PLAT OF

SILVER CREEK ESTATES, SECOND FILING

BEING LOT 1A, BLOCK 3, SILVER CREEK ESTATES, SECOND AMENDED
LOCATED IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M.
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA
PREPARED FOR : BOYER LAND, LLC
MAY, 2019

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
:ss
County of Yellowstone)

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of May, 2019, a survey was performed under his supervision of a tract of land to be known as SILVER CREEK ESTATES, SECOND FILING, 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 is 27.4231 acres and the net area is 22.9577 acres.

Note:
New property corner monuments will be set after final construction of streets and utilities.

KLJ, INC.

By: _____

Montana License No. _____

Date: _____

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that the annexed and foregoing plat conforms with Section 76-4-125 (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 _____, 20__.

_____
City Engineer's Office

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
:ss
County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT OF SILVER CREEK ESTATES, SECOND FILING, 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 DEDICATION

STATE OF MONTANA)
:ss
County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That BOYER LAND, 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 NE 1/4 of Section 32, T. 1 N., R. 25 E., P.M.M., in the City of Billings, Yellowstone County, Montana; said tract being more particularly described as follows, to-wit:

LOTS 1A, BLOCK 3, SILVER CREEK ESTATES, SECOND AMENDED according to the official plat on file in the Office of the Clerk & Recorder of Yellowstone County, Montana, under Document No. _____.

Pursuant to Section 76-3-621, M.C.A., the park requirements for this subdivision have been met by filing of original plat of SILVER CREEK ESTATES, Document No. 3749073.

The undersigned hereby grants unto the public, Said tract to be known and designated as SILVER CREEK ESTATES, SECOND FILING, all the lands included in all streets, avenues and right of ways as shown on the annexed plat are hereby granted and donated to the use of the public forever.

The undersigned hereby grants unto all private and public 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".

The undersigned hereby grants unto all users of irrigation ditches an easement to operate and maintain irrigation facilities designated as “DITCH EASEMENT” to have and to hold forever.

The undersigned grants unto the City of Billings for the purpose of site drainage the areas designated as "STORMWATER MAINTENANCE EASEMENT" to have and hold forever.

The undersigned hereby grants private perpetual drainage easements designated as “PRIVATE DRAINAGE EASEMENT” for stormwater drainage. These drainage easements are exclusive to and for the benefit of the lots where said easements cross or are adjacent.

BOYER LAND, LLC, a Montana Corporation

By: _____ Title: _____

STATE OF MONTANA)
:ss
County of Yellowstone)

On this _____ day of _____ , 20__ , before me, the undersigned Notary Public for the State of Montana, personally appeared ___ _____ , known to me to be the person who signed the foregoing instrument as _____ of BOYER LAND, LLC, a Montana corporation, and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

_____
Notary Public in and for the State Montana

NOTICE OF APPROVAL

STATE OF MONTANA)
:ss
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 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

