

PRELIMINARY PLAT OF YELLOWSTONE TRAIL SUBDIVISION

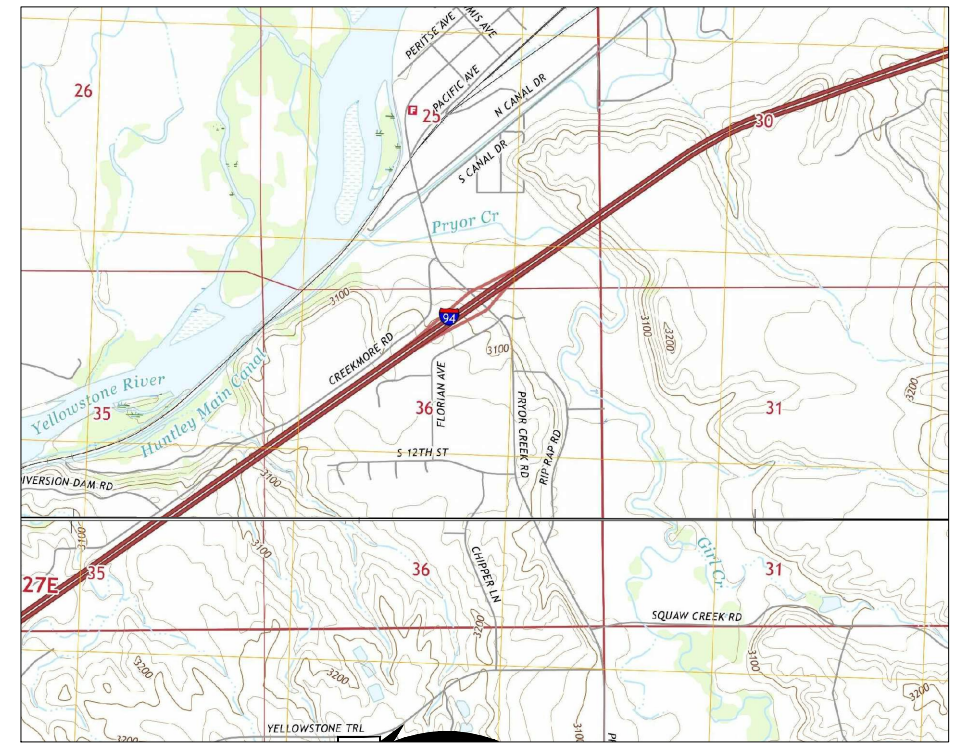
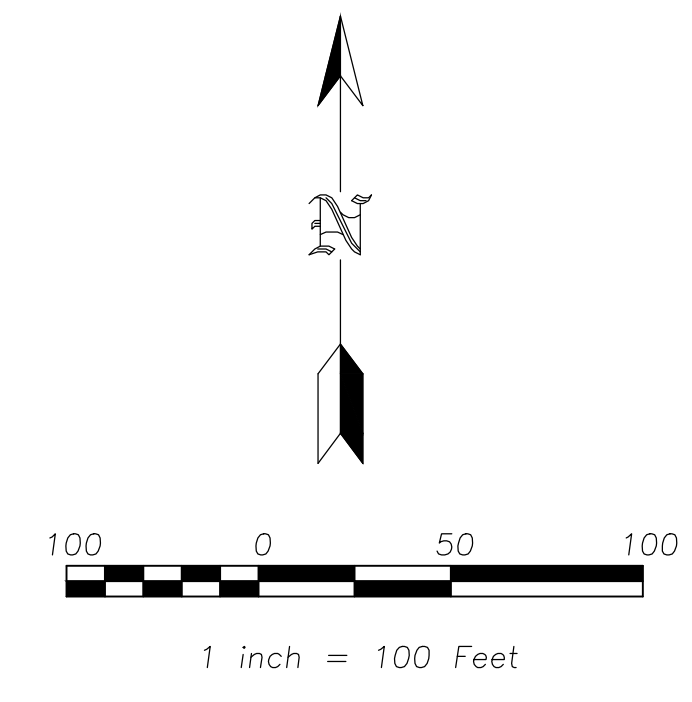
SITUATED IN NW 1/4 SECTION 01, TOWNSHIP 01N., RANGE 27 E., P.M.M.
YELLOWSTONE COUNTY, MONTANA ALSO BEING TRACT 1 OF CERTIFICATE OF SURVEY NO. 3722
MARCH 2020

