

WEST MEADOWS SUBDIVISION, 2ND FILING

LOT 1A OF WEST MEADOWS SUBDIVISION AMENDED PLAT SITUATED IN THE N1/2NE1/4 OF SECTION 12, T.1S., R.24E., P.M.M. YELLOWSTONE COUNTY, MONTANA

LEGAL DESCRIPTION AND PROPERTY OWNER CERTIFICATIONS

STATE OF MONTANA)
) ss
County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That WINERIDGE, INC., 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 this plat, said tract being situated Sect on 28, T.01S., R.25E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows:

LOT 1A OF WEST MEADOWS SUBDIVISION, AMENDED PLAT AND SN1/2NE1/4 OF SECTION 12, T.01S., R.25E.

The park requirement for this subdivision has been met by

The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies an easement or the location, maintenance, repair and removal of their lines and other facilities, in, over, under and across the areas designated on this plat as "UTILITY EASEMENT" to have and to hold forever. Said tract shall be known and designated as "WEST MEADOWS SUBDIVISION, 2ND FILING", and the lands designated as public right-of-way and are hereby granted and dedicated to the use of the public forever.

Wineridge, Inc.
Title

STATE OF MONTANA)
) ss
County of Yellowstone)

on this _____ day of _____, 2020, before me, the undersigned a notary public for the State of _____ personally appeared _____ as _____ of Wineridge, Inc. known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Notary Public for the State of _____

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property tax and special assessments have been paid per 7-6-3-611(1)(b)76-3-207(3), M.C.A.

County Treasurer or Authorized Representative
Yellowstone County Treasurer's Office

Date

CERTIFICATE OF CITY/COUNTY HEALTH DEPARTMENT

This Certificate of Subdivision Plat has been reviewed and approved by the Yellowstone City/County Health Department and the State Department of Environmental Quality.

Health Officer or Authorized Representative
Yellowstone City/County Health Department

CERTIFICATE OF COUNTY ATTORNEY

This document has been reviewed by the Yellowstone County Attorney's Office and is acceptable as to form.

County Attorney or Authorized Representative
Yellowstone County Attorney's Office

Date

NOTICE OF APPROVAL

STATE OF MONTANA)
) 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.

President Date

Executive Secretary Date

CERTIFICATE OF APPROVAL

STATE OF MONTANA)
) ss
County of Yellowstone)

We do hereby certify that we have examined the plat of WEST MEADOWS SUBDIVISION, 2ND FILING, and find that said plat conforms with the requirements of the laws of the State of Montana and that the requirements for park dedication have been met to the satisfaction of the Yellowstone County Board of Planning. It is therefore approved and the dedication to the public use of any and all lands shown on this plat as being dedicated to such uses are accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of Yellowstone County, Montana, this _____ day of _____, 20____.

Commissioner

Commissioner

Chairman

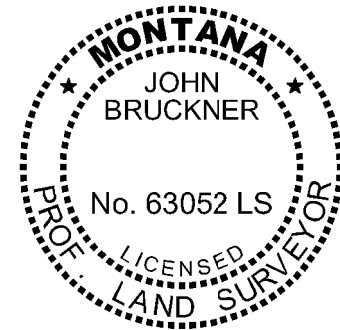
Attest: Clerk and Recorder

CERTIFICATE OF SURVEYOR

I, John Bruckner, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of February 2020, a survey was performed under my supervision of a tract of land to be known as WEST MEADOWS SUBDIVISION, 2ND FILING, in accordance with the request of the owner thereof and in conformance with Montana Subdivision and Platting Act, said subdivision being in accordance with the Landowner's Certificate and as shown on the plat; that the monument found and set are of the character and occupy the positions hereon.