CERTIFICATE OF CITY ATTORNEY

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

Date: _____

Reviewed by: _____

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

LOT CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	CB	CL
C9	73.56'	178.00	23° 40' 45"	N12°27'14"W	73.04'
C10	84.81'	178.00	27° 17' 55"	N37°56'34"W	84.01'
C11	21.67'	178.00	6° 58' 27"	N55°04'45"W	21.65'
C12	93.83'	178.00	30° 12' 06"	N73°40'01"W	92.74'
C13	49.48'	178.00	15° 55' 33"	S83°16'09"W	49.32'
C14	221.62'	122.00	104° 04' 46"	N52°39'15"W	192.38'
C15	66.41'	1962.00	1° 56' 22"	S76°16'33"W	66.41'
C16	99.50'	1962.00	2° 54' 21"	S78°41'54"W	99.49'
C17	87.78'	1962.00	2° 33' 48"	S81°25'59"W	87.77'
C18	123.93'	2018.00	3° 31' 07"	S78°08'40"W	123.91'
C19	99.00'	2018.00	2° 48' 39"	S81°18'33"W	98.99'
C20	74.82'	972.00	4° 24' 36"	S84°55'11"W	74.80'
C21	49.24'	972.00	2° 54' 10"	S88°34'34"W	49.24'
C22	72.85'	1028.00	4° 03' 38"	S84°44'42"W	72.84'
C23	58.35'	1028.00	3° 15' 08"	S88°24'05"W	58.35'
C24	17.64'	2028.00	0° 29' 55"	N3°17'36"E	17.64'
C25	80.00'	2028.00	2° 15' 37"	N1°54'50"E	80.00'
C26	49.49'	2028.00	1° 23' 53"	N0°05'05"E	49.49'
C27	18.83'	1972.00	0° 32' 50"	N3°16'08"E	18.83'
C28	89.50'	1972.00	2° 36' 02"	N1°41'43"E	89.50'
C29	34.74'	1972.00	1° 00' 33"	N0°06'35"W	34.74'
C30	44.56'	428.00	5° 57' 53"	N3°35'48"W	44.54'
C31	60.62'	428.00	8° 06' 53"	N10°38'11"W	60.57'
C32	91.41'	372.00	14° 04' 46"	N7°39'15"W	91.18'
C33	58.90'	1028.00	3° 16' 59"	S5°38'38"E	58.90'
C34	60.79'	1028.00	3° 23' 17"	S2°18'30"E	60.78'
C35	84.48'	972.00	4° 58' 46"	S4°47'44"E	84.45'
C36	28.70'	972.00	1° 41' 29"	S1°27'36"E	28.69'
C37	51.56'	2028.00	1° 27' 24"	S0°06'50"W	51.56'
C38	78.96'	2028.00	2° 13' 51"	S1°57'28"W	78.96'
C39	16.61'	2028.00	0° 28' 10"	S3°18'28"W	16.61'
C40	25.43'	1972.00	0° 44' 20"	S0°14'41"E	25.43'
C41	93.88'	1972.00	2° 43' 40"	S1°29'19"W	93.87'
C42	23.75'	1972.00	0° 41' 25"	S3°11'51"W	23.75'
C43	23.75'	2028.00	0° 40' 16"	S3°12'25"W	23.75'
C44	78.96'	2028.00	2° 13' 51"	S1°45'22"W	78.95'
C45	44.42'	2028.00	1° 15' 18"	S0°00'47"W	44.42'
C46	23.33'	1972.00	0° 40' 41"	S3°12'13"W	23.33'
C47	89.10'	1972.00	2° 35' 20"	S1°34'12"W	89.09'
C48	30.63'	1972.00	0° 53' 24"	S0°10'10"E	30.63'
C49	111.32'	1972.00	3° 14' 04"	S88°59'50"E	111.30'
C50	31.75'	1972.00	0° 55' 21"	S86°55'08"E	31.75'

CENTERLINE CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	CB	CL
C1	272.48'	150.00	104° 04' 46"	N52°39'15"W	236.53'
C2	257.31'	1990.00	7° 24' 31"	S79°00'38"W	257.13'
C3	127.63'	1000.00	7° 18' 46"	S86°22'16"W	127.55'
C4	98.29'	400.00	14° 04' 46"	S7°39'15"E	98.05'
C5	145.10'	2000.00	4° 09' 25"	S1°27'51"W	145.07'
C6	116.43'	1000.00	6° 40' 16"	N3°56'59"W	116.37'
C7	145.10'	2000.00	4° 09' 25"	N1°27'51"E	145.07'
C8	145.10'	2000.00	4° 09' 25"	S1°27'51"W	145.07'

LOT LINE DATA

SEGMENT	LENGTH	BEARING
L1	14.14	S45° 36' 52"E
L2	14.40	N44° 10' 20"E
L3	14.14	S41° 27' 27"E
L4	14.14	N48° 32' 33"E
L5	14.14	S41° 27' 27"E
L6	14.14	N48° 32' 33"E
L7	14.14	S41° 27' 27"E
L8	14.14	N48° 32' 33"E
L9	14.14	S30° 18' 22"W
L10	14.26	S59° 13' 31"E
L11	14.14	S37° 42' 53"W
L12	14.14	N52° 17' 07"W
L13	14.06	S44° 42' 24"W
L14	14.22	S45° 17' 36"E

Aug 27, 2019 - 5:03pm - P:\Private\MT\City\Billings\2617159 Silver Creek Estates Ph.2\Cadd\Model files\Silver Creek Final Plat Ph 2.dwg

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