

CERTIFICATE OF SURVEY

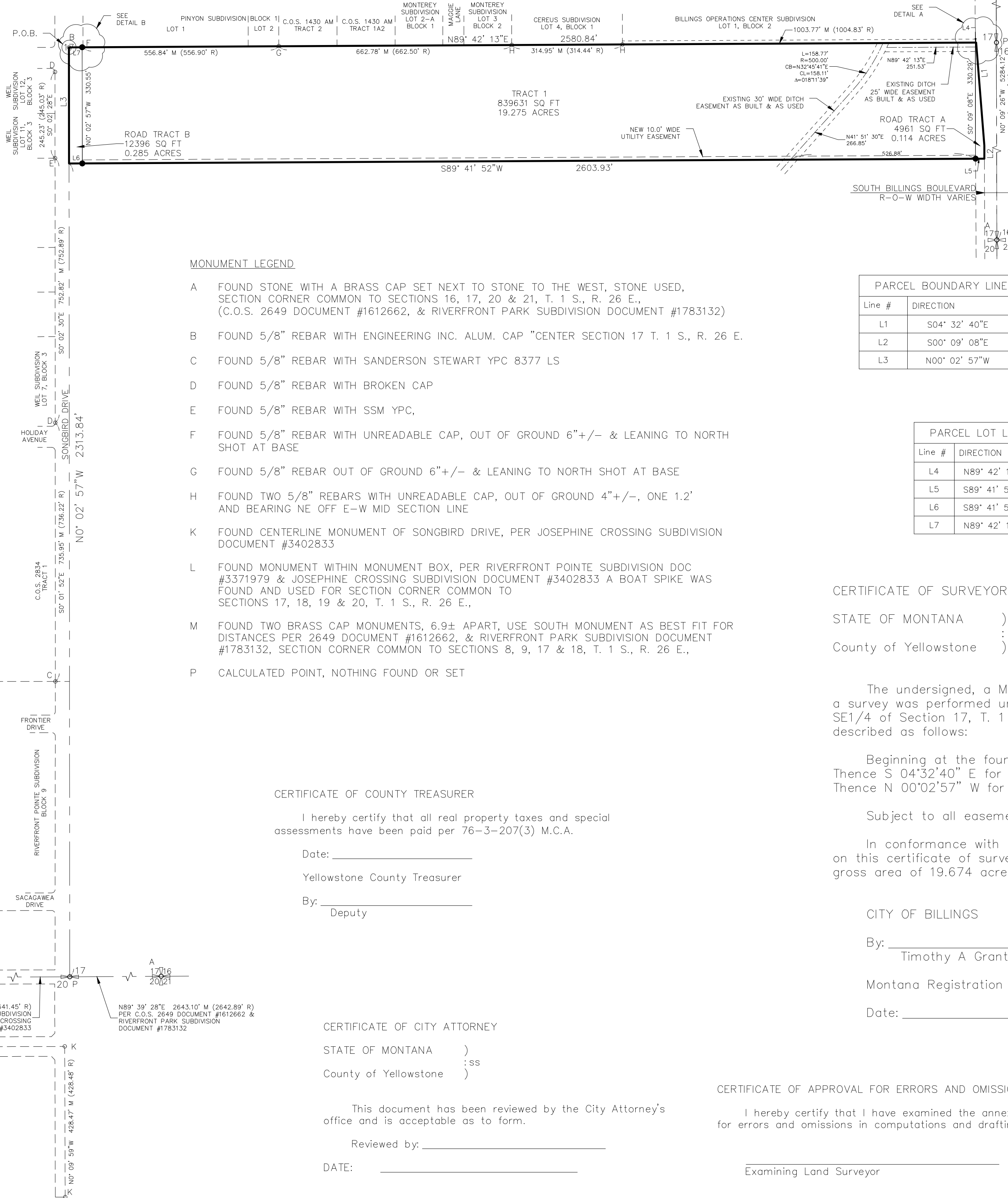
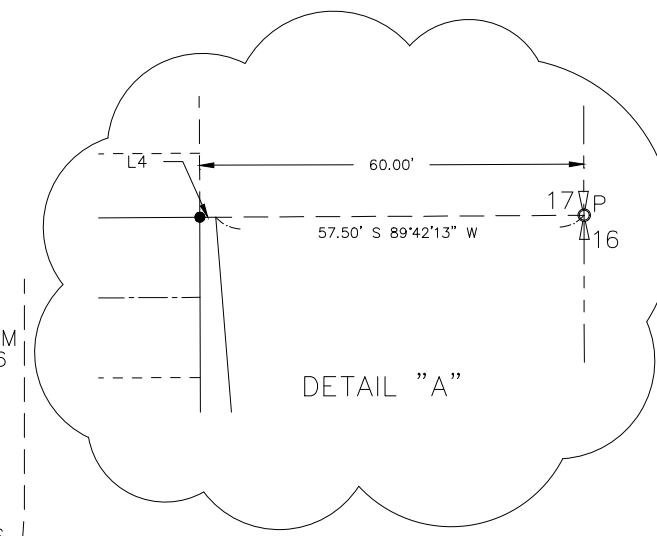
