

TURNBULL SUBDIVISION

BEING CERTIFICATE OF SURVEY NO. 672

LOCATED IN THE NW1/4 OF SECTION 10, T.1S., R.26E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

LEGAL DESCRIPTION AND CERTIFICATE OF DEDICATION

WE DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS:

CERTIFICATE OF SURVEY NO. 672, RECORDED AS DOCUMENT NO. 533472 IN THE OFFICE OF THE CLERK AND RECORDER OF YELLOWSTONE COUNTY, LOCATED IN THE NORTHWEST ONE QUARTER (NW1/4) OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 26 EAST, PRINCIPAL MERIDIAN MONTANA.

CONTAINING A TOTAL GROSS AREA OF 2.97 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD; AND

FURTHER, FEDERAL, STATE, AND LOCAL PLANS, POLICIES, REGULATIONS, AND/OR CONDITIONS OF SUBDIVISION APPROVAL THAT MAY LIMIT THE USE OF THE PROPERTY, INCLUDING THE LOCATION, SIZE, AND USE ARE SHOWN HEREON OR AS OTHERWISE STATED, AND

FURTHER, BUYERS OF PROPERTY SHOULD ENSURE THAT THEY HAVE OBTAINED AND REVIEWED ALL SHEETS OF THE PLAT AND ALL DOCUMENTS RECORDED AND FILED IN CONJUNCTION WITH THE PLAT AND THAT BUYERS OF PROPERTY ARE STRONGLY ENCOURAGED TO CONTACT THE LOCAL PLANNING DEPARTMENT AND BECOME INFORMED OF ANY LIMITATIONS ON THE USE OF THE PROPERTY PRIOR TO CLOSING, AND

FURTHER, ALL OR PART OF THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED AND/OR SECURITY REQUIREMENTS PURSUANT TO 76-3-507, MCA, AND

FURTHER, THAT THE ABOVE DESCRIBED LAND IS TO BE KNOWN AS **TURNBULL SUBDIVISION**, AND THAT THE PLAT CONFORMS TO THE PRELIMINARY PLAT PREVIOUSLY REVIEWED AND APPROVED BY THE GOVERNING BODY.

EVOLUTION HC, LLC

SS: _____

BY: _____

AS _____

STATE OF _____)

COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____, BY _____, AS _____ OF EVOLUTION HC, LLC

SS _____
(NOTARY PUBLIC)

CERTIFICATION OF LANDOWNER - CONDITIONS OF APPROVAL

THE UNDERSIGNED HEREBY CERTIFIES THAT THE SOME OF THE TEXT AND/OR GRAPHICS SHOWN ON THIS PLAT REPRESENT REQUIREMENTS BY THE GOVERNING BODY FOR FINAL PLAT APPROVAL AND THAT ALL CONDITIONS OF SUBDIVISION APPLICATION FOR THIS PHASE OF THE SUBDIVISION HAVE BEEN SATISFIED, AND THE INFORMATION SHOWN IS CURRENT AS OF THE DATE OF THE CERTIFICATION REQUIRED IN ARM 24.183-11074(d), AND THAT CHANGES TO ANY LAND USE RESTRICTIONS OR ENCUMBRANCES MAY BE MADE BY AMENDMENTS TO COVENANTS, ZONING REGULATIONS, EASEMENTS, OR OTHER DOCUMENTS AS ALLOWED BY LAW OR LOCAL REGULATIONS.

EVOLUTION HC, LLC

SS: _____

BY: _____

AS _____

STATE OF _____)

COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____, BY _____, AS _____ OF EVOLUTION HC, LLC

SS _____
(NOTARY PUBLIC)

CLERK AND RECORDER FILING INFORMATION

CERTIFICATE OF PLANNING BOARD APPROVAL

THIS PLAT HAS BEEN APPROVED FOR FILING BY THE YELLOWSTONE COUNTY BOARD OF PLANNING AND CONFORMS TO THE RECOMMENDATIONS OF THIS BOARD.

SS _____
PRESIDENT _____ DATE _____

ATTEST: EXECUTIVE SECRETARY _____

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND ABOVE DESCRIBED ARE PAID PER 76-3-611 (1)(b) MCA.

SS _____
YELLOWSTONE COUNTY TREASURER, DEPUTY _____ DATE _____

CERTIFICATE OF CITY ATTORNEY

THIS DOCUMENT HAS BEEN REVIEWED BY THE CITY ATTORNEY'S OFFICE AND IS ACCEPTABLE TO FORM.

