

AMENDED PLAT OF WESTERN SUBDIVISION AMENDED

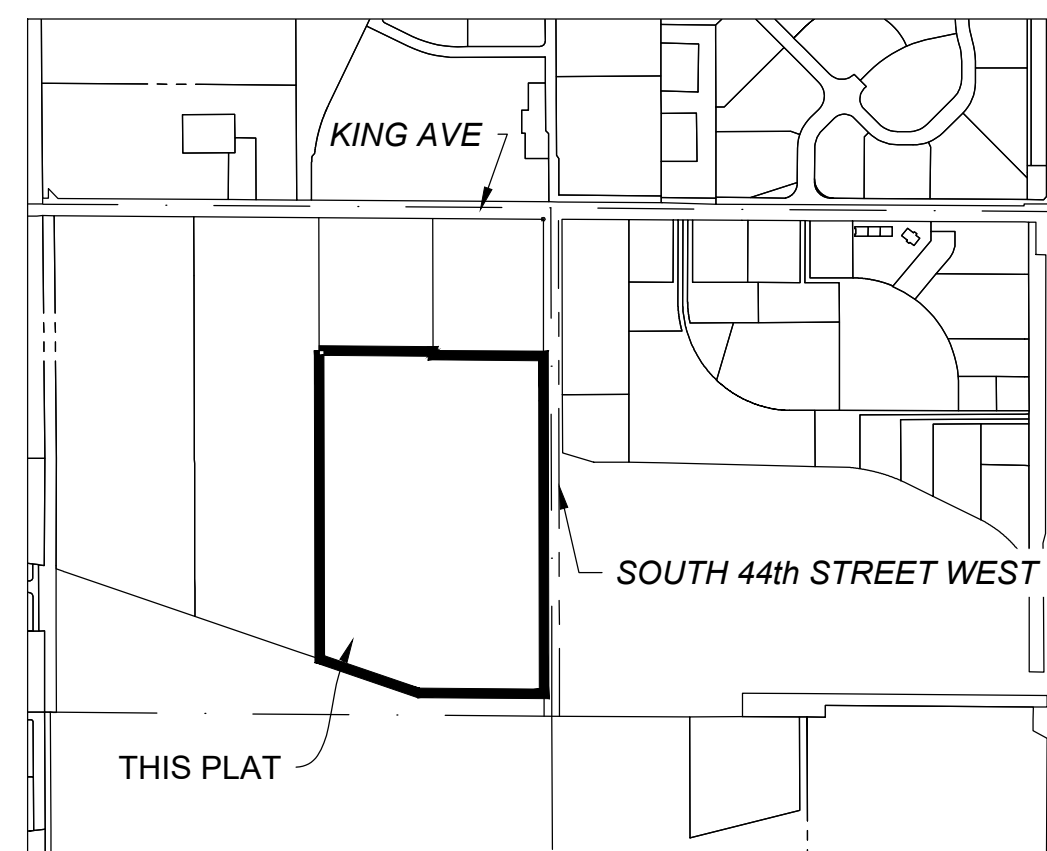
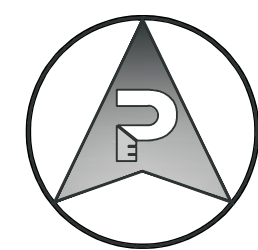
BEING LOT 2A-1, BLOCK 1 OF AMENDED WESTERN SKY SUBDIVISION, LOT 3-A AMENDED WESTERN SUBDIVISION, AND LOT 5 (PRIVATE PARKLAND) OF WESTERN SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 15, T.1.S., R.25E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : CK LAND LLC

PREPARED BY : PERFORMANCE ENGINEERING, LLC



JANUARY 2020



VICINITY MAP
SCALE 1"=1000'

PURPOSE OF SURVEY - RELOCATION OF BOUNDARY LINES

The undersigned hereby certifies that the purpose of this survey is to relocate the common boundary line between adjoining properties located inside a platted subdivision and therefore is exempt from subdivision review pursuant to Section 76-3-207(1)(d), M.C.A.

Pursuant to ARM 24.183.1104(1)(f)(iii)(C), the area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with the amended plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

The annexed plat conforms with Section 76-4-125(d) MCA as the said plat is inside a master planning area and adequate storm water drainage and municipal facilities will be provided to the subdivision.

Cal Kunkel, CK Land LLC, Managing Member

Cal Kunkel, Hoop Dreams, LLC, Managing Member

STATE OF MONTANA)
)SS
County of _____)

On this ____ day of _____, 20____, before me, a Notary Public in and for the State of Montana, personally appeared *Cal Kunkel*, known to me to be a managing member of CK Land, LLC and Hoop Dreams, LLC, 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 SURVEYOR

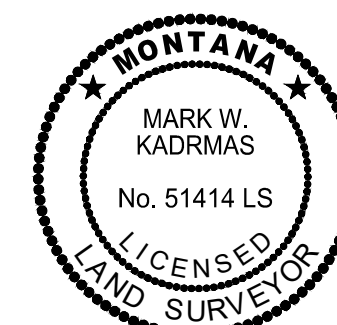
I, the undersigned Mark W. Kadrmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in the NW 1/4 of Section 15, T.1 S, R.25 E., P.M.M., Billings, Yellowstone County, Montana, said tract being Lot 2A-1, Block 1 of the Amended Plat of Western Sky Subdivision (Document #3720149), Lot 3-A, Block 1 of the Amended Plat of Western Subdivision (Document #3720146), and Lot 5 (Private Parkland), Block 1 of Western Subdivision (Document #3659541).