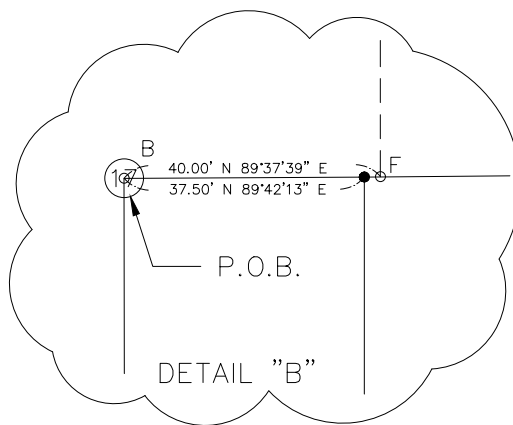
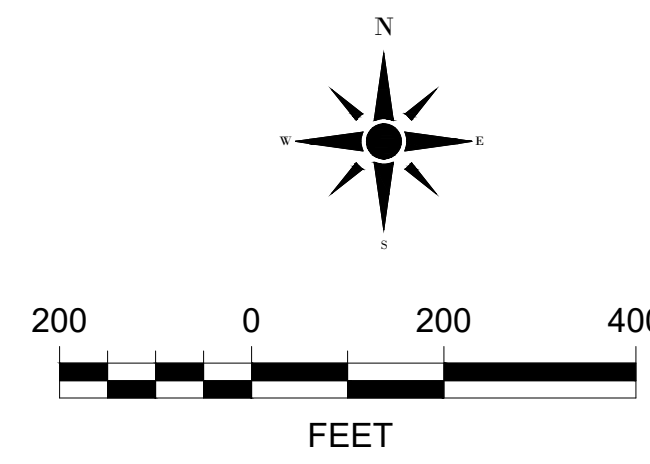
BEING AN UNPLATTED PARCEL OF LAND