BASIS OF BEARING
TRUE NORTH GPS WGS 84
PROJECT GPS ELEVATION 3273.00

Line #	Bearing	Length
L1	S89° 33' 52"W	256.24'
L2	S89° 33' 52"W	239.03'
L3	N68° 57' 18"W	156.70'
L4	S89° 33' 30"W	397.57'
L5	S89° 33' 30"W	393.86'
L6	N68° 57' 18"W	156.70'
L7	S89° 33' 52"W	232.66'
L8	S89° 33' 52"W	247.17'
L9	S3° 36' 33"E	759.67'
L10	N90° 00' 00"E	39.49'
L11	N0° 00' 00"E	60.00'
L12	N90° 00' 00"E	40.00'

LEGEND

- CONTOUR INTERVAL = 2'
- VERTICAL DATUM ASSUMED
- FOUND MONUMENT
- PROPOSED LOT CORNER
- SET 8" SPIKE CONTROL POINT
- PHONE PEDESTAL
- POWER POLE
- OVERHEAD UTILITIES
- BURIED PHONE
- BURIED POWER
- GAS
- BURIED FIBER OPTICS
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- PROPOSED SEWER FORCE MAIN
- PROPOSED WATER MAIN
- FOUND SECTION CORNER (1" BRASS CAP)
- FOUND 1/4 SECTION CORNER (2" ALUM ESSEX CAP)



Vicinity Map
Scale 1"=3,000' approximate

PURPOSE OF SURVEY: TO CREATE AN 18-Lot MAJOR SUBDIVISION

PREPARED FOR: J & J HOMES, LLC
744 PARKWAY LANE
BILLINGS, MT 59101
(406) 855-2279

SURVEYOR: BEARTOOTH LAND SURVEYING
P.O. BOX 221
ABSAROKEE, MONTANA 59001
(406) 328-6704

ENGINEER: ENGINEERING WEST
P.O. BOX 194
COLUMBUS, MONTANA 59019
(406) 322-1116

SITE DATA	
NUMBER OF LOTS	18
MAXIMUM LOT AREA	9,144 AC.
MINIMUM LOT AREA	1,187 AC.
PARKLAND AREA	1,80 AC.
LINEAR FEET OF ROADS	1,040 LF
ACREAGE IN ROADS	1,854 AC.
TOTAL ACREAGE	36,687 AC.
EXISTING LAND USE	UNDEVELOPED RANGE LAND
EXISTING ZONING	NONE
PROPOSED LAND USE	RESIDENTIAL

LEGAL DESCRIPTION AND PROPERTY OWNER'S CERTIFICATIONS

I, the undersigned property owner, certify that I caused to be surveyed as shown by the plat hereunto annexed, the following described land, to-wit:

Creating Yellowstone Trail Subdivision, being a tract of land situated in NW 1/4 section 01, Township 01N., Range 27 E., P.M.M. Yellowstone County, Montana also being Tract 1 of Certificate of Survey No. 3722, subject to any easements and/or rights-of-way of record or reserved per this plat.

The above described tract of land is to be known as "YELLOWSTONE TRAIL SUBDIVISION", and the land shown on this annexed plat designed as public right-of-way is hereby granted and dedicated to the use of the public forever.

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
County of Yellowstone)

The parkland for this subdivision has been met by land donation pursuant to section 78-3-521(3)(a). MCA.

The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, and 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. Said tract to be known and designated as Yellowstone Trail Subdivision, and the lands included in all streets, avenues, and parks as shown on the annexed plat are hereby granted and donated to the use of the public forever.

J & J HOMES, LLC, a Montana corporation

By _____ Date _____

its

STATE OF MONTANA)
County of Yellowstone)

On this _____ day of _____, 2020, before me, the undersigned, a notary public for the state of Montana, personally appeared _____ as _____ J & J HOMES, LLC, a Montana corporation whose name is subscribed to the instrument, and acknowledged to me that he executed the same.

Notary Public for the State of Montana

Printed name of Notary _____
Residing at _____
My commission expires _____ 20____

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
County of Yellowstone)

I, Donald E. Bedard, a licensed Land Surveyor, Montana License No. 11,375LS, do hereby certify that the survey on shown on the attached plat of the YELLOWSTONE TRAIL SUBDIVISION was performed under my direction during February to present 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 and occupy the positions shown thereon.

