

AMENDED LOT 4A OF LOTS 1 AND 4, BLOCK 1, WILLOWBROOK SUBDIVISION

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: JULY 2019 - JUNE 2020

RECORD OWNER: GRIFFIN AUTOMOTIVE ENTERPRISES, INC.

CERTIFICATE OF DEDICATION

WE DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS LOT 4A OF LOTS 1 AND 4, BLOCK 1, WILLOWBROOK SUBDIVISION, AN AMENDED SUBDIVISION OF YELLOWSTONE COUNTY, FILED AS DOCUMENT NO. 13902955 IN THE OFFICE OF THE CLERK AND RECORDER OF YELLOWSTONE COUNTY, 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 GROSS AND NET AREA OF 25.21 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD, AND

FURTHER, FEDERAL, STATE AND LOCAL PLANS, POLICIES, REGULATIONS AND/OR CONDITIONS OF SUBDIVISION APPROVAL THAT MAY LIMIT THE USE OF THE PROPERTY, INCLUDING THE LOCATION, SIZE, AND USE ARE SHOWN ON THE CONDITIONS OF APPROVAL SHEET (SHEET 1 OF 1 OF THIS PLAT) OR AS OTHERWISE STATED, AND

FURTHER, BUYERS OF PROPERTY SHOULD ENSURE THAT THEY HAVE OBTAINED AND REVIEWED ALL SHEETS OF THE PLAT AND ALL DOCUMENTS RECORDED AND FILED IN CONJUNCTION WITH THE PLAT AND THAT BUYERS OF PROPERTY ARE STRONGLY ENCOURAGED TO CONTACT THE LOCAL PLANNING DEPARTMENT AND BECOME INFORMED OF ANY LIMITATIONS ON THE USE OF THE PROPERTY PRIOR TO CLOSING, AND

FURTHER, ALL OR PART OF THE REQUIRED PUBLIC IMPROVEMENTS HAVING BEEN INSTALLED AND/OR SECURITY REQUIREMENTS PURSUANT TO 76-3-507, MCA, SECURE THE FUTURE CONSTRUCTION OF ANY REMAINING PUBLIC IMPROVEMENTS TO BE INSTALLED HAVE BEEN MET, AND

FURTHER, THE PARKLAND DEDICATION REQUIREMENTS FOR THE SUBDIVISION HAVE BEEN FULFILLED PURSUANT TO SECTION 76-3-821, MCA AND

FURTHER, THAT THE ABOVE DESCRIBED LAND IS TO BE KNOWN AS **AMENDED LOT 4A OF LOTS 1 AND 4, BLOCK 1, WILLOWBROOK SUBDIVISION**, AND THAT THE PLAT CONFORMS TO THE PRELIMINARY PLAT PREVIOUSLY REVIEWED AND APPROVED BY THE GOVERNING BODY.

GRIFFIN AUTOMOTIVE ENTERPRISES, INC.

SS _____

BY: NELS PEARSON (VICE PRESIDENT)

STATE OF _____

COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____, BY NELS PEARSON, VICE PRESIDENT OF GRIFFIN AUTOMOTIVE ENTERPRISES, INC.

SS _____

NOTARY PUBLIC

CERTIFICATE OF PLANNING BOARD APPROVAL

THIS PLAT HAS BEEN APPROVED FOR FILING BY THE YELLOWSTONE COUNTY BOARD OF PLANNING AND CONFORMS TO THE RECOMMENDATIONS OF THIS BOARD.

DATED THIS _____ DAY OF _____, 20____

PRESIDENT _____

EXECUTIVE SECRETARY _____

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND ABOVE DESCRIBED ARE PAID PER SECTION 76-3-511 (1)(b) MCA.

YELLOWSTONE COUNTY TREASURER _____ DATE _____

CERTIFICATE OF CITY ATTORNEY

THIS DOCUMENT HAS BEEN REVIEWED BY THE CITY ATTORNEY'S OFFICE AND IS ACCEPTABLE TO FORM.

BY: _____ DATE _____

CERTIFICATE OF CITY ENGINEER'S OFFICE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HERETO ANNEXED PLAT AND FIND THAT IT CONFORMS WITH SECTION 76-4-125(1)(4) 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 EXAMINING LAND SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT FOR ERRORS AND OMISSIONS IN COMPUTATIONS AND DRAFTING.

EXAMINING LAND SURVEYOR _____ DATE _____

CERTIFICATE OF CITY COUNCIL APPROVAL

THE CITY COUNCIL OF THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA, DOES HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN DULY EXAMINED AND HAVE FOUND THE SAME TO CONFORM TO THE LAW AND HEREBY APPROVE IT.

