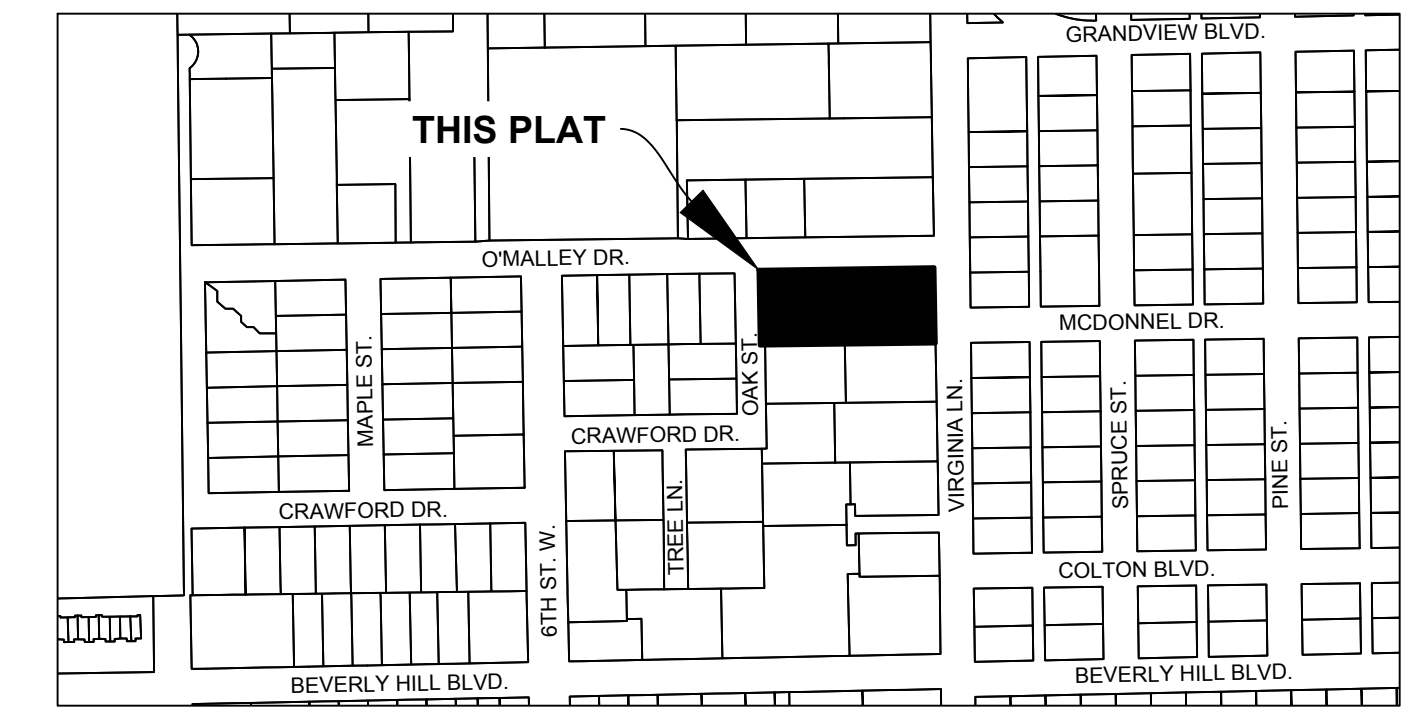


PLAT OF O'MALLEY FARMS SUBDIVISION

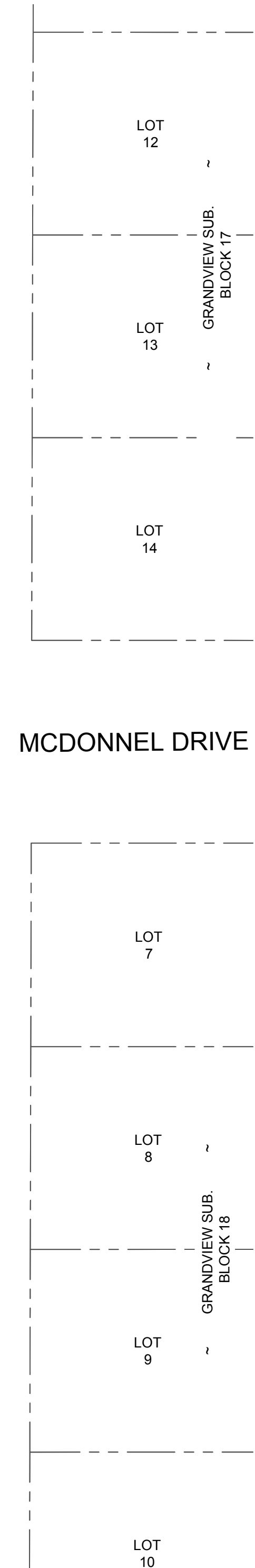
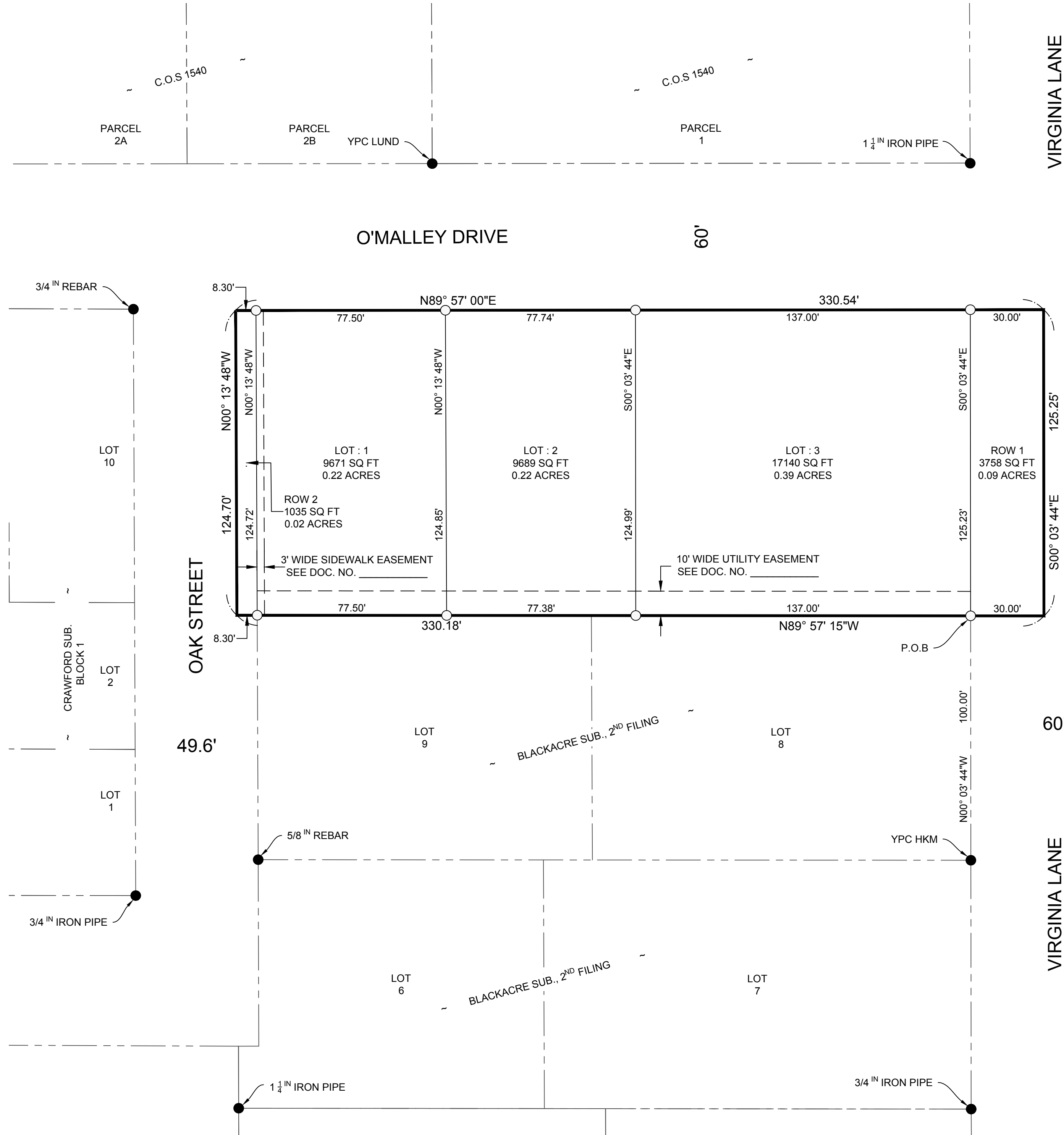
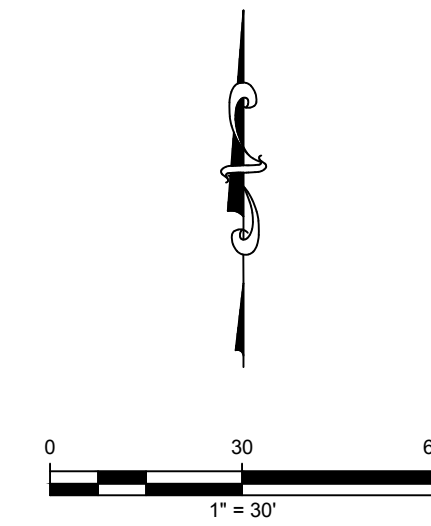
BEING AN UNPLATTED TRACT OF LAND LOCATED IN THE NE $\frac{1}{4}$ OF SECTION 31, T. 01 N., R. 26 E., P.M.M.,
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: BIG SKY ENDEAVORS, LLC
PREPARED BY: PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION = ±0.94 ACRES
JANUARY 2019



