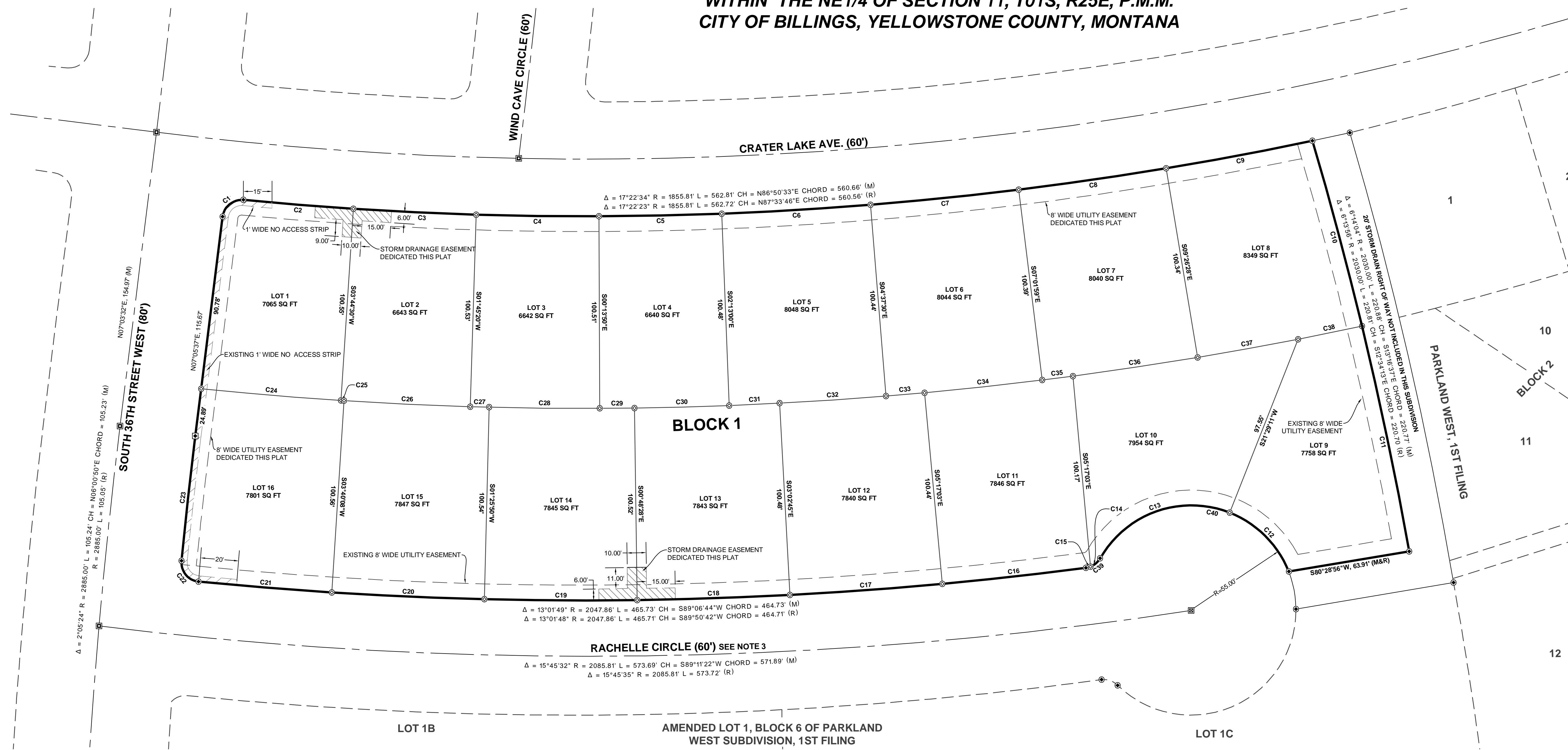


PLAT OF PARKLAND WEST SUBDIVISION, 7TH FILING

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 Table					
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	2030.00	100.42	2°50'04"	S14°58'37"E	100.42
C11	2030.00	120.46	3°24'00"	S11°51'35"E	120.45
C12	55.00	44.82	46°47'29"	N45°07'05"W	43.68
C13	55.00	78.50	81°46'32"	S70°35'54"W	72.01
C14	10.00	6.78	38°51'41"	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°25'53"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"	S86°09'46"W	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



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 _____, 20____.

CERTIFICATE OF SURVEYOR
The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of November 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 this _____ day of _____, 20____.

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) MCA, 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 _____, 20____.

LEGAL DESCRIPTION AND PROPERTY OWNER CERTIFICATE OF DEDICATION

STATE OF MONTANA)
County of Yellowstone) SS
I, _____, of the County of _____, State of _____, do hereby certify 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, filed in the Clerk and Recorders Office of said County as Document No.3115231. Said tract containing a net and gross area of 2.805 acres more or less and subject to all previous surveys and legally acquired easements.
The park requirement for this subdivision has been previously met.
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 _____, 20____.

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 _____

ERRORS AND OMISSIONS REVIEW
Reviewed for errors and omissions in calculations and drafting this _____ day of _____, 20____, pursuant to section 76-3-611(2)(g), M.C.A.
Examining Land Surveyor _____
Reg. No. _____

CERTIFICATE OF COUNTY TREASURER
I hereby certify, pursuant to Section 76-3-611(1)(b), MCA, 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 _____, 20____.