DATED THIS _____ DAY OF _____, 20____

BY: _____ DATE _____

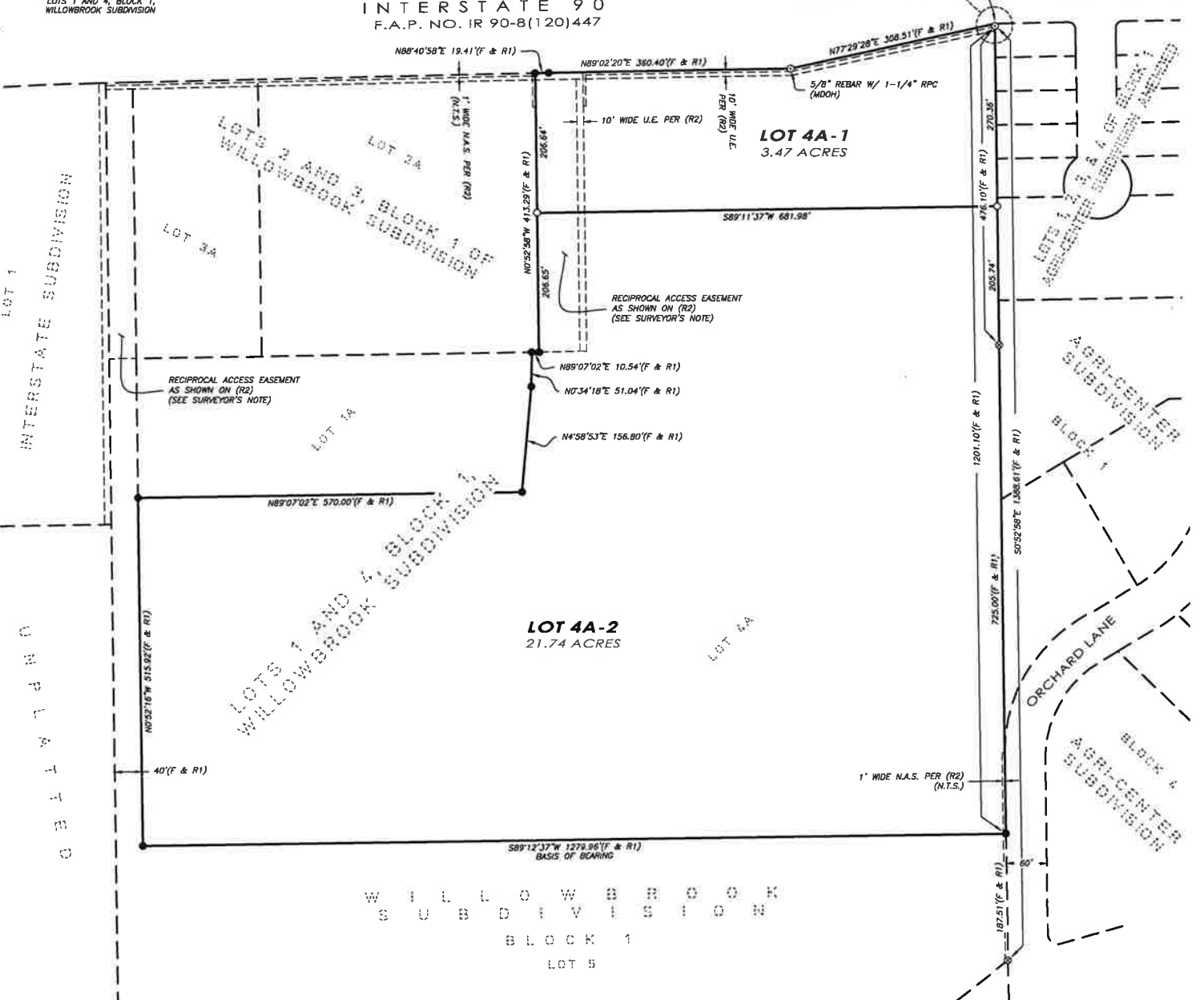
MAYOR _____

ATTEST: _____ DATE _____

CLERK AND RECORDER FILING INFORMATION



BASIS OF BEARING
LOTS 1 AND 4, BLOCK 1,
WILLOWBROOK SUBDIVISION

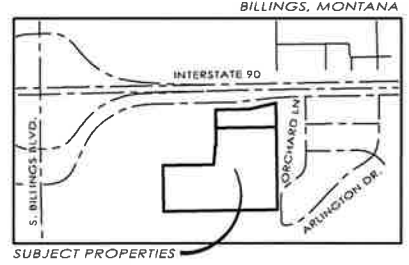


LEGEND

- = SET 5/8"x24" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (JACOBSON 13748LS)
- = FOUND 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (JACOBSON 13748LS)
- ⊙ = FOUND 1-1/4" YELLOW PLASTIC CAP (ESSEX 14184LS)
- ⊖ = FOUND MONUMENT AS NOTED
- (F) = FOUND THIS SURVEY
- (R1) = RECORD OR ADDITIVE PER LOTS 1 AND 4, BLOCK 1, WILLOWBROOK SUBDIVISION
- (R2) = RECORD PER WILLOWBROOK SUBDIVISION
- YPC = YELLOW PLASTIC CAP
- RPC = RED PLASTIC CAP
- RM = REFERENCE MONUMENT
- U.E. = UTILITY EASEMENT
- F.A.P. = FEDERAL AID PROJECT

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.



1/4	SEC.	T.	R.
16	15	26E.	

PREPARED BY: **TERRITORIAL LANDWORKS, INC.** TLI PROJECT #20-5606
 CIVIL ENGINEERING • SURVEYING • LAND USE CONSULTING
 www.territoriallandworks.com
 Phone: 406721-8142 PO Box 3851
 Fax: 406721-8224 Missoula, MT 59808

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLETED ON THE DATE SHOWN HEREON.
 SS _____
 MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR
 MONTANA LICENSE NO. 13748LS
 DATE _____



VICINITY MAP
NOT TO SCALE