

# AMENDED LOT 5, BLOCK 1, LEGACY SUBDIVISION

OF LOT 5 OF BLOCK 1 OF LEGACY SUBDIVISION  
WITHIN NW1/4 OF SECTION 4, T01S, R25E, P.M.M.  
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: LEGACY LLC  
DATE SURVEYED: JUNE 2020  
PREPARED BY: WWC ENGINEERING

## LEGAL DESCRIPTION

Lot 5 of Block 1 of Legacy Subdivision, Document No. 3371148, within NW1/4 of Section 4, T01S, R25E, P.M.M., City of Billings, Yellowstone County, Montana. Said tract of land contains a gross and net area of 19,539 square feet, more or less, and is subject to any easements, reservations, or other encumbrances that have been legally acquired.

## LANDOWNERS CERTIFICATE

We also hereby certify that new divisions of land are subject to review under the Montana Subdivision and Planning Act, pursuant to M.C.A. 76-3-123 (1)(b). We also hereby certify that this division is not subject to review by Montana Department of Environmental Quality pursuant to ARM 17.35.605(2)(b).

Legacy LLC \_\_\_\_\_ Member Representative

## ACKNOWLEDGEMENT

State of \_\_\_\_\_ ) SS  
County of \_\_\_\_\_ )

on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, the undersigned a notary public for the State of \_\_\_\_\_, a Member Representative for Legacy LLC, a limited partnership, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public for the State of \_\_\_\_\_

## CERTIFICATE OF CITY COUNCIL APPROVAL

The City Council of the City of Billings, Yellowstone County, Montana does hereby certify that the accompanying plat for AMENDED LOT 5, BLOCK 1, LEGACY SUBDIVISION has been duly examined and have found the same to conform to the law and hereby approve it.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

CITY OF BILLINGS, MONTANA

By: \_\_\_\_\_ Mayor

ATTEST: \_\_\_\_\_ City Clerk

## NOTICE OF APPROVAL

STATE OF MONTANA )  
County of Yellowstone ) SS

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 \_\_\_\_\_

## CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that I have examined the amended plat and find that it conforms with Section 76-4-125(1)(b) MCA, removing sanitary restrictions since the 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 CITY ATTORNEY

This Amended Plat has been reviewed by the City Attorney's Office and is acceptable to form.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021

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

## CERTIFICATE OF EXAMINING LAND SURVEYOR

Reviewed for errors and omissions in calculations and drafting this \_\_\_\_\_ day of \_\_\_\_\_, 2021, pursuant to section 76-3-611(2)(a), M.C.A.

Examining Land Surveyor \_\_\_\_\_

Reg. No. \_\_\_\_\_

## CERTIFICATE OF COUNTY TREASURER

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

TREASURER \_\_\_\_\_

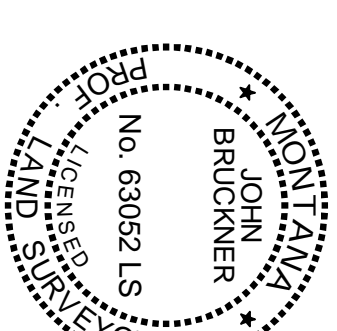
YELLOWSTONE COUNTY, MONTANA

## CERTIFICATE OF SURVEYOR

The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of June 2020, a survey was performed, and the same is shown on the attached plat. The survey was conducted in accordance with the Landowner's Certificate and as shown on the plat, that the monuments found and set are of the character and occupy the positions hereon.

Dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

John Bruckner  
Registration Number 63052 LS



## SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. \_\_\_\_\_

## LEGEND

- SET 1/2" REBAR WITH SPIRAL PLASTIC CAP (BRUCKNER REBAR)
- FOUND ALUMINUM CAP (ANDERSON STEWART)
- FOUND S&P REBAR
- FOUND 1/2" REBAR
- ADJACENT PROPERTY BOUNDARY
- AMENDED PLAT BOUNDARY
- - - EXISTING 1" NO ACCESS EASEMENT VACATED THIS PLAT
- - - 1" NO ACCESS EASEMENT DEDICATED THIS PLAT
- - - EXISTING UTILITY EASEMENT

ORTR.	SEC.	TWP.	RGE.
<input checked="" type="checkbox"/>	4	01S	25E

## AMENDED PLAT

JOB#: 2020-308

**WWC ENGINEERING**  
505 S. 24TH ST. W., SUITE 201  
BILLINGS, MT 59102  
(406) 894-2210

DATE: 2021-06-01  
DRAWN BY: JCB  
CHECKED BY: JCB  
SCALE: 1" = 20'

NOTES:  
1. BASIS OF BEARING: NAD83/2011 MONTANA STATE  
2. PLANE COORDINATE SYSTEM: GRID  
3. DISTANCES: GROUND, INTERNATIONAL FOOT

52ND STREET WEST  
(80' RIGHT-OF-WAY)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	72.38'	470.06'	8°48'21"	S84°31'25"W	72.31'
C2	15.71'	10.00'	90°00'57"	S46°03'28"E	14.14'

