

PLAT OF BIG SKY KING SUBDIVISION

BEING TRACT 1 OF C.O.S. 1718, AMENDED, LESS GRAND AVENUE RIGHT-OF-WAY
LOCATED IN THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4, SECTION 5, TOWNSHIP 01 SOUTH, RANGE 26 EAST,
P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA



PREPARED FOR : BIG SKY KING PROPERTIES, LLC

PREPARED BY: PERFORMANCE ENGINEERING, LLC

DATE OF SURVEY : APRIL 2021

LEGAL DESCRIPTION AND OWNER CERTIFICATION

I, the undersigned owner, do hereby certify that I have cause to be surveyed, aggregated, and platted in to lots, blocks, roads and other divisions and dedications, as shown on this plat hereunto included, said tract being situated in the NE 1/4 of the NW 1/4 of the NW 1/4 of Section 5, Township 01 South, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as Tract 1 of Certificate of Survey 1718, Amended (Document No. 1076197), less Grand Avenue Right-of-Way (Document No. 315545).

Said tract contains 0.858 acres, more or less, in gross.

This survey is not subject to review by the Montana Department of Environmental Quality pursuant to 76-4-130(2), MCA as the "deviation consists solely of connection to municipal or county water and/or sewer district facilities."

Dated this _____ day of _____, 20____.

(Print Title)
of Big Sky King Properties, LLC

STATE OF MONTANA)
County of Yellowstone)

On this _____ day of _____, 20____, before me, a Notary Public in and for the State of Montana, personally appeared _____ known to me to be the _____ of Big Sky King Properties, LLC, who signed the foregoing instrument and who acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana
Printed Name _____
Residing at _____
My commission expires _____

CERTIFICATE OF SURVEYOR

I, the undersigned Mark W. Kadmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in the NE 1/4 of the NW 1/4 of the NW 1/4 of Section 5, Township 01 South, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as Tract 1 of Certificate of Survey 1718, Amended (Document No. 1076197), less Grand Avenue Right-of-Way (Document No. 315545).

Said tract containing a net and gross area of 0.858 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.

Mark W. Kadmas
Registered Land Surveyor
State of Montana



NOTICE OF APPROVAL

STATE OF MONTANA)
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 _____

CERTIFICATE OF APPROVAL

STATE OF MONTANA)
County of Yellowstone)

We hereby certify that we have examined the plat of Big Sky King Subdivision 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 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 _____, 20____.

CITY OF BILLINGS, MONTANA

By: _____
Deputy Mayor

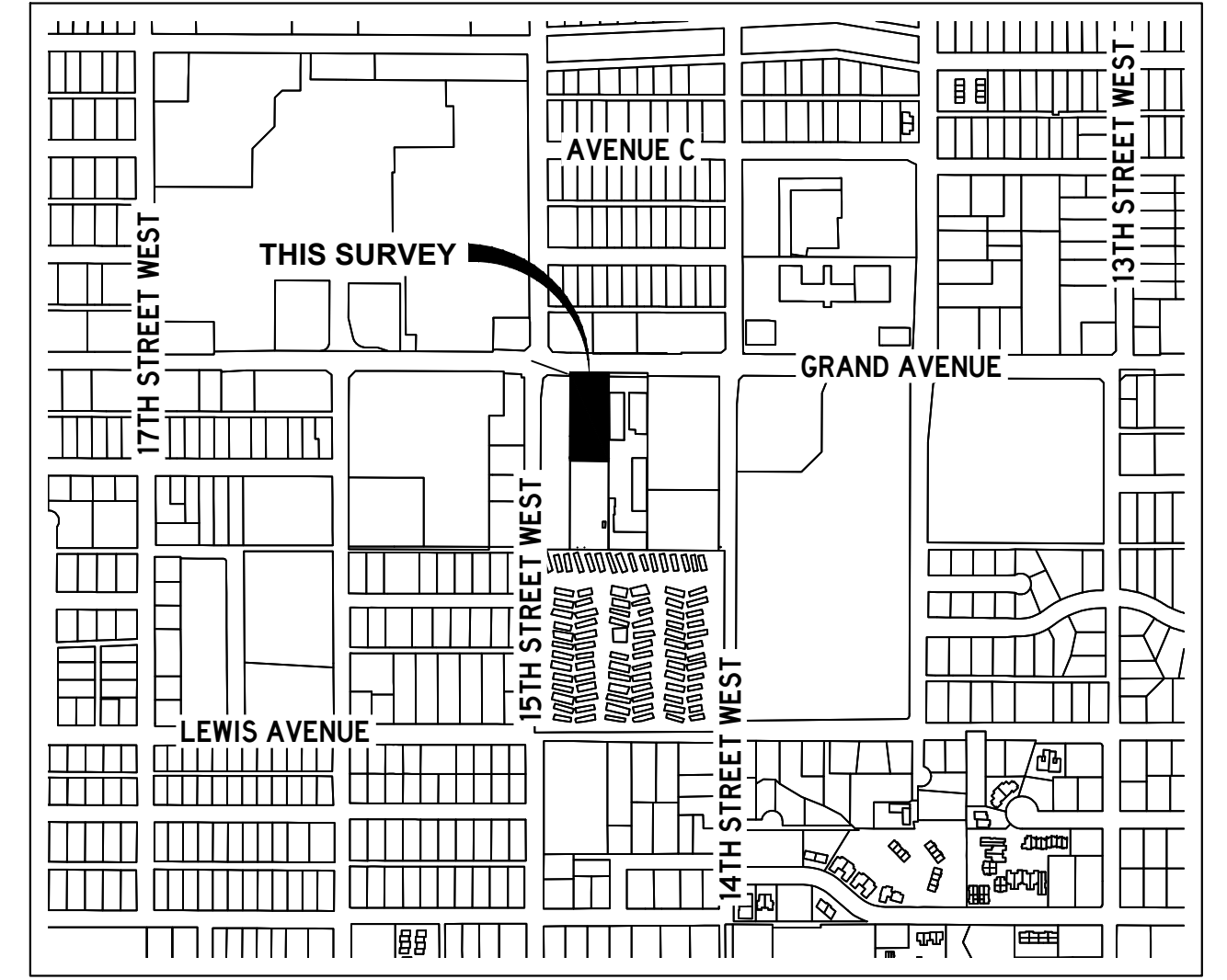
Attest: _____
City Clerk

ERRORS AND OMISSIONS REVIEW

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

Dated this _____ day of _____, 20____.

