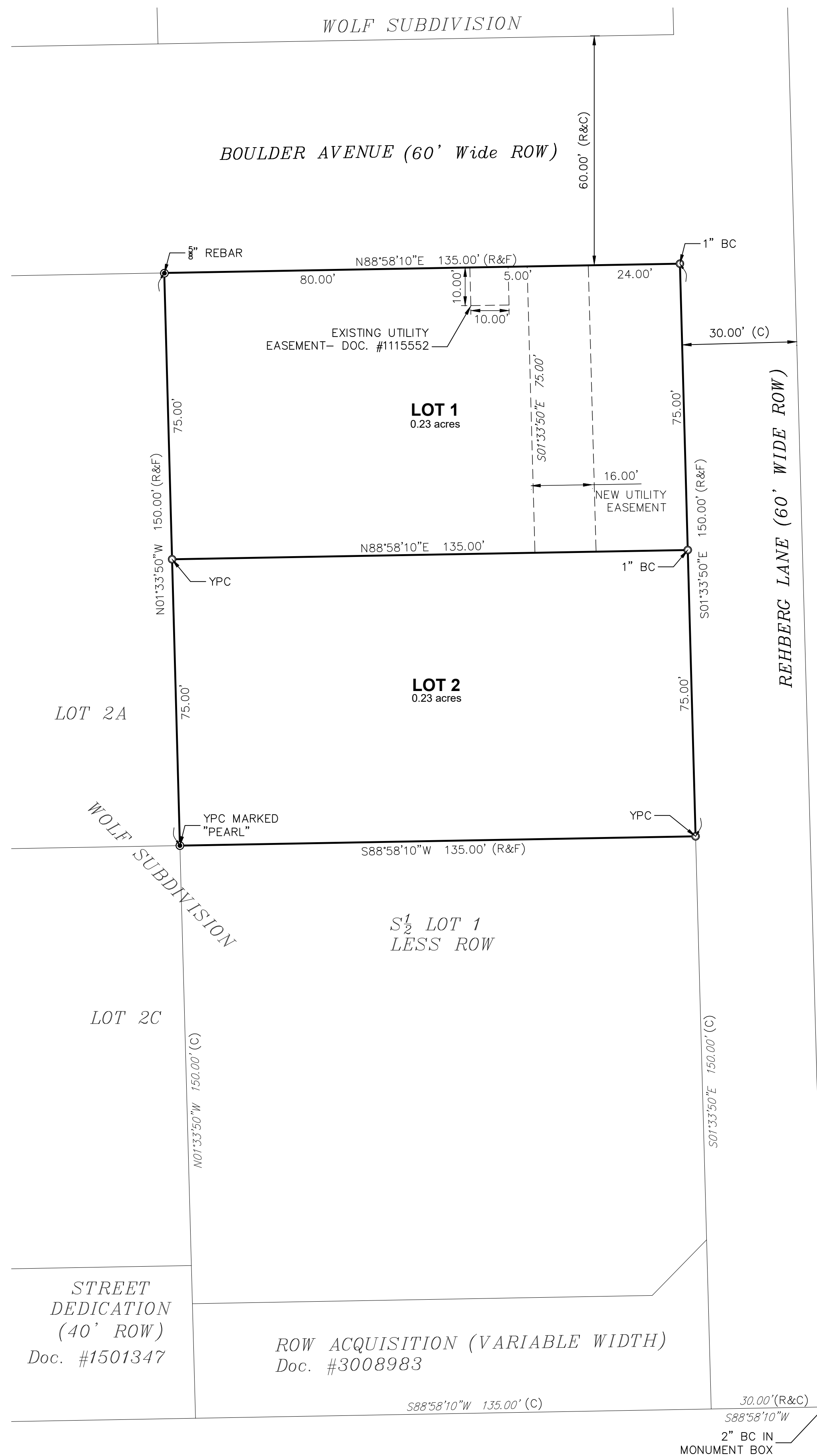
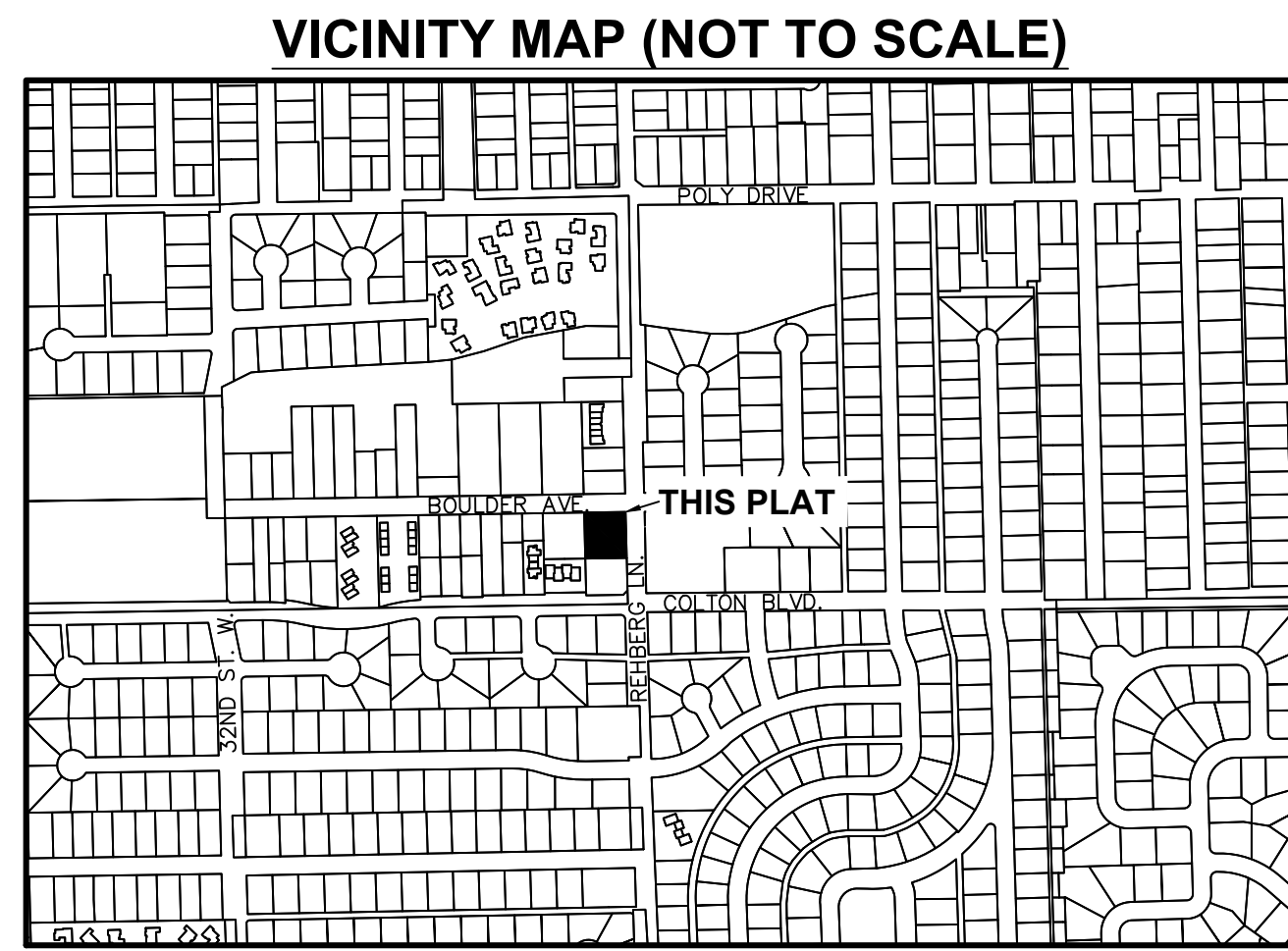


