

# 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

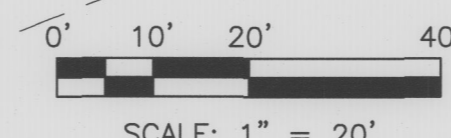
PREPARED FOR: KAREN KOHM

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

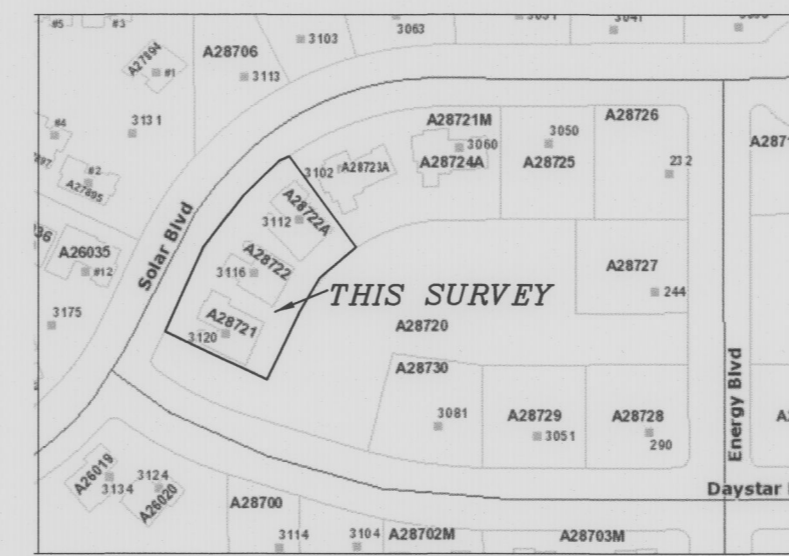
### LEGEND

- 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



SURVEYED: JUNE - JULY, 2020  
TOTAL AREA OF THIS SURVEY: 20,013 SQ FEET GROSS AND NET



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'

### CERTIFICATE OF APPROVAL BY CITY ENGINEERS OFFICE

State of Montana )  
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 \_\_\_\_\_ 202\_\_.

City Engineers Office

### CERTIFICATE OF CITY COUNCIL APPROVAL

State of Montana )  
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 \_\_\_\_\_, 202\_\_.

Reviewed by: \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

State of Montana )  
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.

Jon T. Essex Dated 12/7/2020  
Jon T. Essex, Licensed Land Surveyor  
Montana License No. 14184LS



### NOTICE OF PLANNING BOARD APPROVAL

State of Montana )  
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 \_\_\_\_\_



### 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 \_\_\_\_\_

### OWNER'S CERTIFICATION AND PROPERTY DESCRIPTION

State of Montana )  
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 hereto 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

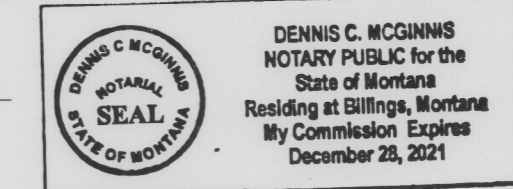
The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair and removal of their lines over, under, and across the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever.

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

State of Montana )  
County of Yellowstone )

On this 14<sup>th</sup> day of December, 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.

Dennis C. McGinnis  
Notary Public for the State of Montana  
Dennis C. McGinnis  
Printed Name of Notary  
Residing at Billings, MT  
My Commission expires 12/28/2021



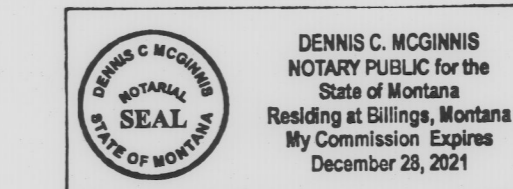
Daniel Joseph Kohm  
Daniel Joseph Kohm  
Unit #3112, Villas on the Park

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

State of Montana )  
County of Yellowstone )

On this 14<sup>th</sup> day of December, 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.

Dennis C. McGinnis  
Notary Public for the State of Montana  
Dennis C. McGinnis  
Printed Name of Notary  
Residing at Billings, MT  
My Commission expires 12/28/2021



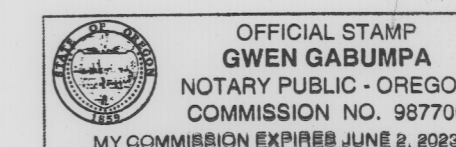
TRUSTEE OF THE BURROWS FAMILY 1995 LIVING TRUST

Lynette M. Burrows, Trustee  
Lynette M. Burrows, Trustee  
Unit #3120, Villas on the Park

State of OREGON )  
County of WASHINGTON )

On this 9<sup>th</sup> day of December, 2020, before me, the undersigned, a Notary Public for the State of OREGON, personally appeared Lynette M. Burrows, as Trustees of the Burrows Family 1995 Living Trust, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Gwen Gabumpa  
Notary Public for the State of OREGON  
Gwen Gabumpa  
Printed Name of Notary  
Residing at OREGON  
My Commission expires JUNE 02, 2023



### 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