SITUATED IN IN THE SE1/4 SECTION 17, T. 1 S., R. 26 E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

- = FOUND PROPERTY CORNER AS NOTED
- = SET 5/8" x 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF UNDERSIGNED LAND SURVEYOR

PREPARED FOR: THE CITY OF BILLINGS
 PREPARED BY: THE CITY OF BILLINGS
 SCALE: 1"=200' DATE: AUGUST, 2021

BASIS OF BEARING IS GPS OBSERVATION USING MONTANA STATE PLANE COORDINATES NAD83 MONTANA 2500, BETWEEN FOUND NORTHEAST CORNER OF SECTION 17, T. 1 S., R. 26 E., P.M.M., YELLOWSTONE COUNTY, DISTANCES ARE GROUND INTERNATIONAL FEET. GRID TO GROUND SCALE FACTOR 1.0001522659



MONUMENT LEGEND

- A FOUND STONE WITH A BRASS CAP SET NEXT TO STONE TO THE WEST, STONE USED, SECTION CORNER COMMON TO SECTIONS 16, 17, 20 & 21, T. 1 S., R. 26 E., (C.O.S. 2649 DOCUMENT #1612662, & RIVERFRONT PARK SUBDIVISION DOCUMENT #1783132)
- B FOUND 5/8" REBAR WITH ENGINEERING INC. ALUM. CAP "CENTER SECTION 17 T. 1 S., R. 26 E.
- C FOUND 5/8" REBAR WITH SANDERSON STEWART YPC 8377 LS
- D FOUND 5/8" REBAR WITH BROKEN CAP
- E FOUND 5/8" REBAR WITH SSM YPC.
- F FOUND 5/8" REBAR WITH UNREADABLE CAP, OUT OF GROUND 6"+/- & LEANING TO NORTH SHOT AT BASE
- G FOUND 5/8" REBAR OUT OF GROUND 6"+/- & LEANING TO NORTH SHOT AT BASE
- H FOUND TWO 5/8" REBARS WITH UNREADABLE CAP, OUT OF GROUND 4"+/-, ONE 1.2' AND BEARING NE OFF E-W MID SECTION LINE
- K FOUND CENTERLINE MONUMENT OF SONGBIRD DRIVE, PER JOSEPHINE CROSSING SUBDIVISION DOCUMENT #3402833
- L FOUND MONUMENT WITHIN MONUMENT BOX, PER RIVERFRONT POINTE SUBDIVISION DOC #3371979 & JOSEPHINE CROSSING SUBDIVISION DOCUMENT #3402833 A BOAT SPIKE WAS FOUND AND USED FOR SECTION CORNER COMMON TO SECTIONS 17, 18, 19 & 20, T. 1 S., R. 26 E.,
- M FOUND TWO BRASS CAP MONUMENTS, 6.9± APART, USE SOUTH MONUMENT AS BEST FIT FOR DISTANCES PER 2649 DOCUMENT #1612662, & RIVERFRONT PARK SUBDIVISION DOCUMENT #1783132, SECTION CORNER COMMON TO SECTIONS 8, 9, 17 & 18, T. 1 S., R. 26 E.,
- P CALCULATED POINT, NOTHING FOUND OR SET

Line #	DIRECTION	LENGTH
L1	S04° 32' 40"E	293.81
L2	S00° 09' 08"E	37.29
L3	N00° 02' 57"W	330.55

Line #	DIRECTION	LENGTH
L4	N89° 42' 13"E	2.50
L5	S89° 41' 52"W	25.00
L6	S89° 41' 50"W	37.50
L7	N89° 42' 13"E	37.50

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
) SS
 County of Yellowstone)

The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of September, 2021, a survey was performed under my supervision of a tract of unplatted land to be known as CERTIFICATE OF SURVEY _____, situated in the SE1/4 of Section 17, T. 1 S., R. 26 E., P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows:

Beginning at the found center section monument of Section 17 T. 1 S., R. 26 E., P.M.M., Thence N 89°42'13" E for a distance of 2580.84 feet; Thence S 04°32'40" E for a distance of 293.81 feet; Thence S 00°09'08" E for a distance of 37.29 feet; Thence S 89°41'52" W for a distance of 2603.93' feet; Thence N 00°02'57" W for a distance of 330.55 feet to the Point of Beginning.

Subject to all easements of record or apparent on the ground.

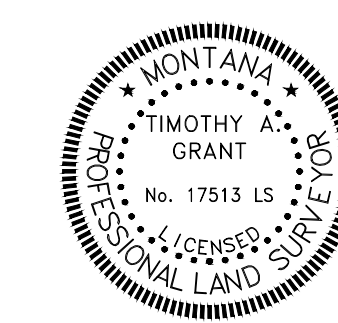
In conformance with Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with and as shown on this certificate of survey, that the monuments found and set are of the character and occupy the positions shown thereon and that the tract of land contains gross area of 19.674 acres and a net area of 19.275 acres, more or less.

CITY OF BILLINGS

By: _____
 Timothy A Grant

Montana Registration No. 17513 LS

Date: _____



CERTIFICATE OF APPROVAL FOR ERRORS AND OMISSIONS

I hereby certify that I have examined the annexed and foregoing CERTIFICATE OF SURVEY, for errors and omissions in computations and drafting.