BY: DATE _____

CERTIFICATE OF CITY ENGINEER'S OFFICE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HERETO ANNEXED PLAT AND FIND THAT IT CONFORMS WITH SECTION 76-4-125(1)(d) MCA REMOVING SANITARY RESTRICTIONS SINCE SAID 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 EXAMINING LAND SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT FOR ERRORS AND OMISSIONS IN COMPUTATIONS AND DRAFTING

SS _____
EXAMINING LAND SURVEYOR _____ DATE _____

CERTIFICATE OF CITY COUNCIL APPROVAL

THE CITY COUNCIL OF THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA, DOES HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN DULY EXAMINED AND HAVE FOUND THE SAME TO CONFORM TO THE LAW AND HEREBY APPROVE IT.

DATED THIS _____ DAY OF _____, 20____

BY: _____
MAYOR _____ DATE _____

ATTEST _____
CITY CLERK _____ DATE _____

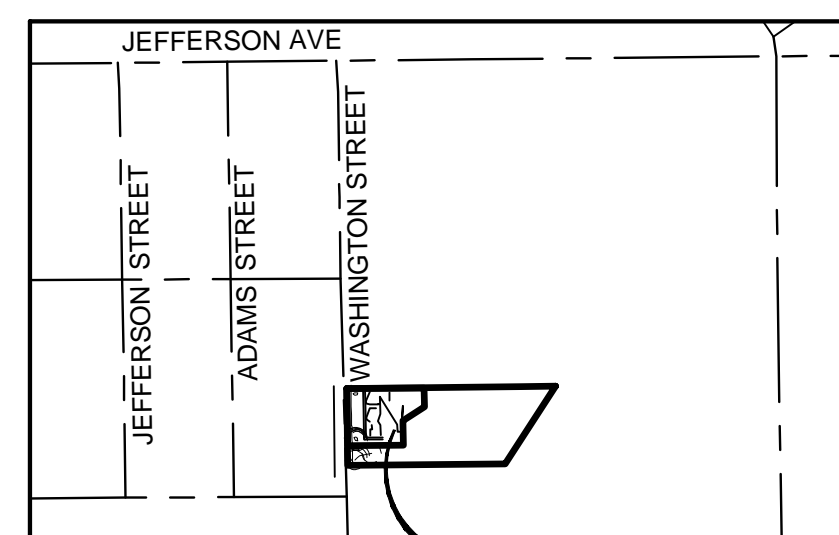
BASIS OF BEARING:
STATE PLANE MONTANA - ZONE 2500
GROUND (TRUE) DISTANCES
GRID NORTH

DATE:
NOVEMBER 2020 - MAY 2021

RECORD OWNERS:
EVOLUTION HC, LLC
DOCUMENT # 3862431

SURVEY COMMISSIONED BY:
EVOLUTION HC, LLC

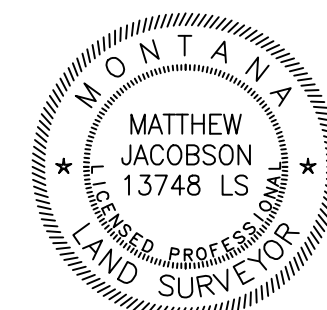
TOTAL SUBDIVISION AREA:
2.97 ACRES (GROSS)



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND PREPARED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE MONTANA SUBDIVISION AND PLATTING ACT AND THE REGULATIONS ADOPTED THEREUNDER.

SS _____
MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR _____ DATE _____
MONTANA LICENSE NO. 13748LS



PREPARED BY:
175 N. 27TH. ST. STE. 1312 PH: 406.248.9000
BILLINGS, MT FAX: 406.721.5224
59101 www.imegcorp.com
IMEG PROJECT NO. 20003876