SUBDIVISION IMPROVEMENTS AGREEMENT
Document No. _____

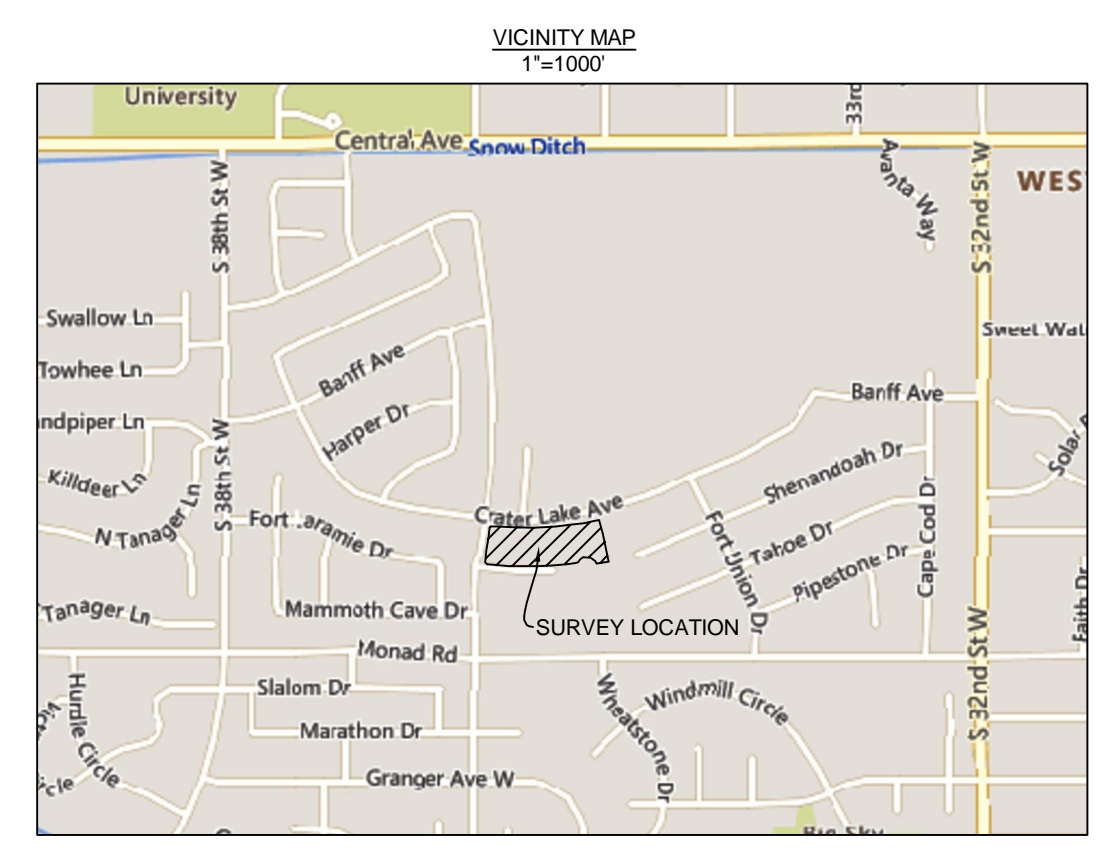
CERTIFICATE OF FILING BY CLERK AND RECORDER

CITY OF BILLINGS, MONTANA
BY: _____ Mayor
ATTEST: _____ City Clerk

CERTIFICATE OF CITY COUNCIL APPROVAL
The City Council of the City of Billings, Yellowstone County, Montana does hereby certify that the accompanying plat for PARKLAND WEST SUBDIVISION, 7TH FILING has been duly examined and have found the same to conform to the law and hereby approve it.
Dated this _____ day of _____, 20____.

ACKNOWLEDGMENTS
State of Montana)
County of Yellowstone) SS
I, _____, of the County of _____, State of _____, do hereby certify that we, the undersigned a notary public for the State of _____, personally appeared Rod Lorenz, _____ 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
1. BASIS OF BEARING: NAD83(2011) MONTANA STATE PLANE COORDINATE SYSTEM, GRID
2. DISTANCES: GROUND, INTERNATIONAL FOOT
3. RACHELLE CIRCLE SHOWS A RECORD WIDTH OF 60 FEET PER THE AMENDED PLAT OF LOT 1, BLOCK 6 FILED AS DOCUMENT NO. 3115231. THE MONUMENTS FOUND IN THIS SURVEY AS WELL AS A CHECK OF RECORD PLAT DIMENSIONS FIND THE WIDTH OF RACHELLE CIRCLE TO BE ± 59 FEET. ALL MONUMENTS SET ON THE SOUTH SIDE OF BLOCK 1 WERE SET BETWEEN FOUND MONUMENTS AT THE SOUTHWEST OF LOT 1A AND THE SOUTHEAST OF LOT 1A
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
⊞ MEASURED DISTANCE
(R) RECORD DISTANCE (DOCUMENT NO. 3115231)
--- UTILITY EASEMENT LINE AS NOTED
--- 1' NO ACCESS STRIP
--- STORM DRAINAGE EASEMENT DEDICATED THIS PLAT



PREPARED FOR: LORENZ CONSTRUCTION, LLC
DATE SURVEYED: NOVEMBER 2020
PREPARED BY: WWC ENGINEERING

PARKLAND WEST SUBDIVISION, 7TH FILING

SUBDIVISION AREA
2.805 ACRES (16 LOTS)

PREPARED BY: **WWC ENGINEERING**
550 S. 24TH STREET W, SUITE 201
BILLINGS, MT 59102
www.wwcengineering.com

NO.	REVISION	BY	DATE	DESIGNED BY	DRAWN BY	CHECKED BY

DATE: 11/26/20
SHEET: 1 of 1