Dated the _____ day of _____, 2020

John Bruckner
Registration Number 63052 LS



Curve Table					
Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
C1	300.00'	95.64'	18°15'59"	S69°22'46"W	95.24'
C2	90.00'	105.95'	67°26'51"	N86°01'48"W	99.94'
C3	90.00'	96.10'	61°10'41"	N82°53'43"W	91.60'
C4	225.00'	78.28'	19°56'00"	S76°28'57"W	77.88'
C5	260.00'	72.79'	16°02'25"	S78°25'44"W	72.96'
C6	55.00'	66.08'	68°50'27"	N75°12'44"W	62.18'
C7	100.00'	27.54'	15°46'41"	N32°54'10"W	27.46'
C8	70.00'	41.98'	34°21'51"	N42°11'45"W	41.36'
C9	205.00'	45.82'	12°48'18"	N52°58'31"W	45.73'
C10	200.00'	31.10'	8°54'32"	N51°01'38"W	31.07'
C11	185.00'	105.96'	32°48'56"	N39°04'26"W	104.52'
C12	90.00'	39.05'	24°51'28"	N10°14'14"W	38.75'
C13	45.00'	18.03'	22°37'05"	N09°17'03"W	17.91'
C14	1030.00'	305.02'	16°58'03"	S76°50'55"E	303.91'
C15	60.01'	86.97'	83°02'21"	N10°33'35"W	79.56'
C16	20.00'	41.74'	119°35'03"	N07°42'17"E	34.57'
C17	75.00'	77.47'	59°10'59"	S82°54'42"E	74.08'
C18	150.00'	71.45'	27°17'36"	S66°58'01"E	70.78'
C19	70.00'	35.02'	28°39'50"	S66°16'54"E	34.66'
C20	239.99'	200.14'	47°46'55"	N78°10'33"E	194.40'
C21	459.98'	287.29'	35°47'08"	N72°10'39"E	282.65'

Line Table		
Line No.	Length	Bearing
L1	121.63	S66°30'57"W
L2	42.74	S70°22'03"W
L3	28.90	N40°47'30"W
L4	29.18	N25°00'49"W
L5	46.25	N46°34'22"W
L7	60.71	N22°39'58"W
L8	69.02	N35°11'38"E
L9	72.92	N39°18'05"E
L10	34.16	N30°57'36"E
L11	41.70	N67°29'48"E
L12	30.13	S51°56'59"E
L13	122.27	N54°17'05"E

Line Table		
Line No.	Length	Bearing
L14	38.15	S55°45'55"W
L15	16.41	N34°14'05"W
L16	16.41	S34°14'05"E
L17	9.14	S23°19'16"E
L18	9.14	N23°19'16"W
L19	55.49	S63°31'30"W
L20	57.42	N86°14'28"W
L21	18.74	S67°03'03"W
L22	65.44	S83°56'09"W
L23	35.73	S41°30'32"W
L24	71.80	N66°53'22"W
L25	63.99	S35°29'22"E
L26	38.43	S66°20'18"W
L27	43.36	S89°24'50"W

