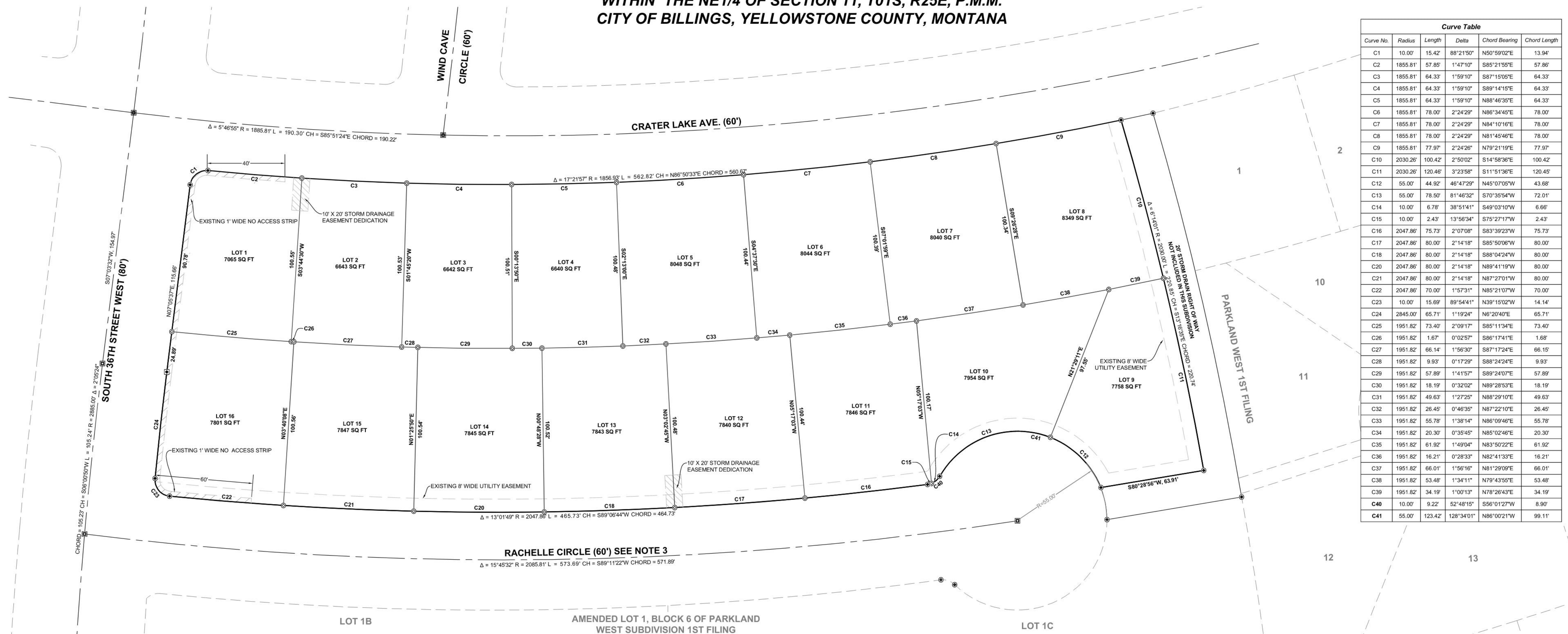


PLAT OF PARKLAND WEST SUBDIVISION, 7TH FILING

BEING LOT 1A OF AMENDED LOT 1, BLOCK 6 OF PARKLAND WEST SUBDIVISION 1ST FILING, DOCUMENT NO. 3115231,
WITHIN THE NE1/4 OF SECTION 11, T01S, R25E, P.M.M.
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA



Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
C1	10.00	15.42	88°21'50"	N50°59'02"E	13.94'
C2	1855.81'	57.85'	1°47'10"	S85°21'55"E	57.86'
C3	1855.81'	64.33'	1°59'10"	S87°15'05"E	64.33'
C4	1855.81'	64.33'	1°59'10"	S89°14'15"E	64.33'
C5	1855.81'	64.33'	1°59'10"	N88°46'35"E	64.33'
C6	1855.81'	78.00'	2°24'29"	N86°34'45"E	78.00'
C7	1855.81'	78.00'	2°24'29"	N84°10'16"E	78.00'
C8	1855.81'	78.00'	2°24'29"	N81°45'46"E	78.00'
C9	1855.81'	77.97'	2°24'28"	N79°21'19"E	77.97'
C10	2030.26'	100.42'	2°50'02"	S14°58'36"E	100.42'
C11	2030.26'	120.46'	3°23'58"	S11°51'36"E	120.45'
C12	55.00'	44.92'	46°47'29"	N45°07'05"W	43.68'
C13	55.00'	78.50'	81°46'32"	S70°35'44"W	72.01'
C14	10.00'	6.78'	38°5'14"	S49°03'10"W	6.66'
C15	10.00'	2.43'	13°56'34"	S75°27'17"W	2.43'
C16	2047.86'	75.73'	2°07'08"	S83°39'23"W	75.73'
C17	2047.86'	80.00'	2°14'18"	S85°50'06"W	80.00'
C18	2047.86'	80.00'	2°14'18"	S88°04'24"W	80.00'
C19	2047.86'	80.00'	2°14'18"	N89°41'19"W	80.00'
C20	2047.86'	80.00'	2°14'18"	N87°27'01"W	80.00'
C21	2047.86'	70.00'	1°57'31"	N85°21'07"W	70.00'
C22	10.00'	15.69'	89°54'41"	N39°15'02"W	14.14'
C23	2845.00'	65.71'	1°19'24"	N6°20'40"E	65.71'
C24	1951.82'	73.40'	2°09'17"	S85°11'34"E	73.40'
C25	1951.82'	1.67'	0°02'57"	S86°17'41"E	1.68'
C26	1951.82'	66.14'	1°56'30"	S87°17'24"E	66.15'
C27	1951.82'	9.93'	0°17'29"	S88°24'24"E	9.93'
C28	1951.82'	57.89'	1°41'57"	S89°24'07"E	57.89'
C29	1951.82'	18.19'	0°32'02"	N89°28'53"E	18.19'
C30	1951.82'	49.63'	1°27'25"	N88°29'10"E	49.63'
C31	1951.82'	26.45'	0°46'35"	N87°22'10"E	26.45'
C32	1951.82'	55.78'	1°38'14"	N86°09'46"E	55.78'
C33	1951.82'	20.30'	0°35'45"	N85°02'46"E	20.30'
C34	1951.82'	61.92'	1°49'04"	N83°50'22"E	61.92'
C35	1951.82'	16.21'	0°28'33"	N82°41'33"E	16.21'
C36	1951.82'	66.01'	1°56'16"	N81°29'09"E	66.01'
C37	1951.82'	53.48'	1°34'11"	N79°43'55"E	53.48'
C38	1951.82'	34.19'	1°00'13"	N78°26'43"E	34.19'
C39	10.00'	9.22'	52°48'15"	S56°01'27"W	8.90'
C40	55.00'	123.42'	128°34'01"	N86°00'21"W	99.11'
C41					

CERTIFICATE OF CITY ATTORNEY

This Subdivision Plat has been reviewed by the City Attorney's Office and is acceptable to form.
Dated this _____ day of _____, 2021

Reviewed by _____

ERRORS AND OMISSIONS REVIEW

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), M.C.A. 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 _____, 2021

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 March 2020, a survey was performed under his supervision of a tract of land to be known as PARKLAND WEST SUBDIVISION, 7TH 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 monuments found and set are of the character and occupy the positions hereon.

Dated the _____ day of _____, 2021

John Bruckner
Registration Number 63052 LS



CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that I have examined the annexed plat and find that it conforms with Section 76-4-125(1)(d) M.C.A. 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 _____, 2021

CITY ENGINEER'S OFFICE _____

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 FILING BY CLERK AND RECORDER

LEGAL DESCRIPTION AND PROPERTY OWNER CERTIFICATE OF DEDICATION

State of Montana) ss
County of Yellowstone)

KNOW ALL BY THESE PRESENTS: That we, the undersigned owners, do hereby certify that we, have caused to be surveyed, subdivided, and platted into lots blocks roads and alleys and other divisions and dedications, as shown by this plat hereunto included, the following described tract of land, to wit:

The parcel situated in the NE1/4 of Section 11, T01S, R25E, P.M.M., City of Billings, Yellowstone County, Montana, and more particularly described as Lot 1A of Plat of Amended Lot 1 of Parkland West Subdivision 1st Filing, Document No. 3115231. Said tract being 2.805 acres in area, more or less.

The above described tract of land is to be known and designated as PARKLAND WEST SUBDIVISION, 7TH FILING, City of Billings, Yellowstone County, Montana. The undersigned do hereby grant unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair, removal of lines over, under and across the areas designated on the plat as Utility Easement to have and hold forever.

