

PRELIMINARY PLAT OF
**LOT 4A OF THE AMENDED PLAT OF LOTS 1 AND 4,
 BLOCK 1, WILLOWBROOK SUBDIVISION 2ND FILING**

LOCATED IN THE NW1/4 OF SECTION 16, T.1S., R.26E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

SURVEY COMMISSIONED BY: GRIFFIN AUTOMOTIVE ENTERPRISES, INC.

PREPARED BY: TERRITORIAL-LANDWORKS, INC.

DATE: JANUARY - MARCH 2020

RECORD OWNER: GRIFFIN AUTOMOTIVE ENTERPRISES, INC.

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS FOR A MINOR SUBDIVISION.

LEGAL DESCRIPTION

LOT 4A OF THE AMENDED PLAT OF LOTS 1 AND 4 OF BLOCK 1 OF WILLOWBROOK SUBDIVISION, DOCUMENT NUMBER 3907755, RECORDS OF YELLOWSTONE COUNTY, BEING LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 26 EAST, PRINCIPAL MERIDIAN MONTANA, YELLOWSTONE COUNTY, MONTANA;

CONTAINING A TOTAL OF 25.21 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

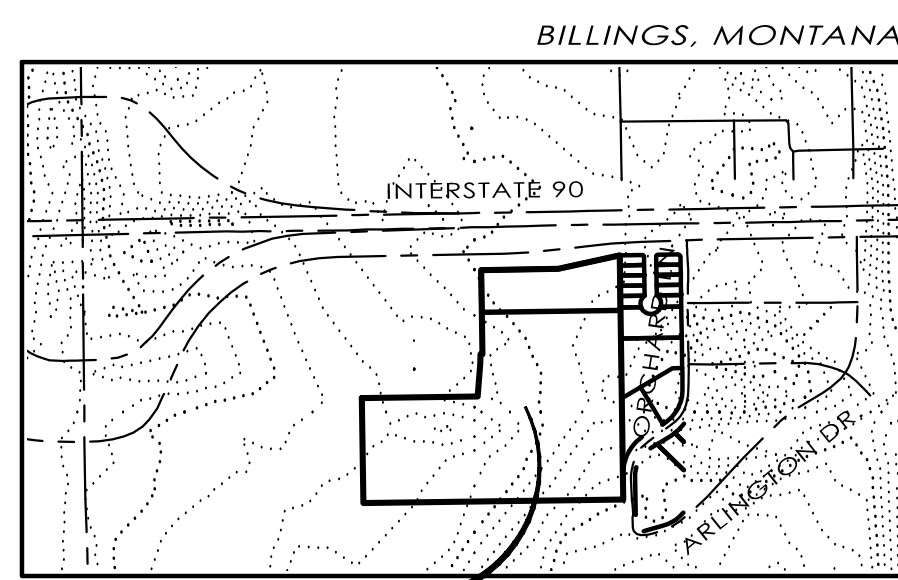
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PRELIMINARY PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, AND SUBSTANTIALLY COMPLETED ON THE DATE SHOWN HEREON.



SS. MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR DATE
 MONTANA LICENSE NO. 13748LS

SITE DATA	
NUMBER OF LOTS	2
MAXIMUM LOT AREA	21.74 AC
MINIMUM LOT AREA	3.47 AC
AREA OF PARKLAND	N/A
LINEAR FEET OF STREETS	N/A
NET ACREAGE	25.21 AC
GROSS ACREAGE	25.21 AC
EXISTING ZONING	P.U.D.
PROPOSED ZONING	N/A
EXISTING LAND USE	IMPROVED-URBAN
PROPOSED LAND USE	IMPROVED-URBAN