Curve Table					
Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
C22	1030.00'	222.07'	12°21'11"	S79°09'21"E	221.64'
C23	130.00'	197.25'	86°56'02"	S62°11'00"W	178.87'
C24	96.00'	63.37'	37°02'56"	S37°14'27"W	62.28'
C25	10.00'	16.16'	92°36'36"	N80°32'23"W	14.47'
C26	12.00'	10.72'	51°10'51"	N08°38'39"W	10.37'
C27	55.00'	271.05'	282°21'42"	S55°45'55"W	68.96'
C28	12.00'	10.72'	51°10'51"	S59°49'30"E	10.37'
C29	10.00'	15.25'	87°23'24"	S09°27'37"W	13.82'
C30	318.00'	120.45'	21°42'10"	S44°54'50"W	119.74'
C31	10.00'	14.49'	82°59'43"	S75°33'36"W	13.26'
C32	160.00'	66.64'	23°51'50"	N74°52'26"W	66.17'
C33	430.00'	36.42'	4°51'10"	S84°29'28"E	36.41'
C34	100.00'	41.84'	23°58'28"	S74°55'49"E	41.54'
C35	10.00'	14.49'	82°59'43"	S21°26'41"E	13.26'
C36	318.00'	240.71'	43°22'14"	S01°38'02"E	235.01'
C37	208.00'	268.42'	73°56'17"	S60°17'24"E	250.18'
C38	12.00'	10.72'	51°10'51"	S71°40'17"E	10.37'
C39	55.00'	271.05'	282°21'42"	N07°15'42"W	68.96'
C40	12.00'	10.72'	51°10'51"	S67°08'52"W	10.37'
C41	148.00'	191.00'	73°56'26"	N80°17'29"W	178.02'
C42	258.00'	356.12'	79°35'11"	S16°13'20"W	328.52'
C43	158.00'	102.17'	37°02'56"	N37°14'27"E	100.40'
C44	70.00'	108.13'	88°30'21"	N62°58'10"E	97.70'
C45	969.90'	64.88'	3°49'58"	S70°51'41"E	64.87'
C46	309.93'	113.63'	21°00'22"	S42°08'23"W	113.00'
C47	30.00'	79.94'	152°40'26"	S23°41'48"E	58.31'
C48	80.00'	76.35'	54°40'47"	S72°41'37"E	73.49'
C49	35.00'	66.51'	108°52'44"	S09°05'08"W	56.95'
C50	215.00'	105.95'	28°14'02"	S77°36'31"W	104.88'
C51	300.00'	71.63'	13°40'48"	N81°24'04"W	71.46'
C52	100.00'	67.00'	38°23'17"	S86°14'42"W	65.76'
C53	20.00'	40.96'	117°21'18"	S08°22'24"W	34.18'
C54	950.00'	174.26'	10°30'36"	S55°33'33"E	174.02'
C55	969.90'	351.62'	20°46'19"	N58°33'33"W	349.71'
C56	530.00'	210.42'	22°44'51"	S59°32'49"E	209.05'

