

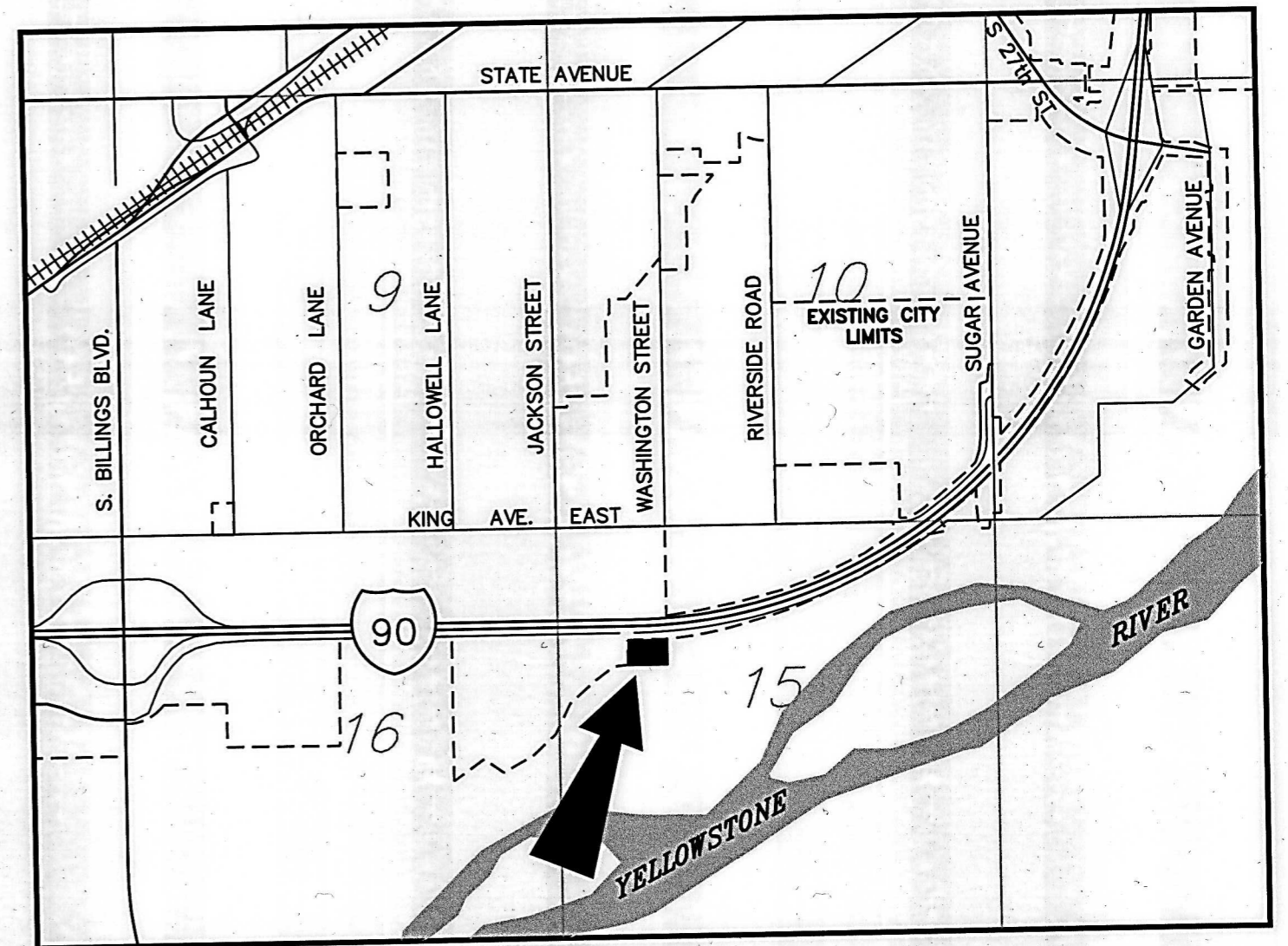
PLAT OF BIG IRON SUBDIVISION

BEING TRACT 2-A-1 OF AMENDED CERTIFICATE OF SURVEY No. 1121
SITUATED IN THE NW1/4 OF SECTION 15, T. 1 S., R. 26 E., P.M.M.
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

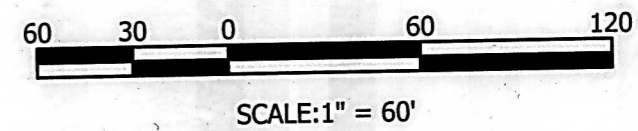
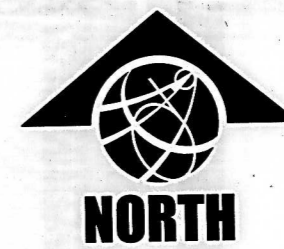
PREPARED FOR : EVOLUTION HC, LLC

PREPARED BY : SANDERSON STEWART

SEPTEMBER 2021
BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE



SCALE: 1" = 60'

BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS; HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515.

DISTANCES ARE GRID, INTERNATIONAL FEET.
THE GRID TO GROUND COMBINED SCALE FACTOR = 1.000004096
FOR THIS SURVEY GRID DISTANCE ESSENTIALLY EQUALS GROUND DISTANCE.