VICINITY MAP
NOT TO SCALE



LEGEND	
●	FOUND MONUMENT, AS DESCRIBED
○	SET $\frac{3}{4}$ " X 18" RB W/ PEC YPC, UNLESS OTHERWISE NOTED
—	SUBDIVISION BOUNDARY
—	LOT BOUNDARY
- - -	EXISTING LOT BOUNDARY

BASIS OF BEARINGS
Bearings shown on this survey are derived from a low distortion Lambert Conformal Conic single parallel projection with parameters as follows:
Latitude of origin: 45° 47' 00" N
Longitude of origin: 108° 25' 00" W
Mapping scale factor: 1.0001518
Grid distances shown hereon are - for practical purposes - equal to ground distances.

DECLARATION OF UTILITY EASEMENT
Document No. _____
DECLARATION OF SIDEWALK EASEMENT
Document No. _____

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
County of _____) :SS

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 and streets as shown on the annexed plat, said tract being that part of the NE $\frac{1}{4}$ of Section 31, Township 1 North, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows:

Beginning at the southeast corner of Lot 8 of Blackacre Subdivision, 2nd Filing, Document No. 754532 , thence North 00°03'44" West a distance of 100.00 feet to the northeast corner of said Lot 8, the true Point of Beginning; Thence North 89°57'15" West a distance of 300.18 feet along the North line of said Blackacre Subdivision, Second Filing; thence North 00°13'48" West a distance of 124.70 feet; thence North 89°57'00" East a distance of 330.54 feet; thence South 00°03'44" East a distance of 125.25 feet; thence North 89°57'15" West a distance of 30.00 feet, ending at the true Point of Beginning, containing a gross area of 0.94 acres, and a net area of 0.83 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 O'MALLEY FARMS SUBDIVISION, and the lands included in all right-of-ways (ROW) as shown on the annexed plat are hereby granted and donated to the use of the public forever.

Pursuant to 76-3-621 (3) (e) M.C.A, the subdivision is a first minor subdivision, and there is no parkland dedication.

Big Sky Endeavors, LLC.

Jamey Eisenbarth, Representative

STATE OF MONTANA)
County of _____) :SS

On this ____ day of _____, 20____, before me, a Notary Public in and for the State of Montana, personally appeared Jamey Eisenbarth, known to me to be a representative of Big Sky Endeavors, 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) :SS

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. Kadrmas, 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 76-3-625 MCA.

Dated this ____ day of _____, 20____.

Mark W. Kadrmas, 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 O'MALLEY FARMS SUBDIVISION 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

7100 COMMERCIAL AVE., SUITE 4 BILLINGS, MT 59101	OFFICE - 406-384-0080 www.performance-ec.com	SHEET
PERFORMANCE ENGINEERING		1 OF 1
DRAWN BY: JAS	CHECKED BY: MWK	DATE: JAN, 2019
		COPYRIGHT 2018 ©

C:\Users\JoelS\Dropbox (PEC-Billings)\PEC-Billings Team Folder\Big Sky Endeavors\2018-025 Virginia-O'Malley Sub\CADD\DWG\Plats\Final\18-025 VO Final Plat.dwg 1/16/2019 4:28:39 PM PLS 51414LS