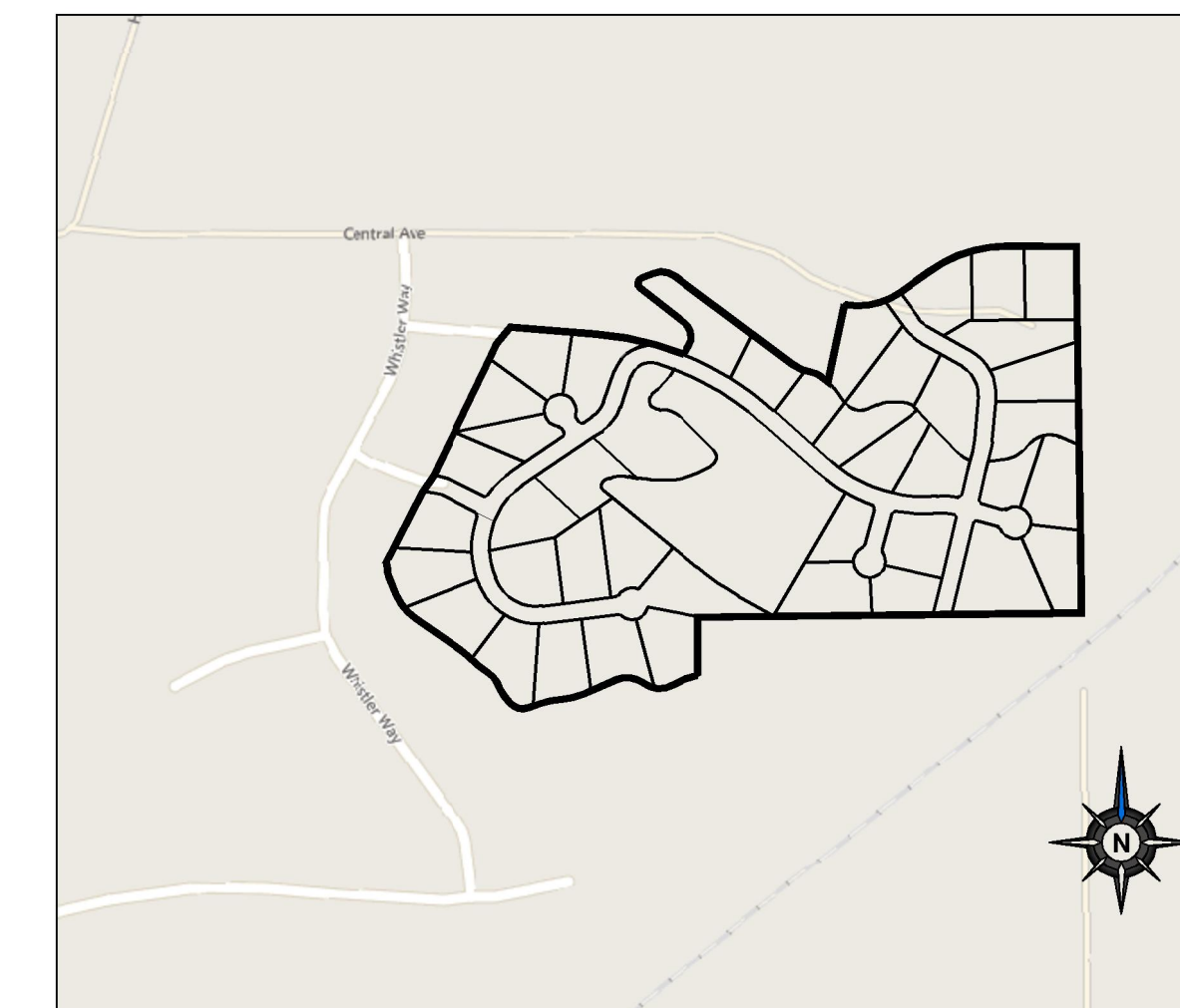
Curve Table					
Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
C55	969.90'	351.62'	20°46'19"	N58°33'33"W	349.71'
C56	530.00'	210.42'	22°44'51"	S59°32'49"E	209.05'
C57	10.00'	14.83'	84°59'29"	S28°25'48"E	13.52'
C58	12.00'	10.72'	51°10'51"	S40°25'18"W	10.37'
C59	55.00'	271.05'	282°21'41"	S75°10'07"E	68.96'
C60	12.00'	10.72'	51°10'51"	N10°45'32"W	10.37'
C61	10.00'	14.97'	85°45'07"	N57°42'27"E	13.61'
C62	530.00'	151.79'	16°24'32"	S87°37'16"E	151.27'
C63	170.00'	53.55'	18°02'49"	S86°48'07"E	53.33'
C64	10.00'	15.57'	89°12'19"	S33°12'53"W	14.05'
C65	10.00'	16.16'	92°36'36"	N59°48'09"E	14.47'
C66	12.00'	10.72'	51°10'51"	S48°18'08"E	10.37'
C67	55.00'	271.05'	282°21'42"	N16°06'27"E	68.96'
C68	12.00'	10.72'	51°10'51"	S80°31'02"W	10.37'
C69	10.00'	15.25'	87°23'24"	N30°11'51"W	13.82'
C70	80.00'	59.24'	42°25'37"	S62°43'21"W	57.90'
C71	90.00'	112.47'	71°36'05"	S77°18'35"W	105.30'
C72	220.00'	33.08'	8°36'52"	N09°11'25"E	33.05'
C73	164.00'	189.24'	66°06'55"	N28°10'29"W	178.92'
C74	120.00'	53.44'	25°31'01"	N48°28'25"W	53.01'
C75	10.00'	15.71'	90°00'00"	N09°17'05"E	14.15'
C76	10.00'	12.87'	73°44'21"	S72°35'05"E	12.00'
C77	180.00'	80.16'	25°31'01"	S48°28'25"E	79.51'
C78	104.00'	120.01'	66°06'55"	S28°10'29"E	113.47'
C79	160.00'	24.06'	8°36'52"	S09°11'25"W	24.04'
C80	10.00'	16.01'	91°42'53"	S56°50'40"W	14.36'
C81	230.00'	74.15'	18°28'20"	N86°35'21"W	73.84'
C82	470.00'	390.90'	47°39'12"	S71°59'59"E	379.74'
C83	1029.90'	362.88'	20°11'16"	N58°16'00"W	361.01'
C84	110.00'	31.60'	16°27'37"	N43°43'10"W	31.50'
C85	60.00'	81.86'	78°10'20"	S74°34'32"E	75.66'
C86	120.00'	48.33'	23°04'32"	S77°52'34"W	48.01'
C87	50.00'	40.90'	46°51'56"	S67°09'11"E	39.77'
C88	100.00'	48.97'	28°03'34"	N57°44'59"W	48.49'