PLAT OF WOLF MINOR SUBDIVISION

A TWO-LOT MINOR SUBDIVISION OF THE NORTH 1/2 OF LOT 1 OF WOLF SUBDIVISION
 LOCATED WITHIN THE SE 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 01 NORTH, RANGE 25 EAST, P.M.M.,
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA



NOTES:

- DATE OF SURVEY: July–November, 2018
- PURPOSE OF SURVEY: Two-lot minor subdivision of the N 1/2 of Lot 1 of the Plat of Wolf Subdivision, Document #419583.
- OWNERS OF RECORD: 2120 Rehberg, LLC
- SURVEY COMMISSIONED BY: 2120 Rehberg, LLC
- A total of 18 survey monuments were found and analyzed as part of analyzing and retracing the position of the exterior boundaries of the subject Lots depicted on this plat. Monuments were analyzed in both the north half and the south half of the original plat of Wolf Subdivision. All fit very well with respect to other monuments in their respective half of the original subdivision, however, the monuments found on the south half of the subdivision do not fit well with the monuments found in the north half of the subdivision. Historic standard of practice within Wolf Subdivision appears to treat the north half (Lots 11 through 20) as a separate "block" than the south half (Lots 1 through 10).
- 1.1 Rather than proportioning said Lots 1 through 20, this survey and the plat hereon follows the standard of practice described above, and accepts the position of monuments recovered south of Boulder Avenue. The apparent shift between the lots to the south of Boulder Avenue and the lots to the north is approximately 0.45 feet in an easterly direction.
6. The south line of the original Plat of Wolf Subdivision is described as being the "south line of the SE 1/4 NE 1/4 of Section 34. The east 1/2 of S34 was found, however the west 1/2 was not. The survey on which this plat hereon is based analyzed historic monuments recovered from the original and subsequent plats to determine the position of subject lot corners. The final determination of subject lot boundaries and controlling corners is as follows:
- 6.1. Using Amended Plat of Lot 2, Wolf Subdivision (Doc. #1501347) SW corner Lot 2A, rotate record to S34/S35 1/2 Corner (Found in monument box, Rehberg Lane). This method respects the evidence of the E-W midsection line of S34 as controlling the south line of Wolf Subdivision and accepts said Doc. #150134 as best evidence to control the subject lot boundaries.