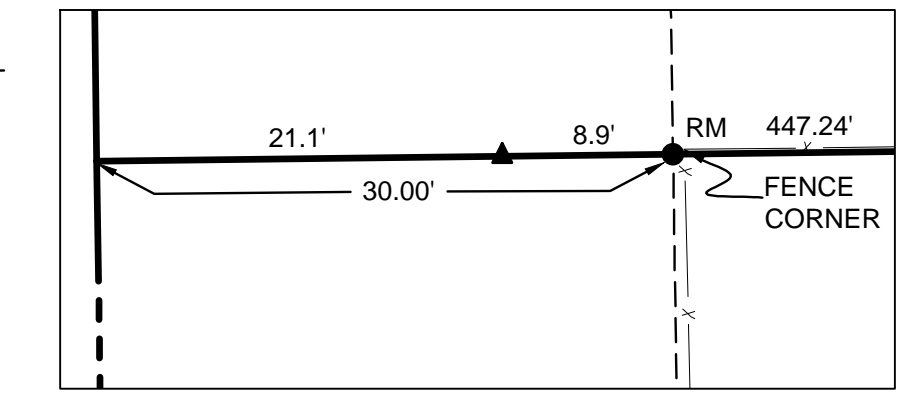
1/4	SEC.	T.	R.
☒	10	1S.	26E.

TURNBULL SUBDIVISION

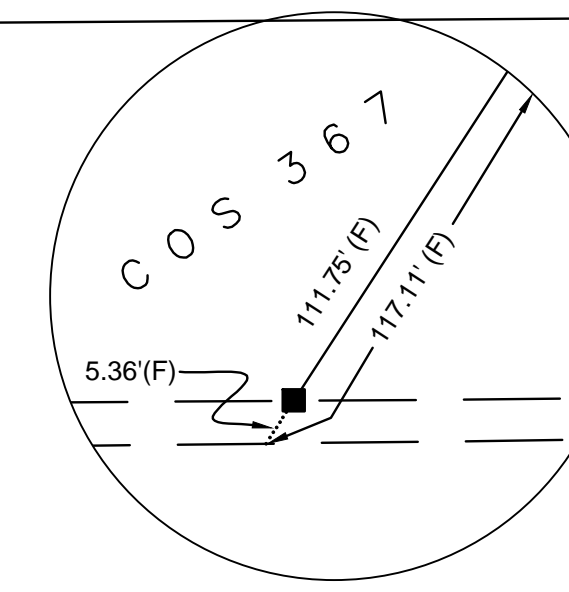
BEING CERTIFICATE OF SURVEY NO. 672

LOCATED IN THE NW1/4 OF SECTION 10, T.1S., R.26E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

STATE AVE.
 N89°35'34"E 2659.80' (F)
 N89°40'54"E 2659.76' (R3)
 1319.11' (CALC.)



DETAIL "A"
1"=10'



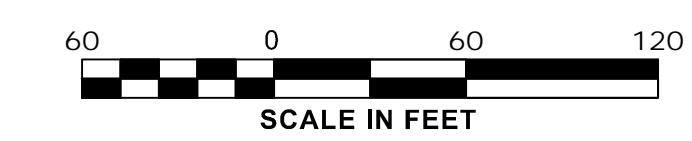
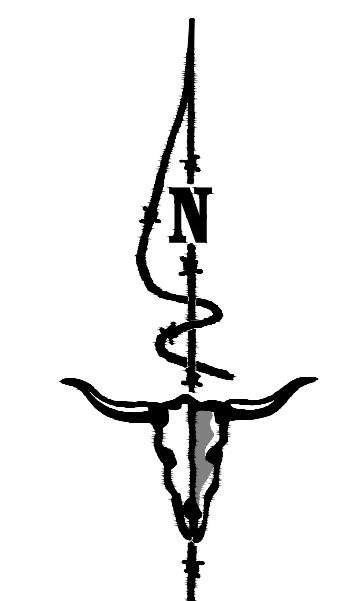
DETAIL "B"
1"=20'

LEGEND

- = SET 5/8"x24" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (JACOBSON,13748LS)
- = FOUND 1-1/2" IRON PIPE
- ▲ = FOUND 1" IRON PIPE
- = FOUND 1-1/4" YELLOW PLASTIC CAP (8377S)
- △ = FOUND 5/8" REBAR (NO CAP)
- = FOUND 40D NAIL WITH PINK WASHER MARKED "PROPERTY LINE"
- = FOUND 1-1/4" YELLOW PLASTIC CAP (ILLEGIBLE)
- (F) = FOUND THIS SURVEY
- (R1) = RECORD OR ADDITIVE PER COS 672
- (R2) = RECORD OR ADDITIVE PER COS 298
- (R3) = RECORD OR ADDITIVE PER COS 367
- (R4) = RECORD OR ADDITIVE PER COS 1831
- (R5) = RECORD OR ADDITIVE PER BILLINGS SECOND ADDITION
- (R6) = RECORD OR ADDITIVE PER WILLIS SUBDIVISION
- RM = REFERENCE MONUMENT
- ▨ = APPARENT OVERLAP IN OWNERSHIP (SEE SURVEYOR'S NOTE)
- (CALC.) = CALCULATED PER THIS SURVEY
- ⊕ = FOUND SECTION CORNER (BRASS CAP)
- ⊙ = FOUND ONE-QUARTER CORNER (BRASS CAP)
- R/W = RIGHT OF WAY
- COS = CERTIFICATE OF SURVEY