Curve Table					
Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
(C100)	400.00'	18.26'	2°36'57"	S85°36'35"E	18.26'
(L51)	130.00'	54.40'	23°58'28"	S74°55'49"E	54.01'
(C102)	178.00'	229.71'	73°56'26"	S60°17'29"E	214.10'
(C103)	288.00'	397.53'	79°05'12"	S16°13'20"W	366.72'
(C104)	128.00'	82.77'	37°02'56"	S37°14'27"W	81.34'
(C105)	100.00'	154.34'	88°25'55"	S62°55'57"W	139.48'
(C106)	999.90'	429.52'	24°36'43"	N60°28'45"W	426.23'
(C107)	500.00'	415.84'	47°39'08"	N71°59'57"W	403.97'
(C108)	200.00'	76.56'	21°55'59"	N84°51'32"W	76.10'
(C109)	190.00'	28.57'	8°36'52"	S09°11'25"W	28.54'
(C110)	134.00'	154.63'	66°06'55"	S28°10'29"E	146.19'
(C111)	150.00'	66.80'	25°31'01"	S48°28'25"E	66.26'

Line Table		
Line No.	Length	Bearing
(L50)	158.39	S62°56'32"E
(L51)	303.01	N82°44'18"E
(L52)	9.14	S23°19'16"E
(L53)	327.40	S55°45'55"W
(L54)	108.60	S34°14'05"E
(L55)	113.35	S18°42'59"W
(L56)	263.16	N48°10'23"W
(L57)	215.34	N14°49'53"E
(L58)	578.40	S13°29'51"W
(L59)	195.72	N73°53'33"W
(L60)	150.57	S04°52'59"W
(L61)	160.42	S61°13'56"E
(L62)	109.55	S35°42'55"E

VICINITY MAP

SCALE: 1" = 1500'



