PEC STANDARD BW.CTB

2/9/2021 5:51:37 PM

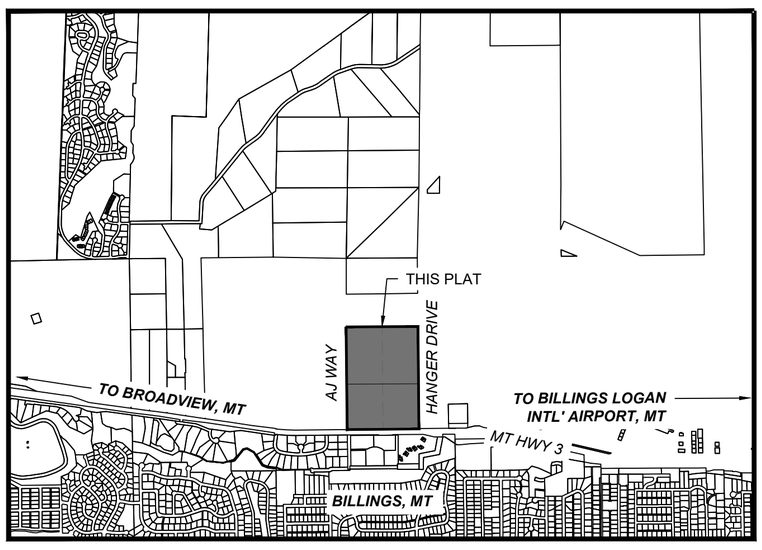
PLAT OF

CERTIFICATE OF SURVEY 2037 AMENDED

BEING TRACTS 13 AND 14 OF CERTIFICATE OF SURVEY #2037
LOCATED IN THE E 1/2 OF SECTION 26, TOWNSHIP 1S, RANGE 25E, P.M.M., YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : AVIATION PROPERTIES, LLC
PREPARED BY : PERFORMANCE ENGINEERING, LLC
PURPOSE OF SURVEY : BOUNDARY RELOCATION

