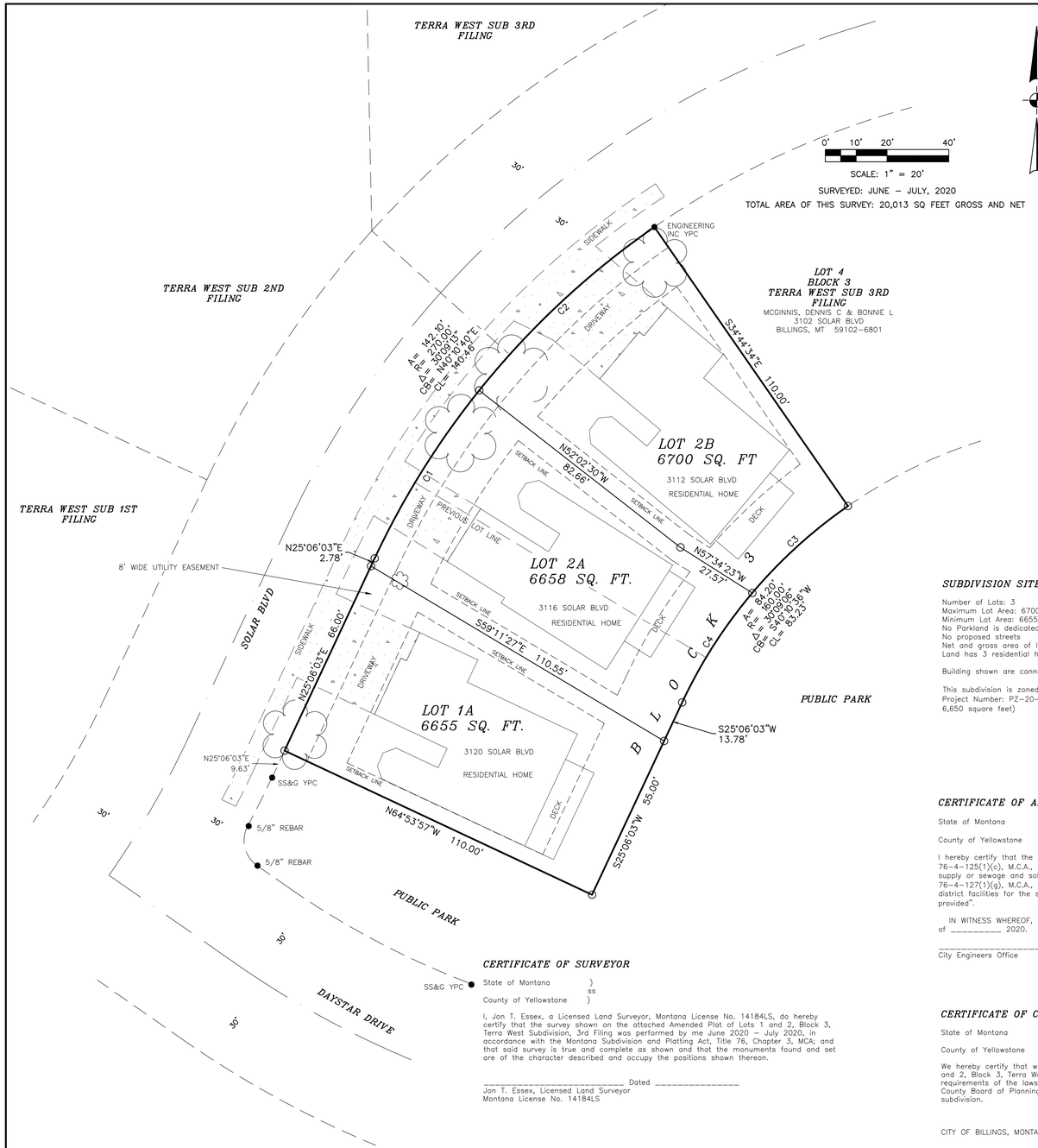
PRELIMINARY PLAT OF

AMENDED PLAT OF LOTS 1 AND 2, BLOCK 3
TERRA WEST SUBDIVISION, 3RD FILING

SITUATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 25 EAST, P.M.M. YELLOWSTONE COUNTY, CITY OF BILLINGS, MONTANA

PREPARED FOR: KAREN KOHM

SURVEYED BY: ESSEX SURVEYING, LLC
1350 PK ROAD
SHEPHERD, MT 59079
(406) 665-5188



SCALE: 1" = 20'

SURVEYED: JUNE – JULY, 2020

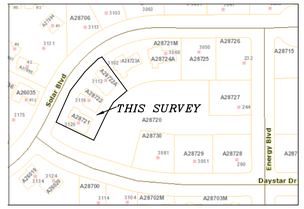
TOTAL AREA OF THIS SURVEY: 20,013 SQ FEET GROSS AND NET

LEGEND

- ● PROPERTY CORNER FOUND – AS NOTED
- ○ PROPERTY CORNER SET – 5/8" X 24" REBAR WITH A YELLOW PLASTIC CAP MARKED "ESSEX – 14184LS"

BASIS OF BEARINGS

TERRA WEST SUBDIVISION, 3RD FILING



SUBDIVISION SITE DATA

Number of Lots: 3
Maximum Lot Area: 6700 square feet
Minimum Lot Area: 6655 square feet
No Parkland is dedicated
No proposed streets
Net and gross area of land to be subdivided: 20,013 square feet gross and net
Land has 3 residential homes

Building shown are connected to City sewer and water located in Solar Blvd.