1/4	SEC.	TWP.	RGE.
<input checked="" type="checkbox"/>	12	01S	24E

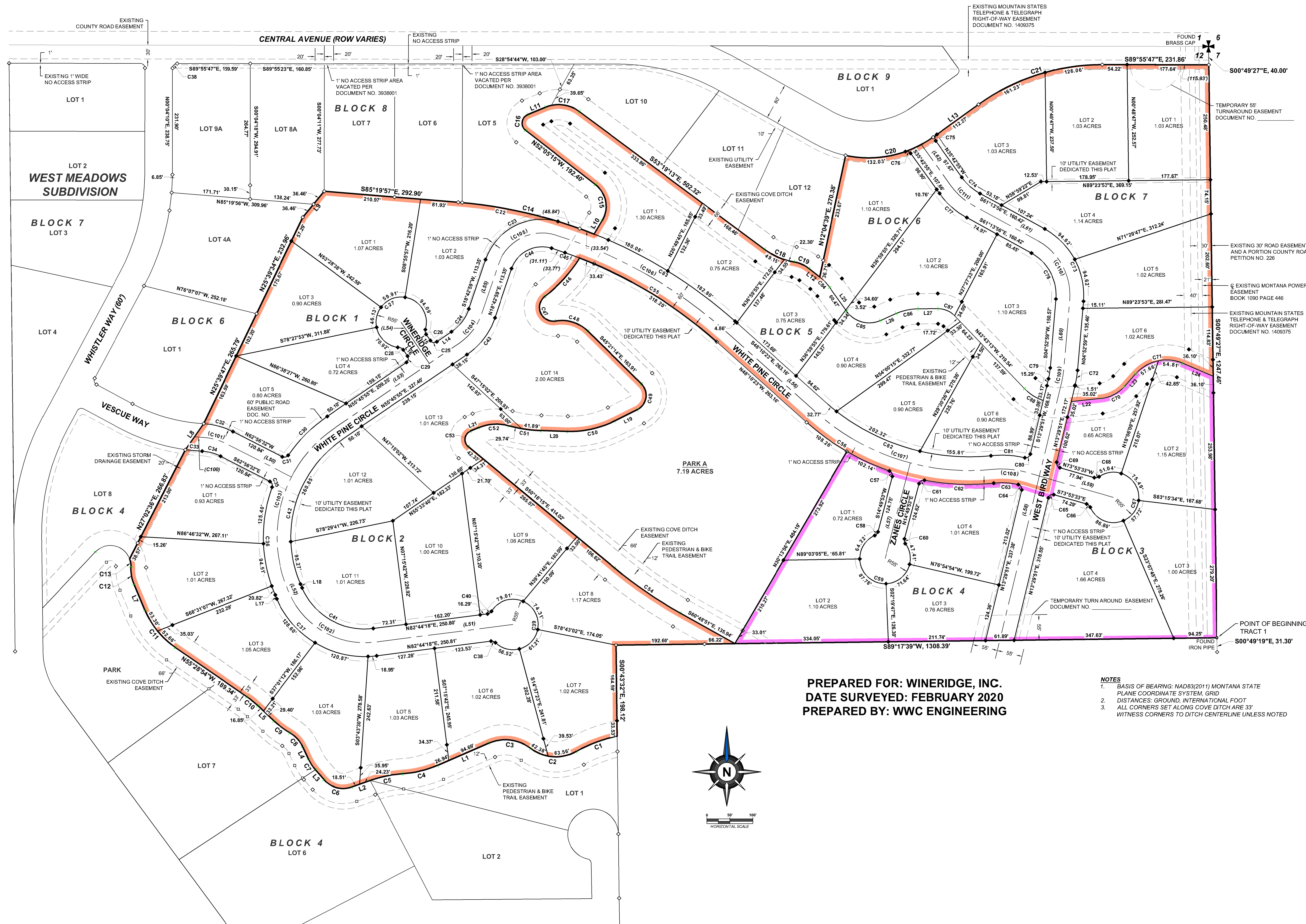
WEST MEADOWS SUBDIVISION, 2ND FILING

JOB#: 2020-098

REVISIONS	Date	By

WEST MEADOWS SUBDIVISION, 2ND FILING

LOT 1A OF WEST MEADOWS SUBDIVISION AMENDED PLAT
SITUATED IN THE N1/2NE1/4 OF SECTION 12, T.1S., R.24E., P.M.M.
YELLOWSTONE COUNTY, MONTANA



PREPARED FOR: WINERIDGE, INC.
DATE SURVEYED: FEBRUARY 2020
PREPARED BY: WWC ENGINEERING

NOTES
1. BASIS OF BEARING: NAD83(2011) MONTANA STATE PLANE COORDINATE SYSTEM, GRID
2. DISTANCES: GROUND, INTERNATIONAL FOOT
3. ALL CORNERS SET ALONG COVE DITCH ARE 33' WITNESS CORNERS TO DITCH CENTERLINE UNLESS NOTED

LEGEND

- ✦ SECTION CORNER FOUND BRASS CAP
- ⊙ SECTION 1/16 CORNER FOUND ALUMINUM CAP
- FOUND ALUMINUM CAP
- ◇ FOUND REBAR
- FOUND BRASS CAP
- ◆ SET 3/8" REBAR W/ PURPLE PLASTIC CAP (BRUCKNER, 63052 LS)
- SET 3/8" REBAR W/ ALUMINUM CAP (63052 LS)

— PHASE I

— PHASE II

--- PUBLIC ROAD EASEMENT DOC. NO. ---

--- EXISTING EASEMENTS

--- PROPERTY BOUNDARY

--- EASEMENT DEDICATED THIS PLAT

1/4	SEC.	TWP.	RGE.
12	12	01S	24E

WEST MEADOWS SUBDIVISION, 2ND FILING

JOB#: 2020-098

REVISIONS	Date	By

550 S 24th STREET W, SUITE 201
BILLINGS, MT 59102
(406) 684-2210

Drawn By: AMR Checked By: JPS Date: OCTOBER 2020 Scale: 1" = 100'