

PLAT OF GRAND PEAKS SUBDIVISION, 6TH FILING

BEING LOT 2, BLOCK 9 OF GRAND PEAKS SUBDIVISION, 5TH FILING
 WITHIN SW1/4 OF SECTION 32, T.1N., R.25 E., P.M.M.
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: J & S DEVELOPMENT
 DATE SURVEYED: APRIL 2021
 PREPARED BY: WWC ENGINEERING



Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
C1	50.00'	78.57'	90°02'05"	N44°44'56"W	70.74'
C2	50.00'	78.52'	89°58'32"	N45°16'13"E	70.70'
C3	78.00'	41.70'	30°37'52"	S74°26'12"E	41.21'
C4	78.00'	38.50'	28°16'50"	S44°58'50"E	38.12'
C5	78.00'	42.37'	31°07'23"	S15°16'44"E	41.86'
C6	78.00'	47.62'	34°58'50"	S17°46'22"W	46.89'
C7	78.00'	38.17'	28°02'12"	S48°18'53"W	37.79'
C8	78.00'	36.70'	26°57'30"	S76°48'44"W	36.37'

Line No.	Length	Bearing
L1	21.21'	N45°15'53"E
L2	21.21'	S44°43'03"E
L3	21.22'	N44°44'07"W
L4	21.21'	S45°16'57"W
L5	21.24'	S45°16'13"W
L6	21.21'	S44°44'11"E

- LEGEND**
- FOUND YELLOW PLASTIC CAP (YPC)
 - FOUND REBAR
 - SET 5/8" REBAR W/ PURPLE PLASTIC CAP (BRUCKNER 63052 LS)
 - FOUND BRASS CAP
 - SET CENTERLINE MONUMENT
 - (XXX.XX) RECORD DISTANCE (DOCUMENT NO. 3538728)
 - SUBDIVISION BOUNDARY
 - - - EXISTING EASEMENT AS NOTED
 - DEDICATED EASEMENT AS NOTED

BASIS OF BEARING
 CITY OF BILLINGS LDP (MTS-BLGS-4F)
 DATUM: NAD83
 PROJECTION: LAMBERT CONFORMAL CONIC (SINGLE PARALLEL)
 PROJECT ORIGIN LATITUDE: N45°47'00"
 CENTRAL MERIDIAN: W106°25'00"
 FALSE NORTHING: 194,041.995 FT (50,000.00 m)
 FALSE EASTING: 656,167.978 FT (200,000.00 m)
 SCALE FACTOR AT CENTRAL MERIDIAN: 1.0001515 (EXACT)

LEGAL DESCRIPTION AND PROPERTY OWNER CERTIFICATE OF DEDICATION

State of Montana)
 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 SW1/4 of Section 32, T.1N., R.25 E., P.M.M., City of Billings, Yellowstone County, Montana, and more particularly described as Lot 2, Block 9, Grand Peaks Subdivision, 5th Filing, Document No. 3538728; said tract containing a gross area of 9,304 acres and a net area of 7,514 acres, more or less, and subject to all easements of record or apparent on the ground.

The platland requirement for this subdivision was met by the recording of the plat for Grand Peaks Subdivision, 5th Filing.

The above described tract of land is to be known and designated as GRAND PEAKS SUBDIVISION, 6TH FILING, 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. The lands included in all streets, avenues, and roads shown on the plat are also hereby granted and donated to the use of the public forever.

DATED THIS ____ DAY OF _____, 2022

J & S Development Co., a Montana Corporation

Jeffery Junkert, President

ACKNOWLEDGMENTS

State of Montana)
 County of Yellowstone)

on this ____ day of _____, 2022, before me, the undersigned a notary public for the State of _____, personally appeared Jeffery Junkert, President of J & S Development, a Montana Corporation, 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 _____

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 _____, 2022

Reviewed by _____

ERRORS AND OMISSIONS REVIEW

Reviewed for errors and omissions in calculations and drafting this ____ day of _____, 2022, 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 _____, 2022

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 April 2021, a survey was performed under my supervision of a tract of land to be known as GRAND PEAKS SUBDIVISION, 6TH FILING in accordance with the request of the owner thereof and in compliance with Montana Subdivision and Platting Act, said subdivision being in accordance with the Licensure 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 _____, 2022

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 under the plat is made 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 _____, 2022

CITY ENGINEER'S OFFICE

NOTICE OF 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 _____
 Executive Secretary _____

CERTIFICATE OF CITY COUNCIL APPROVAL

The City Council of the City of Billings, Yellowstone County, Montana does hereby certify that the accompanying plat for GRAND PEAKS SUBDIVISION, 6TH FILING has been duly examined and have found the same to conform to the law and hereby approve it.

Dated this ____ day of _____, 2022

CITY OF BILLINGS, MONTANA

BY: Mayor _____
 ATTEST: City Clerk _____

CERTIFICATE OF FILING BY CLERK AND RECORDER

Document No. _____

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____



GRAND PEAKS SUBDIVISION, 6TH FILING
 CITY OF BILLINGS,
 YELLOWSTONE COUNTY,
 MONTANA

PREPARED BY: J & S DEVELOPMENT, BILLINGS, MT

DESIGNED BY: WWC ENGINEERING
 388 S. 24th St. Ste. 201
 Billings, MT 59102
 (406) 244-2214
 www.wwcengineering.com

PROJECT NO. 221908
 REVISION: BY DATE DATE

DESIGNED BY: JSE
 DRAWN BY: JSE
 CHECKED BY: JSE
 DATE: 4/22/22

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