THE CONVERGENCE ANGLE AT THE SOUTHWEST CORNER OF THIS SUBDIVISION IS -0°04'05"

- FOUND REBAR WITH CAP MARKED AS SHOWN OR OTHER SURVEY MONUMENT AS NOTED.
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".

Line #	Bearing
R1	N 00°32'42" W
R2	N 01°29'57" W
R3	N 03°27'06" W
R4	N 03°48'42" W
R5	N 04°28'39" W

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That EVOLUTION HC LLC, the 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 NW1/4 of Section 15, T. 1 S., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Tract 2-A-1 of Amended Certificate of Survey No. 1121, according to the official plat on file in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3451343, containing a gross area and a net area of 3.3546 acres, more or less, subject to all easements of record or apparent on the ground.

Pursuant to Section 76-3-621(3)(b), M.C.A. and Yellowstone County Subdivision Regulations, there is no park requirement for this non-residential subdivision.

Pursuant to ARM 17.36.605(2)(a) Lot 1 as shown hereon is excluded from review by the Department of Environmental Quality for "a parcel that has no facilities for water supply, wastewater disposal, storm drainage or solid waste disposal, if no facilities will be constructed on the parcel". Future construction will require approval of the reviewing authority.

Pursuant to ARM 17.36.605(2)(b) Lot 2 as shown hereon is excluded from review by the Department of Environmental Quality for "a parcel that has a previous approval issued under Title 76, chapter 4, part 1, MCA, if: (i) no facilities other than those previously approved exist or will be constructed on the parcel; and (ii) the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130, MCA".

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 PLAT OF BIG IRON SUBDIVISION, there is no public land dedication with this plat.

EVOLUTION HC, LLC, a Montana Limited Liability Company

By: Richard A. Dorn Title: MEMBER
By: Johanna Haise Title: Member

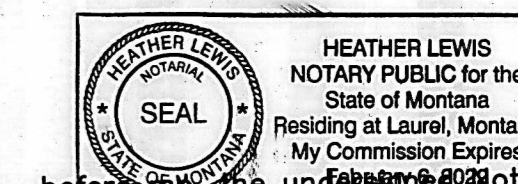
STATE OF Montana)
County of Yellowstone)



On this 29 day of October, 2021, before me, the undersigned Notary Public for the State of Montana, personally appeared Richard A. Dorn, known to me to be the person who signed the foregoing instrument as member of Evolution HC, LLC and who acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.

Heather Lewis
Notary Public in and for the State of Montana

STATE OF Montana)
County of Yellowstone)



On this 29 day of October, 2021, before me, the undersigned Notary Public for the State of Montana, personally appeared Johanna Haise, known to me to be the person who signed the foregoing instrument as member of Evolution HC, LLC and who acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.

Heather Lewis
Notary Public in and for the State of Montana

CONSENT TO PLATTING

Document No. _____

SUBDIVISION IMPROVEMENT AGREEMENT

Document No. _____

DITCH MAINTENANCE EASEMENT

Document No. _____

CERTIFICATE OF APPROVAL: CITY COUNCIL

STATE OF MONTANA)
County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT OF BIG IRON 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

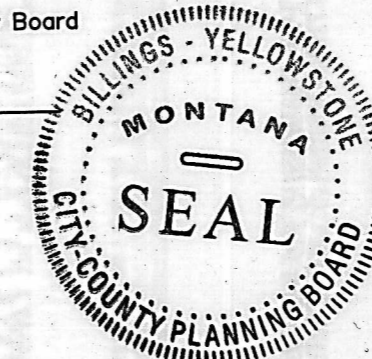
By: _____ Mayor
Attest: _____ City Clerk

NOTICE OF PLANNING BOARD 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
Richard A. Dorn
Executive Secretary



CERTIFICATE OF SURVEYOR

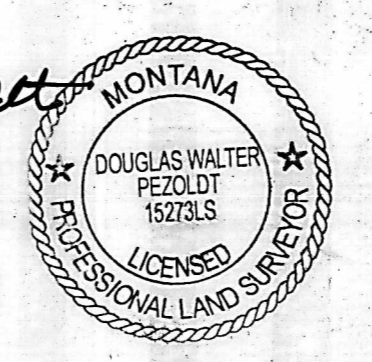
STATE OF MONTANA)
County of Yellowstone)

The undersigned, a Land Surveyor licensed in the State of Montana, states that between the month of December 2020 and September 2021 a survey was performed under his supervision of a tract of land to be known as PLAT OF BIG IRON SUBDIVISION, 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 set are of the character and occupy the positions shown hereon and that the gross and the net area is 3.3546 acres, more or less.

SANDERSON STEWART

By: Douglas W. Pezoldt
Montana License No. 15273 LS

Date: November 2, 2021



CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that annexed and foregoing plat conforms with Section 76-4-125(1)(d), M.C.A., for divisions located within jurisdictional areas that have adopted growth policies pursuant to chapter 1 or within first-class or second-class municipalities for which the governing body certifies, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided.

IN WITNESS WHEREOF, I have executed this CERTIFICATE OF APPROVAL this _____ day of _____, 20____.

City Engineer's Office

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting and find that said plat conforms with the requirements of the laws of the State of Montana, and that said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as circumstances will permit.

Examining Land Surveyor _____ Date _____

CERTIFICATE OF CITY ATTORNEY

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

Date: _____
Reviewed by: _____

RESERVED FOR CLERK AND RECORDER