Reviewed by _____



VICINITY MAP

CERTIFICATE OF CITY ATTORNEY

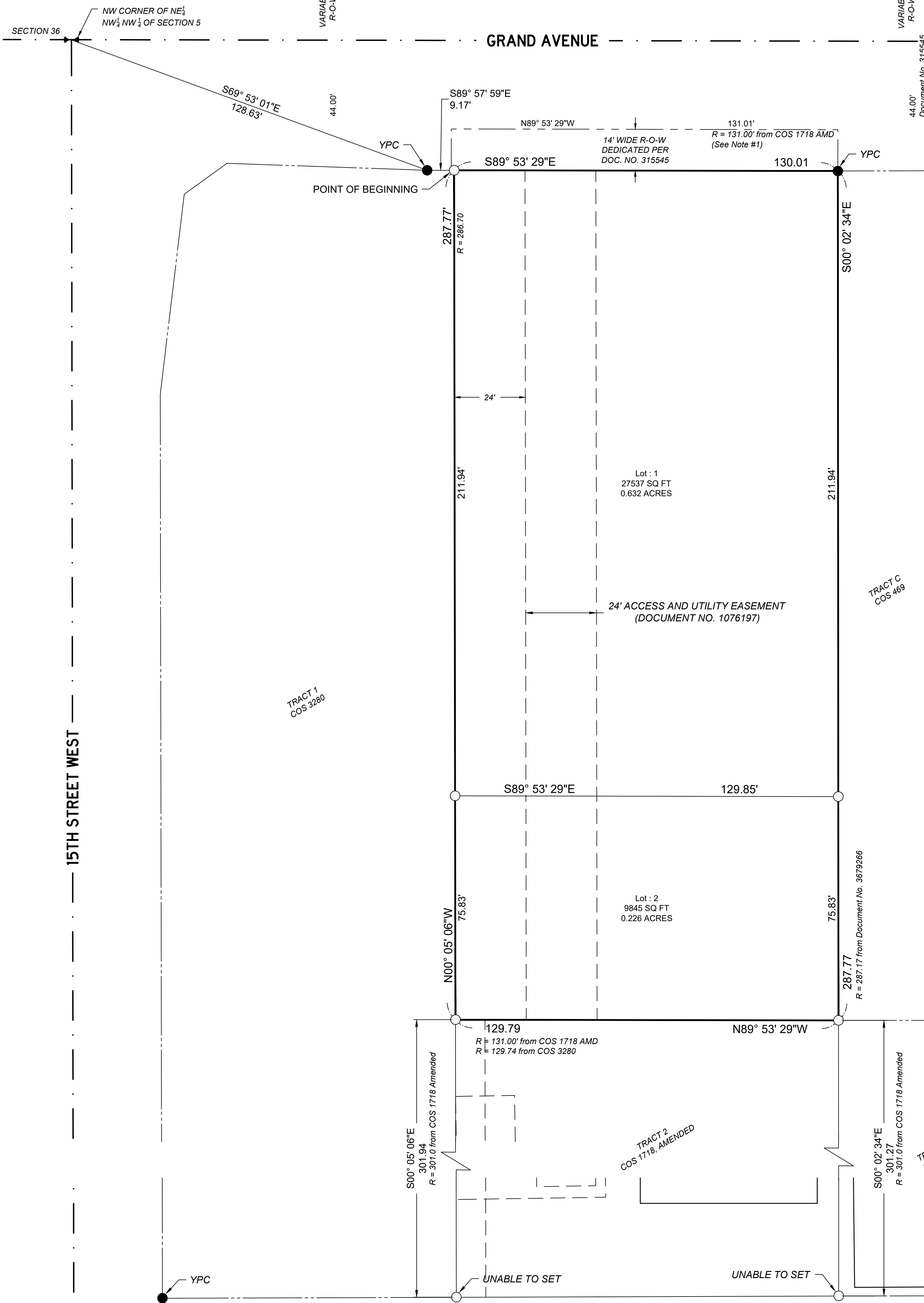
This document has been reviewed by the City Attorney's office and is acceptable as to form.

Date _____ Reviewed By _____

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b) and 76-3-207(3), MCA.

Date _____ Yellowstone County Treasurer
Deputy _____



SURVEYOR'S NOTES

Note #1: Following the recording of COS 1718 Amended in November of 1977 as Document No. 1076197, additional right-of-way was taken for the widening of Grand Avenue. Said right-of-way is apparent on the ground as being 44 feet; an addition of 14 feet to the original 30 feet shown in 1977.
Per COS 3280, recorded in January of 2005 as Document No. 3389795, the right-of-way width for Grand Avenue is 76 feet, showing 44 feet on the south and 32 feet on the north.

LEGEND

PROPERTY LINE	—————
SECTION LINE	- - - - -
FOUND PROPERTY CORNER, AS DESCRIBED	●
SET PROPERTY CORNER	○

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.