TOTAL AREA : ± 58.68 ACRES (2,556,088.96 SF)
DATE : FEBRUARY 2021
COUNTY EXEMPT PLAT

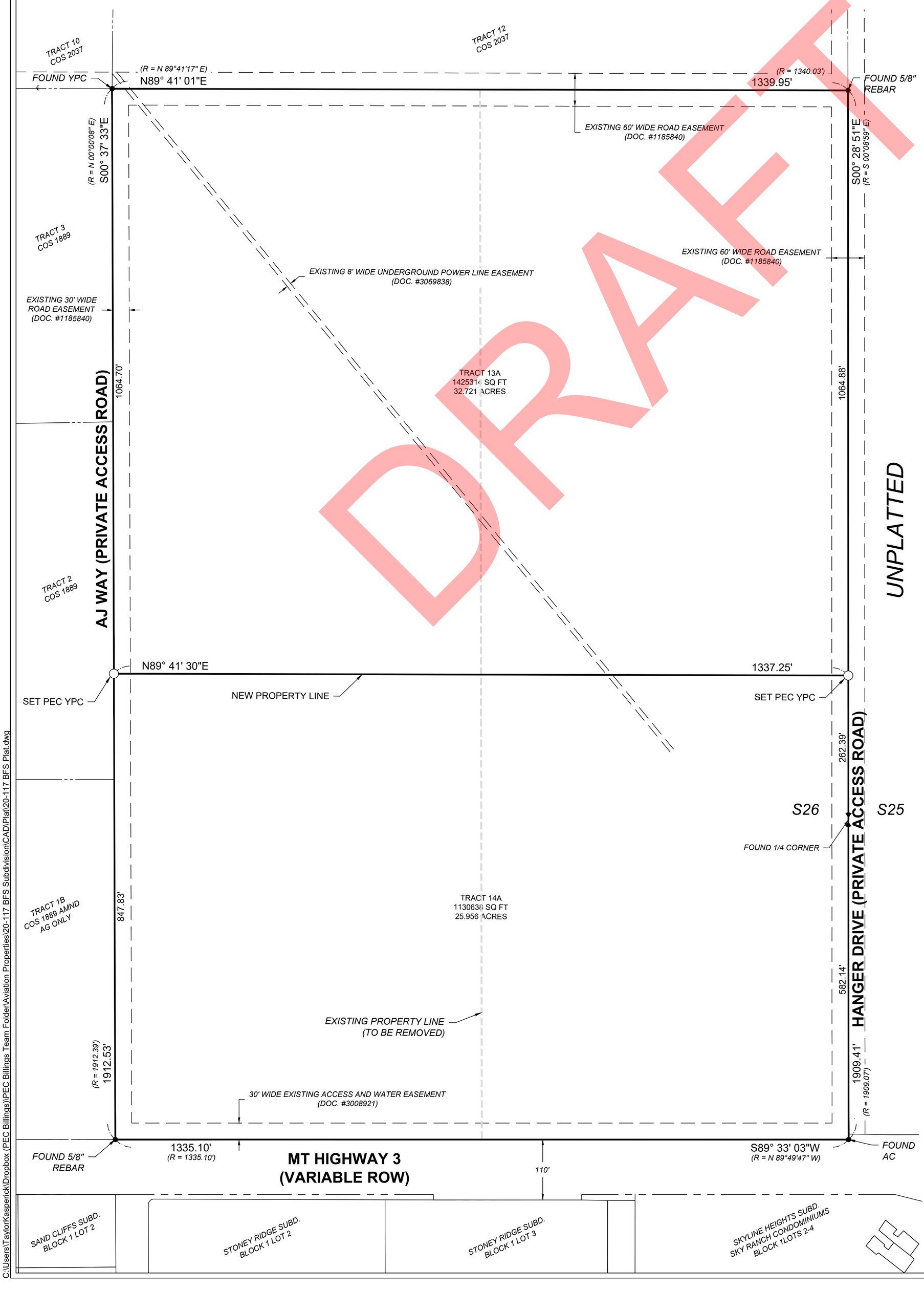


VICINITY MAP
NOT TO SCALE

LEGEND

- = FOUND QUARTER-CORNER
- = PROPERTY CORNER, FOUND AS DESCRIBED
- = PROPERTY CORNER, SET PEC YPC
- = PROPOSED PROPERTY BOUNDARY
- = EXISTING PROPERTY BOUNDARY
- = QUARTER CORNER LINE
- = CENTERLINE OF ROAD
- = EASEMENT LINE

0 100 200
IN FEET



DRAFT

PURPOSE OF SURVEY - RELOCATION OF BOUNDARY LINES

The undersigned hereby certifies that the purpose of this survey is to relocate the common boundary line between adjoining properties located inside a platted subdivision and therefore is exempt from subdivision review pursuant to Section 76-3-207(1)(d), M.C.A.

Pursuant to ARM 24.183.1104(1)(f)(iii)(C), the area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with the amended plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

~~Lot 13-A & Lot 14-A are exempt from review by the Department of Environmental Quality pursuant to Section 76-4-125(d) MCA (inside a master planning area with adequate storm water drainage).~~

_____
Aviation Properties, LLC | Erin Heringer

CERTIFICATE OF COUNTY ATTORNEY

This document has been reviewed by the County Attorney and it is acceptable as to form:

Dated this_____day of _____, 20_____.

Reviewed by _____

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-207(1)(d) MCA, that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land have been paid.

Dated this_____day of _____, 20_____.

_____
Yellowstone County Treasurer

CERTIFICATE OF SURVEYOR

I, the undersigned Mark W. Kadrmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in the E 1/2 of of Section 26, Township 1S, Range 25E, P.M.M., Yellowstone County, Montana, said tracts being Tract 13-A and Tract 14-A of Certificate of Survey 2037 Amended.

Said tract containing a gross and net area of 58.68 acres, more or less.

Said tract subject to all easements and right-of-ways of record or apparent on the ground.

This survey was conducted in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625 MCA.

Dated this_____day of_____, 20_____.

_____
Mark W. Kadrmas, PLS 51414LS

BASIS OF BEARINGS

Bearings shown on this survey are derived from a low distortion Lambert Conformal Conic single parallel projection with parameters as follows:

Latitude of Origin: 45° 47' 00" N
Longitude of Origin: 108° 25' 00" W
Mapping Scale Factor: 1.0001518

Grid distances shown hereon are - for practical purposes - equal to ground distances.

SURVEYORS NOTE

Unless otherwise noted, record distances between found monuments shown hereon are within local accepted practice.

C:\Users\TaylorKasperick\Dropbox (PEC Billings)\PEC Billings Team Folder\Aviation Properties\20-117 BFS Subdivision\CAD\Plat\20-117 BFS Plat.dwg