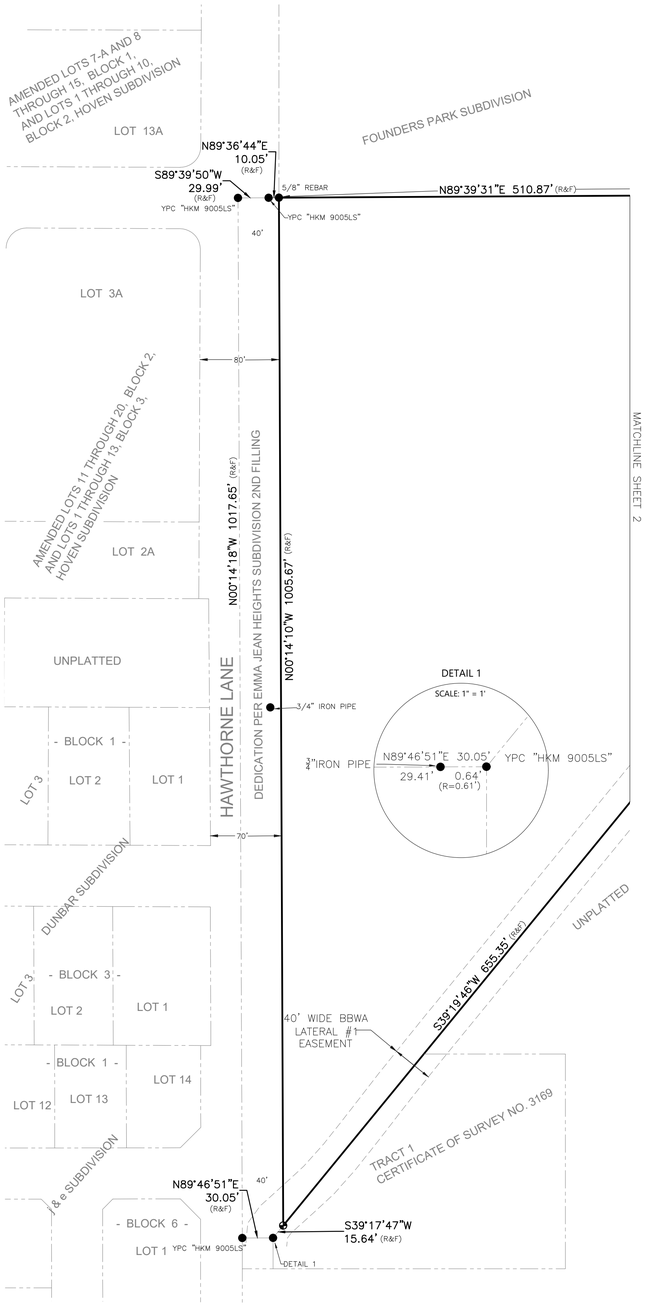

0 70 140

SCALE IN FEET

BASIS OF BEARINGS

EAST LINE OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 26 EAST, P.M.M. PER THE PLAT OF EMMA JEAN HEIGHTS SUBDIVISION 2ND FILING, SAID LINE BEARS N00°15'32"E

LEGEND

- SECTION CORNER FOUND AS NOTED
- 1/4 CORNER FOUND AS NOTED
- PROPERTY CORNER FOUND AS NOTED
- PROPERTY CORNER FOUND MARKED "40989 LS"
- WITNESS CORNER FOUND AS NOTED
- PROPERTY CORNER SET – 5/8" X 24" BLUE PLASTIC CAP MARKED "OSTBY – 57155 LS"
- CENTERLINE MONUMENT IN MONUMENT BOX
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- R RECORD DISTANCE
- R&F RECORD DISTANCE AND FOUND DISTANCE

PLAT OF
EMMA JEAN HEIGHTS SUBDIVISION, FOURTH FILING

BEING LOT 1A–1 BLOCK 19, EMMA JEAN HEIGHTS SUBDIVISION 3RD FILING SITUATED IN THE NE1/4 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 26 EAST, P.M.M, CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: FELTON ASSOCIATES, INC.

SURVEYED BY: NORTHERN ENGINEERING AND CONSULTING, INC.
200 N 34TH ST. BILLINGS, MT 59101

CERTIFICATE OF DEDICATION

STATE OF MONTATA)
ss
County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned owner of the following described tract of land, does hereby certify that it has caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract being situated in the NE1/4 Section 23, Township 1 North, Range 26 East., P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to–wit:

LOT 1A–1, BLOCK 19, OF EMMA JEAN HEIGHTS SUBDIVISION 3RD FILING, according to the Official plat on file in the Office of the Clerk & Recorder of Yellowstone County, Montana, under Document Number 3822164.

Pursuant to Section 76–3–621(1)(a), M.C.A., the park requirement for this subdivision has been met by dedication.

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. Said tract to be known and designated as EMMA JEAN HEIGHTS SUBDIVISION, FOURTH FILING, 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.

FELTON ASSOCIATES, INC.

By: _____

Title; _____

STATE OF MONTATA)
ss
County of Yellowstone)

On this _____ day of _____, 2021, before me the undersigned Notary Public for the state of Montana, Personally appeared _____, known to me to be the person who signed the foregoing instrument as _____ of FELTON ASSOCIATES, INC., and who acknowledged to me the said corporation executed the same. Witness my hand and seal the day and year herein above written.

_____
Notary Public for the State of Montana

CERTIFICATE OF SURVEYOR

STATE OF MONTATA)
ss
County of Yellowstone)

The undersigned, a Professional Land Surveyor licensed in the Sate of Montana, states that during the month of May, 2020, a survey was performed under his supervision of a tract of land to be known as EMMA JEAN HEIGHTS SUBDIVISION, FOURTH FILLING, In accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Platting Act: said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that the monuments found and to be set (see Surveyor's Note) are of the character and occupy the positions shown hereon and the gross area is 22.597 acres and the net area is 17.877 acres.

Northern Engineering and Consulting, Inc.

By: _____
Ethan J. Ostby
Montana License No. 57155LS

MONTANA ETHAN J. OSTBY No.57155LS LICENSED PROFESSIONAL LAND SURVEYOR

Date: 4/6/2021

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTATA)
ss
County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT OF EMMA JEAN HEIGHTS SUBDIVISION, FOURTH FILING, and the requirements for the Yellowstone County Board of Planning. It is therefore approved and the dedication to public use of any and all lands shown on this plat as being dedicated to such use are accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA, this _____ day of _____, 2021.

CITY OF BILLINGS, MONTANA

By: _____
Mayor

Attest: _____
City Clerk

CERTIFICATE OF CITY ATTORNEY

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

Dated this _____ day of _____, 2021.

Reviewed by: _____

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 MCA 76–3–611(1).

Dated this _____ day of _____, 2021.

_____
Yellowstone County Treasurer

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that annexed and forgoing plat conforms with section 76–4–125(2)(d). M.C.A. for the removal of sanitary restrictions since the plat is inside a master planning area and said lots will be provided with municipal facilities for the supply of water and disposal of sewage and solid waste.

Dated this _____ day of _____, 2021.

Reviewed by: _____

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting.

Dated this _____ day of _____, 2021.

Reviewed by: _____

NOTICE OF APPROVAL

STATE OF MONTATA)
ss
County of Yellowstone)

This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

_____ _____
Date President

_____
Executive Secretary