Donald E. Bedard, Licensed Land Surveyor
Montana License No. 11,375LS

Subscribed and sworn to before me,
a Notary Public for the State of Montana

This _____ day of _____, 20____

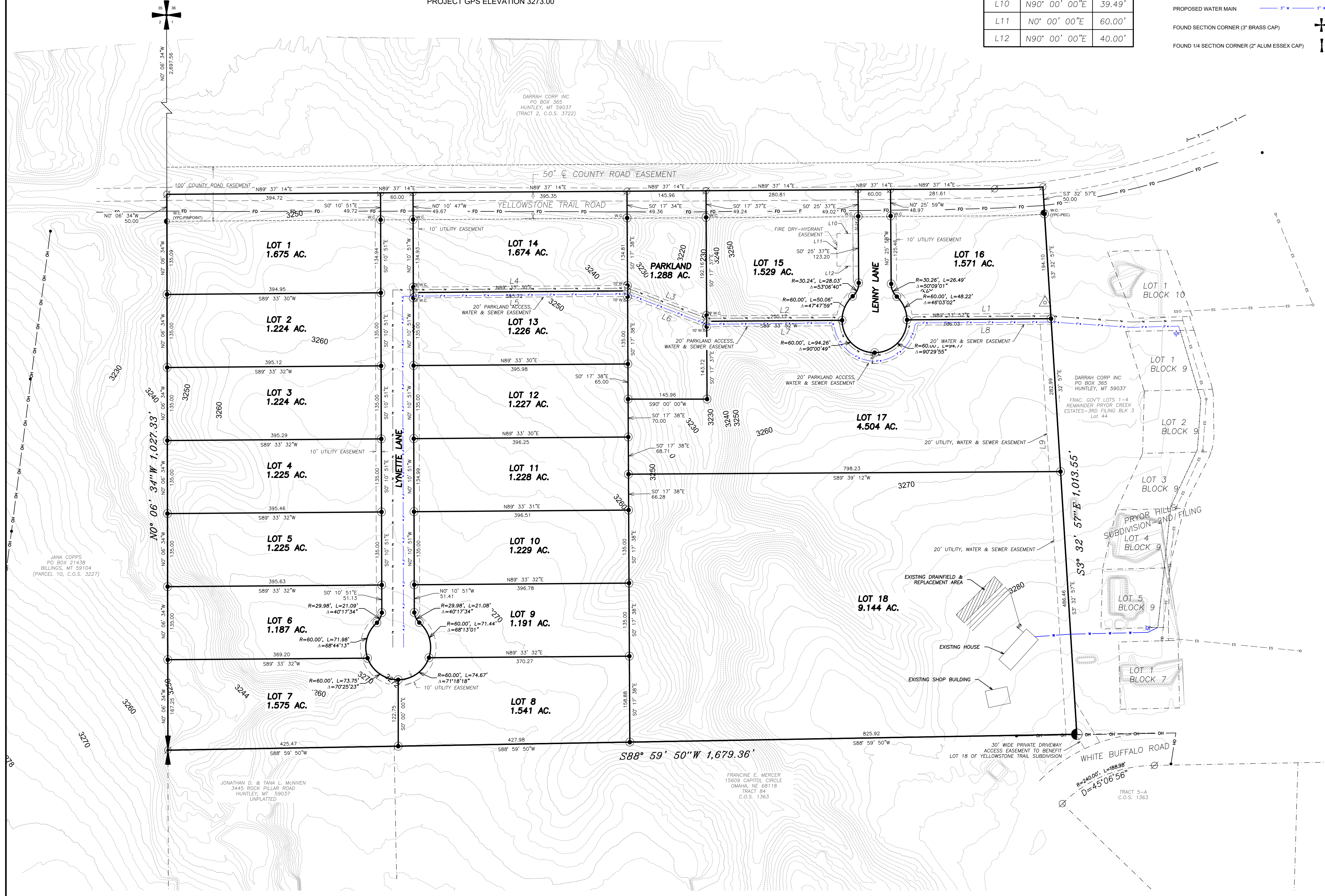
Notary Public for the State of Montana
Residing at _____
My commission expires _____ 201____

CERTIFICATE OF FINAL PLAT APPROVAL

The County Commissions of Yellowstone County does hereby certify that it has examined the subdivision and have found the same to conform to the laws of Montana and approves it and the dedication of any and all lands shown on this plat as being dedicated to such use are accepted.

Date this _____ day of _____, 2020

Chairman _____ Commissioner _____ Commissioner _____
Attest: _____ Clerk and Recorder



CERTIFICATION OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-611(1)(b), 76-3-207(3) MCA, that all real property taxes and special assessments assessed and levied on the land below and encompassed by this survey have been paid.

Yellowstone County Treasurer _____ Date _____

CERTIFICATION OF CITY/COUNTY HEALTH

The plat has been approved for recording by the Riverstone Health and the Montana Department of Environmental Quality.

Yellowstone City/County Health Department _____ Date _____
Riverstone Health _____

CERTIFICATION OF PLANNING BOARD APPROVAL

STATE OF MONTANA)
County of Yellowstone)

This plat has been approved by the Yellowstone County Board of Planning and conforms to the requirements of that board.

Date this _____ day of _____, 2020

President _____
Executive Secretary _____

COUNTY ATTORNEY'S STATEMENT

This document has been reviewed by the County Attorney's Office and is Acceptable as to form.

Date this _____ day of _____, 2020

Reviewed by _____ County Attorney