This subdivision is zoned Residential 8,000 (R-80). City Variance #1308 (May 6, 2020), Project Number: PZ-20-50 for approved variance for lot size (three lots of not less than 6,650 square feet)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	64.25'	270.00'	13°38'05"	N31°55'05"E	64.10'
C2	77.84'	270.00'	16°31'08"	N46°59'42"E	77.57'
C3	41.97'	160.00'	15°01'50"	S47°44'14"W	41.85'
C4	42.23'	160.00'	15°07'16"	S32°39'41"W	42.10'

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing Amended Plat for errors and omissions in computations and drafting and find that said survey conforms with the requirements of the laws of the State of Montana, and said survey conforms to the adjoining additions, plats and surveys of the City of Billings already filed as nearly as circumstances will permit.

_____ _____
Examining Land Surveyor Date

CERTIFICATE OF SURVEYOR

State of Montana)
ss
County of Yellowstone)

I, Jon T. Essex, a Licensed Land Surveyor, Montana License No. 14184LS, do hereby certify that the survey shown on the attached Amended Plat of Lots 1 and 2, Block 3, Terra West Subdivision, 3rd Filing was performed by me June 2020 – July 2020, in accordance with the Montana Subdivision and Platting Act, Title 76, Chapter 3, MCA; and that said survey is true and complete as shown and that the monuments found and set are of the character described and occupy the positions shown thereon.

_____ Dated _____
Jon T. Essex, Licensed Land Surveyor
Montana License No. 14184LS

NOTICE OF PLANNING BOARD APPROVAL

State of Montana)
ss
County of Yellowstone)

The Amended Plat of Lots 1 and 2, Block 3, Terra West Subdivision, 3rd Filing, has been approved for filing by the Yellowstone County Board of Planning and Community Services and conforms to the recommendations of that Board.

Date_____

_____ _____
President Executive Secretary

CERTIFICATE OF APPROVAL BY CITY ENGINEERS OFFICE

State of Montana)
ss
County of Yellowstone)

I hereby certify that the annexed and foregoing Amended Plat conforms with Section 76-4-125(1)(c), M.C.A., "divisions made for purposes other than the construction of water supply or sewage and solid waste disposal facilities as the department specifies by rule and 76-4-127(1)(g), M.C.A., "certification that adequate municipal or county water and/or sewer district facilities for the supply of water and disposal of sewage and solid waste will be provided".

IN WITNESS WHEREOF, I have executed this Certificate of Approval, this _____ day of _____ 2020.

_____
City Engineers Office

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 Lots 1 and 2, Block 3, Terra West Subdivision, 3rd 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 accepted. We therefore approve this subdivision.

CITY OF BILLINGS, MONTANA

By: _____ Dated _____
Mayor

Attest: _____ Date _____
City Clerk

CITY ATTORNEY APPROVAL

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

Dated this _____ day of _____, 2020.

Reviewed by: _____

OWNER'S CERTIFICATION AND PROPERTY DESCRIPTION

State of Montana)
ss
County of Yellowstone)

We, the undersigned property owners, certify that we have caused to be surveyed, subdivided and platted into lots and blocks as shown by the plat hereunto annexed, the following described land, to-wit:

Being Lots 1 and 2, Block 3, Terra West Subdivision, 3rd Filing, situated in the Northwest 1/4 of Section 12, Township 1 South, Range 25 East, P.M.M., City of Billings, Yellowstone County, State of Montana. Containing 20,013 Square Feet (0.459 acres), more or less, and all according to the attached Amended Subdivision Plat. Subject to all easements and/or rights-of-way of record, apparent on the ground or reserved per this survey.

No parkland is being dedicated to the public pursuant to Section 76-3-621(3)(d), MCA. The herein described tract of land is to be known and designated as:

AMENDED PLAT OF LOTS 1 AND 2, BLOCK 3, TERRA WEST SUBDIVISION, 3RD FILING

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 their lines over, under, and across the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever.

_____
Marlene E. Grimm
Unit #3116, Villas on the Park

State of Montana)
ss
County of Yellowstone)

On this _____ day of _____, 2020, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Marlene E. Grimm, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

_____
Notary Public for the State of Montana
_____
Printed Name of Notary
Residing at _____
My Commission expires _____

_____ _____
Daniel Joseph Kohm Karen L. Kohm
Unit #3112, Villas on the Park Unit #3112, Villas on the Park

State of Montana)
ss
County of Yellowstone)

On this _____ day of _____, 2020, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Daniel Joseph Kohm and Karen L. Kohm, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

_____
Notary Public for the State of Montana
_____
Printed Name of Notary
Residing at _____
My Commission expires _____

TRUSTEES OF THE BURROWES FAMILY 1995 LIVING TRUST

_____ _____
Keith L. Burrowes, Trustee Beverly A. Burrowes, Trustee
Unit #3120, Villas on the Park Unit #3120, Villas on the Park

_____
Lynnette M. Burrowes, Trustee
Unit #3120, Villas on the Park

State of Montana)
ss
County of Yellowstone)

On this _____ day of _____, 2020, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Keith L. Burrowes, Beverly A. Burrowes and Lynnette M. Burrowes, as Trustees of the Burrowes Family 1995 Living Trust, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

_____
Notary Public for the State of Montana
_____
Printed Name of Notary
Residing at _____
My Commission expires _____

COUNTY TREASURER'S CERTIFICATION OF TAX PAYMENT

I hereby certify that all real property taxes and special assessments assessed and levied on the land above described are paid pursuant to 76-3-611(1)(b)M.C.A. and 76-3-207(3), M.C.A.

Date_____.

Yellowstone County Treasurer

By:_____

CLERK AND RECORDER FILING INFORMATION