CERTIFICATE OF DEDICATION

I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots as shown by the plat hereunto included, the following described land in Yellowstone County, to-wit:

LEGAL DESCRIPTION

Two tracts of land located within the southeast one quarter of the northeast one quarter of Section 34, Township 1 North, Range 25 East, Principal Meridian Montana, City of Billings, Yellowstone County, Montana, being more particularly described as the north one hundred fifty feet of Lot 1 of the Wolf Subdivision Plat, according to the official plat filed with the Clerk & Recorder of Yellowstone County, Montana, containing 0.464 acres or 20,250 square feet.
 [Deed Reference No. 3840916]

Lots 1A and 1B are exempt from Department of Environmental Quality review pursuant to ARM 17.36.605(2)(b)(i) "no facilities other than those previously approved exist or will be constructed on the parcel;

and

ARM 17.36.605 (2)(b)(ii) "the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130, MCA."

DATED this ____ day of _____, A.D., 20__

David Mitchell, representative for 2120 Rehberg, LLC

State of _____

County of _____

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 _____ owner of _____ known to me to be the persons who signed the forgoing 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 _____

CERTIFICATE OF CITY COUNCIL

I, _____, City of Billings, Montana, do hereby certify that the accompanying plat, to be known as Wolf Minor Subdivision, has been duly examined and have found the same to conform to the law, approve it, and hereby accept the dedication to public use.

DATED this ____ day of _____, A.D., 20__

CITY OF BILLINGS, MONTANA

BY: _____ Mayor

ATTEST: _____ City Clerk

CERTIFICATE OF CITY ATTORNEY

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

DATED this ____ day of _____, A.D., 20__

Reviewed by: _____

CERTIFICATE OF PLANNING BOARD APPROVAL

This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

Date _____ President

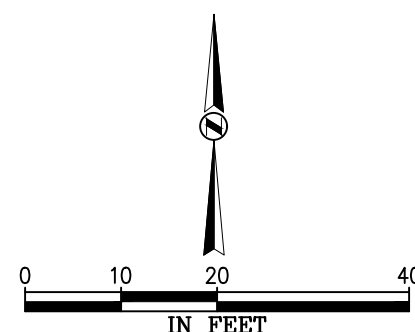
Executive Secretary _____

LEGEND	
SET MONUMENT AS DESCRIBED, MARKED "STAHLY 16192LS"	○
FOUND QUARTER CORNER	⊕
FOUND MONUMENT AS DESCRIBED	●
PROPERTY LINE	—————
EASEMENT LINE	- - - - -
ROW	Right-of-way
YPC	Yellow Plastic Cap
BC	Brass Cap
R	Record Measurement
F	Found Measurement
C	Calculated

BASIS OF BEARING:
 MONTANA STATE PLANE 2500
 NAD83 (CONUS, MOLODENSKY)
 GROUND PROJECTION AT:
 LATITUDE: N45°47'32.00838"
 LONGITUDE: W108°35'26.29574"
 ELLIPSOID HEIGHT: 3240.546
 CONVERGENCE ANGLE: 0°39'55"

BASIS OF BEARING DERIVED BY SURVEY-GRADE GPS

REAL-TIME KINEMATIC OBSERVATIONS VIA CITY OF BILLINGS BASE STATION



STAHLY ENGINEERING & ASSOCIATES
 PROFESSIONAL ENGINEERS & SURVEYORS
 www.seeng.com

2223 MONTANA AVE. STE. 201 BILLINGS, MT 59101
 Phone: (406)601-4055 Fax: (406)601-4052

3530 CENTENNIAL DR. HELENA, MT 59601
 Phone: (406)442-8594 Fax: (406)442-8557

851 BRIDGER DR. STE. 1 BOZEMAN, MT 59715
 Phone: (406)522-9526 Fax: (406)522-9528

SUBDIVISION PLAT NO. _____

COUNTY: YELLOWSTONE

1/4	SEC	T	R
<input checked="" type="checkbox"/>	34	01N	25E

PRINCIPAL MERIDIAN, MONTANA

FIELD: RH
 DRAWN: RH, DS
 CHECKED: RH, DS
 DATE: 10/30/2018

SHEET
1 OF 1

N:\2708-0118 Rehberg Minor Subdivision\Drawings\2708-0118 Rehberg Minor Subdivision FP.dwg, 24X36 in, AT LANDSDRAWN, Plot Date: 10/30/2018, 12:10pm