Said tract containing a gross and net area of 46.40 acres, more or less. Said tract includes 4.95 acres, more or less, of Private Parkland.

Said tract subject to all easements and right-of-ways of record or apparent on the ground.

This survey was conducted 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 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 COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-207(3) 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 _____

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
)SS
County of Yellowstone)

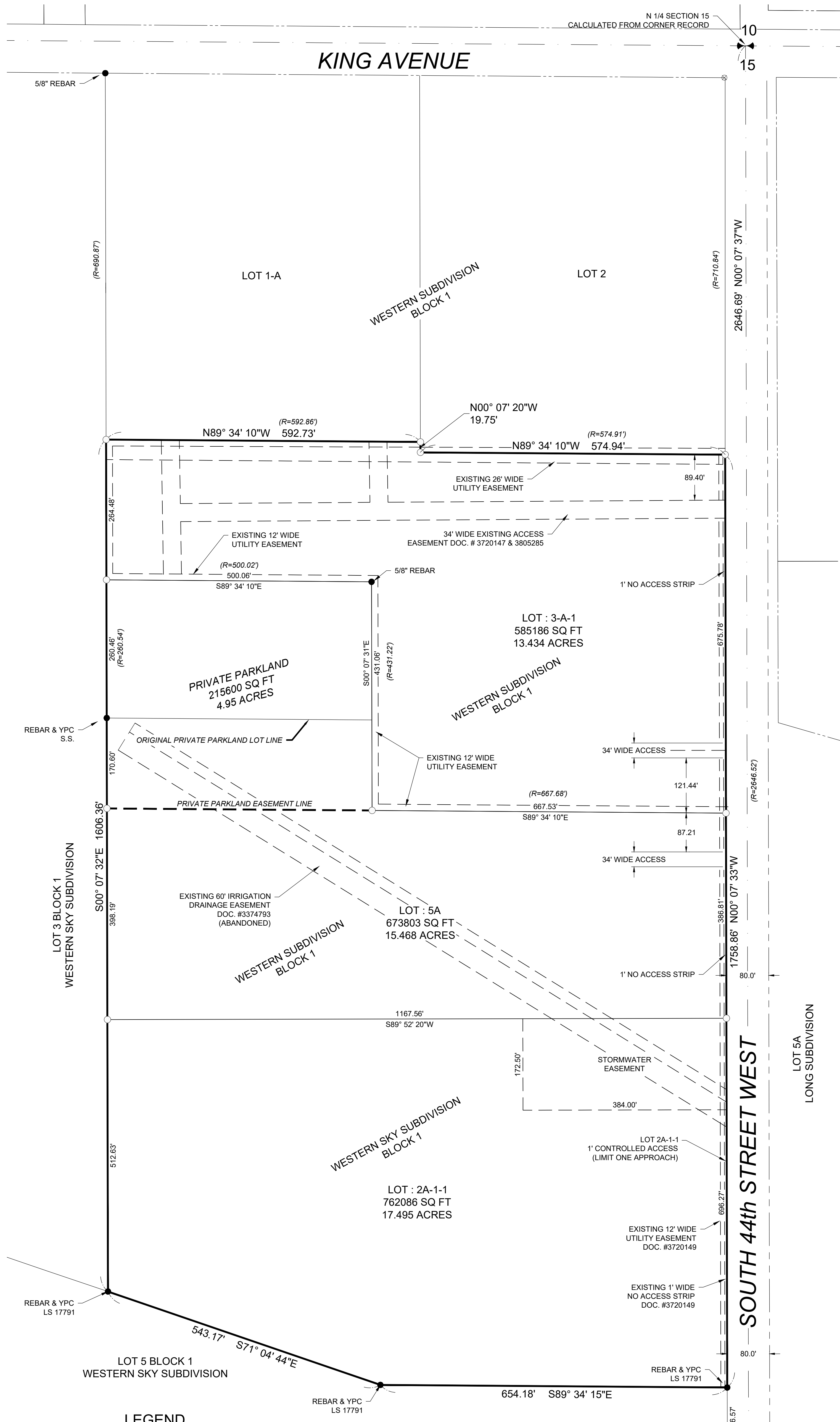
We hereby certify that we have examined the annexed and foregoing AMENDED PLAT OF WESTERN SUBDIVISION AMENDED, and find that said plat conforms with the requirements of the laws of the State of Montana, and the requirements of the Yellowstone County Board of Planning. It is therefore approved, and the dedication to public use of any land and all lands shown on this plat as being dedicated to such use as accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA, this ____ day of _____, 2020.

CITY OF BILLINGS, MONTANA

By: _____
Mayor

Attest: _____
City Clerk



LEGEND

- = FOUND SECTION CORNER
- = FOUND QUARTER CORNER
- = FOUND MONUMENT, AS DESCRIBED
- = SET 5/8" x 18" RBR W/ PEC YPS, UNLESS OTHERWISE NOTED
- = CALCULATED PROPERTY CORNER, NOT SET
- = PROPERTY BOUNDARY
- = EASEMENT LINE
- = ROAD RIGHT-OF-WAY

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.

SURVEYORS NOTE
Unless otherwise noted, record distances between found monuments shown hereon are within local accepted practice or irrelevant to this re-tracement.

PE STANDARD.CTB 1/21/2020 5:57:40 PM C:\Users\Craig\OneDrive\Documents\PE\Billings\PE\EC\Billings\Team\Folden\Kunkel\2019-008 WS Twin Home Ph1\CADD\DWG Site\Plats\19-008 WS Plat.dwg