DATED THIS _____ DAY OF _____, 2021

Lorenz Construction, LLC

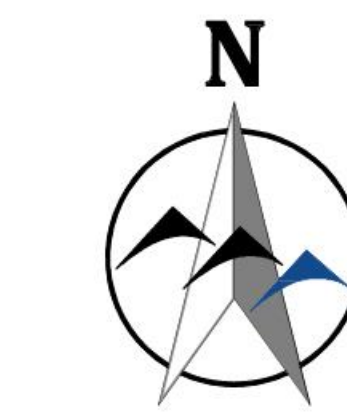
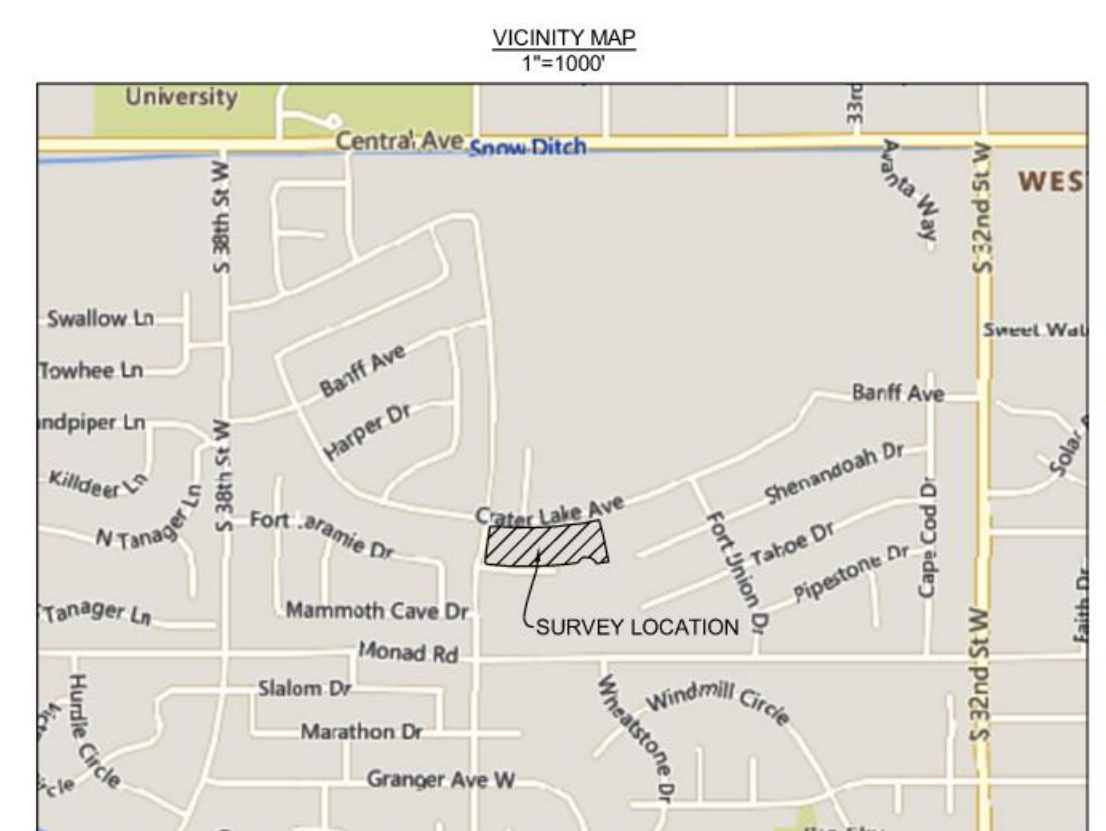
Owner, Rod Lorenz

ACKNOWLEDGMENTS

State of Montana) ss
County of Yellowstone)

on this _____ day of _____, 2021, before me, the undersigned a notary public for the State of _____, personally appeared Rod Lorenz, Owner of Lorenz Construction, LLC 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 _____



NOTES

- BASIS OF BEARING: NAD83(2011) MONTANA STATE PLANE COORDINATE SYSTEM, GRID
- DISTANCES: GROUND, INTERNATIONAL FOOT
- RACHELE CIRCLE SHOWS A RECORD WIDTH OF 60 FEET PER THE AMENDED PLAT OF LOT 1, BLOCK 6 FILED AS DOCUMENT # 3115231. THE MONUMENTS FOUND IN THIS SURVEY AS WELL AS A CHECK OF RECORD PLAT DIMENSIONS FIND THE WIDTH OF RACHELE CIRCLE TO BE +/- .59 FEET.

LEGEND

- ⊙ SET 5/8" REBAR W/ PURPLE PLASTIC CAP (BRUCKNER 63052 LS)
- ⊕ FOUND #5 REBAR
- ⊖ FOUND YELLOW PLASTIC CAP "ENG. INC BILLINGS, MT"
- ⊙ FOUND CENTERLINE MONUMENT
- ⊖ SET CENTERLINE MONUMENT
- UTILITY EASEMENT LINE
- ▨ 1" NO ACCESS STRIP

PARKLAND WEST SUBDIVISION, 7TH FILING

PREPARED BY: WWC ENGINEERING
550 S. 24TH STREET W, SUITE 201
BILLINGS, MT 59102
www.wwcengineering.com
DRAWN BY: JPB
CHECKED BY: AMR
DATE: 11/26/20

NO.	REVISION	BY	DATE	DESIGNED BY	CHECKED BY