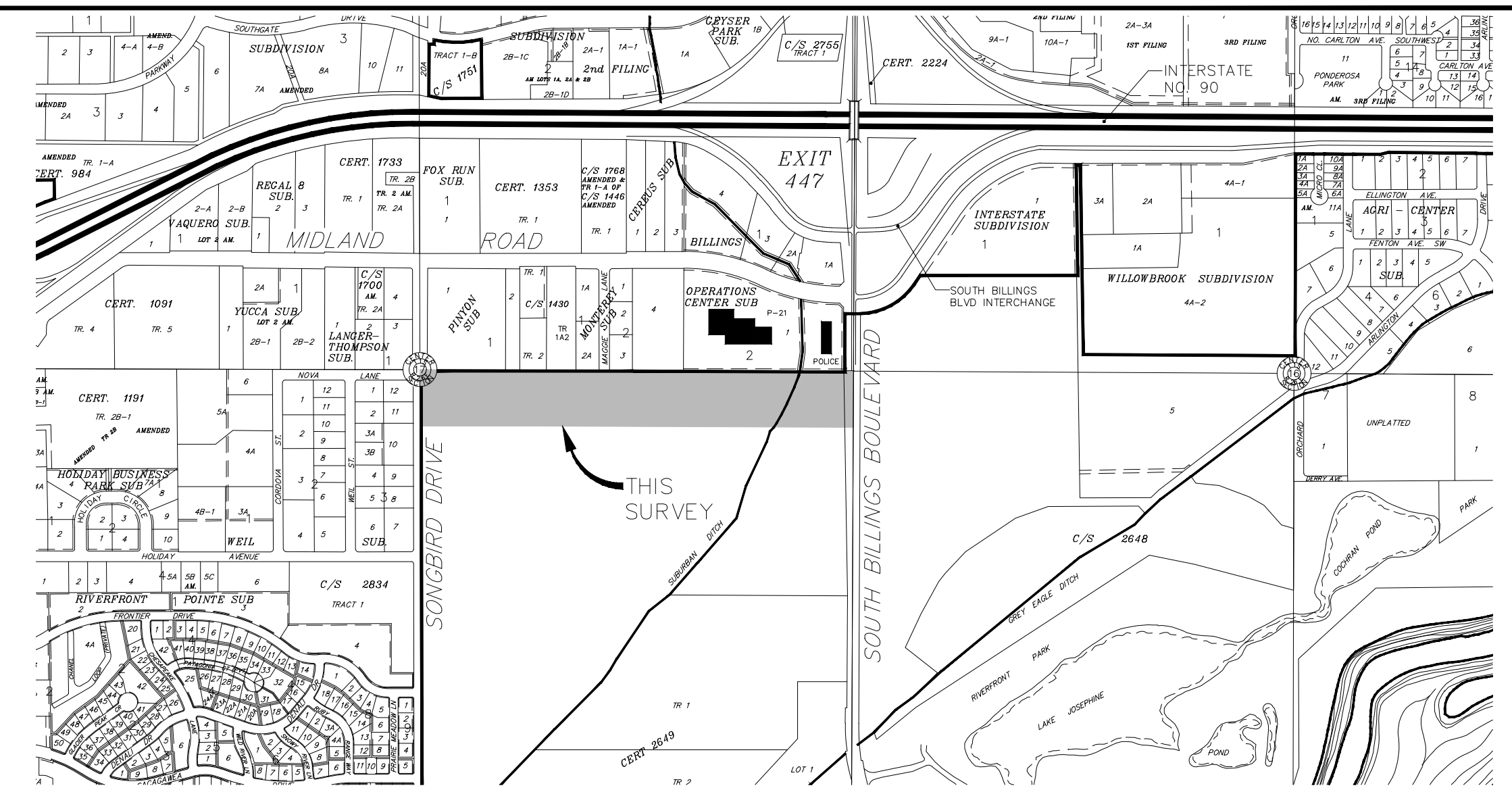
Examining Land Surveyor _____ Date _____

CERTIFICATE OF CITY ATTORNEY
 STATE OF MONTANA)
) SS
 County of Yellowstone)

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

Reviewed by: _____

DATE: _____



VICINITY MAP
 NOT TO SCALE

PURPOSE OF SURVEY AND CERTIFICATE OF DEDICATION

The undersigned hereby certifies that the purpose of this survey is to retrace an unplatted tract of land described as being the N1/2N1/2N1/2SE1/4 of Section 17, T. 1 S., R. 26 E., P.M.M., less previously deeded portions for road purposes. City of Billings, Yellowstone County, Montana.

Therefore this survey is exempt per A.R.M. 76-3-404 (1)(a) "provides material evidence not appearing on any map filed with the county clerk and recorder or contained in the records of the United States bureau of land management"

Further purpose is to dedicate Right-Of-Way for Songbird Drive and South Billings Boulevard, therefore this survey is also exempt per M.C.A. 76-3-201 (1)(h) "is created for rights-of-way or utility sites. A subsequent change in the use of the land to a residential, commercial, or industrial use is subject to the requirements of this chapter".

This Certificate Of Survey is exempt from D.E.Q. review per M.C.A. 76-4-127 as adequate storm water drainage and adequate municipal facilities will be provided.

The undersigned further certify and 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 Certificate of Survey as "UTILITY EASEMENT" and that all lands included in all road tracts as shown on the annexed certificate of survey are hereby granted and donated to the use of the public forever. Said tract is to be known as Certificate Of Survey No. _____

CITY OF BILLINGS, MONTANA

By: _____
 William A Cole (Mayor)

Attest: _____
 Denise R Bohlman (City Clerk)