SURVEYOR'S NOTE:

DURING THE COURSE OF THIS SURVEY AND IN TRYING TO RETRACE THE BOUNDARIES OF COS 298, 367 AND 672 IN RELATION TO THE ADJOINING SURVEYS TO THE SOUTH FOR WILLIS SUBDIVISION, COS 1831 AND AMENDED PLAT LOT 18 WILLIS SUBDIVISION, THERE APPEARS TO BE THE POTENTIAL FOR AN OVERLAP IN OWNERSHIP. THE NORTH BOUNDARY OF WILLIS SUBDIVISION APPEARS TO BE COINCIDENT WITH THE SURVEYS TO THE NORTH AT RIVERSIDE DRIVE, BUT AS ONE MOVES WESTERLY, THE COMMON LINES DIVERGE AND ARE ROUGHLY 6.6' APART WHEN THEY REACH WASHINGTON STREET. THIS FIRM RECOVERED NUMEROUS MONUMENTS IN THIS AREA FOR WILLIS SUBDIVISION, COS 1831 AND AMENDED PLAT LOT 18 WILLIS SUBDIVISION, WHICH AGREE WITH ONE ANOTHER MATHEMATICALLY; HOWEVER, WE ALSO RECOVERED SEVERAL OLD IRON PIPES THAT WERE ALONG THE FRONTAGE OF WASHINGTON STREET AT LONG-STANDING LINES OF POSSESSION AND WHICH WERE IN AGREEMENT WITH THE DIMENSIONS SHOWN ON COS 298, 367 AND 672 AND DOCUMENTS 3779029 & 377309. SAID IRON PIPES APPEAR TO PRE-DATE THE MORE RECENT SURVEYS TO THE SOUTH AND WERE AT THE INTERSECTIONS OF FENCES AND LONG-STANDING LINES OF POSSESSION. OF SIGNIFICANT NOTE IS THE 1-1/2" IRON PIPE THAT WAS RECOVERED AT WHAT WOULD BE THE SOUTHWEST CORNER OF COS 367, WHICH IS APPROXIMATELY 6.4' SOUTH OF THE PROPORTED NORTH BOUNDARY OF WILLIS SUBDIVISION APPROXIMATELY 97.5' NORTH OF WHICH IS AN OLD FENCE CORNER POST WITH A FENCE RUNNING SOUTH AND EAST. FROM THIS FENCE CORNER, 8.9' WEST IS A 1" IRON PIPE ON A PROJECTION OF A FENCE RUNNING EAST; CONTINUING NORTH 233.7' IS THE INTERSECTION WITH YET ANOTHER LONG-STANDING FENCE THAT RUNS TO THE EAST ALONG THE NORTH BOUNDARY OF COS 672. TWO ADDITIONAL IRON PIPES WERE ALSO RECOVERED TO THE NORTH AT THE EXISTING LINES OF POSSESSION FOR COS 298, 367 AND 672 AND DOCUMENTS 3779029 & 377309. WE HAVE OPTED TO UTILIZE THESE CORNERS AND POSSESSION LINES TO ESTABLISH THE BOUNDARIES OF COS 672 AS DEPICTED HEREON.



BASIS OF BEARING:
STATE PLANE MONTANA - ZONE 2500
GROUND (TRUE) DISTANCES
GRID NORTH

1/4	SEC.	T.	R.
X	10	1S.	26E.

PREPARED BY:
IMEG
175 N. 27TH. ST. STE. 1312 PH: 406.248.9000
BILLINGS, MT FAX: 406.721.5224
59101 www.imegcorp.com
IMEG PROJECT NO. 20003876

STATE REALTY ADDITION

WASHINGTON STREET
R/W WIDTH VARIES

RIVERSIDE DRIVE

MADISON AVE.

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET

WASHINGTON STREET
R/W WIDTH VARIES

ROOSEVELT AVE.

JACKSON STREET