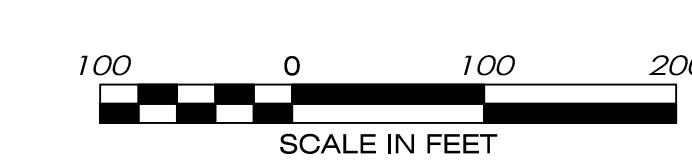
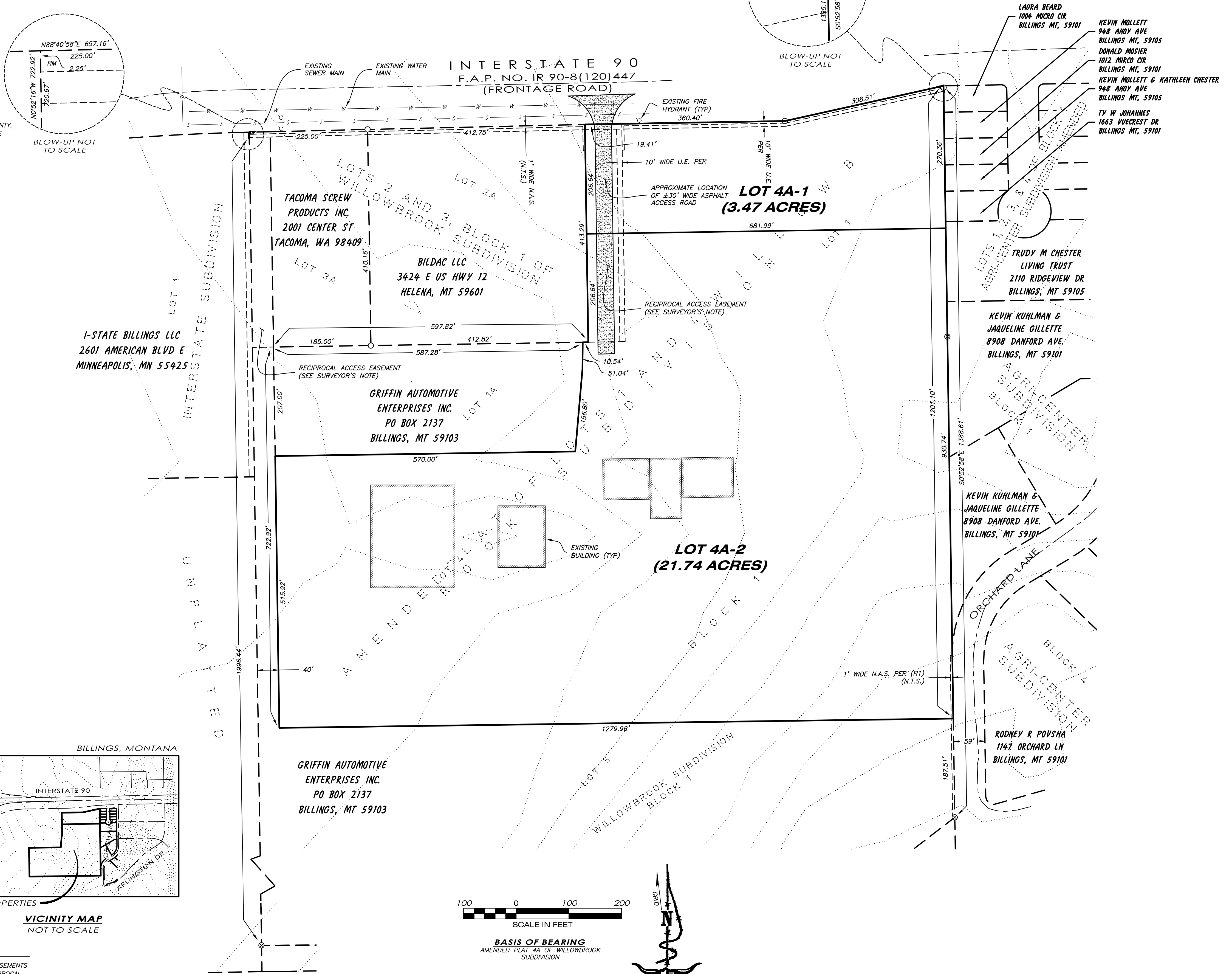


VICINITY MAP
NOT TO SCALE

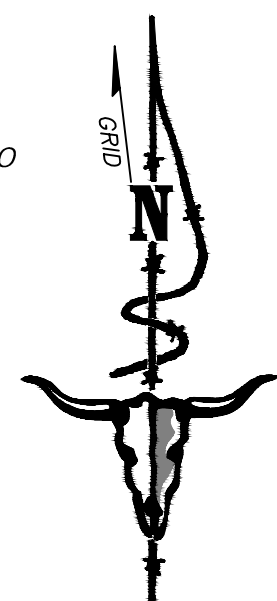
SURVEYOR'S NOTE

THERE SEEMS TO BE SOME AMBIGUITY AS TO THE LOCATION OF THE RECIPROCAL ACCESS EASEMENTS SHOWN HEREON. WILLOWBROOK SUBDIVISION DEPICTS SPECIFIC LOCATIONS FOR THESE RECIPROCAL ACCESS EASEMENTS AS PER DOCUMENT NUMBER 3178167. THE GRANT LANGUAGE WITHIN SAID DOCUMENT DESCRIBES "RECIPROCAL EASEMENTS, ACROSS, UNDER AND THROUGH... LOTS 1 THROUGH 5, WILLOWBROOK SUBDIVISION..."; IF THIS DOCUMENT WERE TO BE REVIEWED AS A STAND-ALONE GRANT INSTRUMENT, THE EASEMENT LOCATION COULD BE INTERPRETED AS BLANKET IN NATURE ACROSS THE ENTIRETY OF LOTS 1-5 OF WILLOWBROOK SUBDIVISION. THIS SURVEY GRAPHICALLY DEPICTS EASEMENT LOCATIONS SHOWN ON WILLOWBROOK SUBDIVISION, BUT DOES NOT PURPORT TO RESOLVE THE DISCREPANCY WITH THE LOCATION DESCRIBED IN THE GRANT INSTRUMENT.

PREPARED BY: **TERRITORIAL-LANDWORKS, INC.** TU PROJECT #20-5606
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BASIS OF BEARING
AMENDED PLAT 4A OF WILLOWBROOK SUBDIVISION



1/4	SEC.	T.	R.
X	16	1S.	26E.