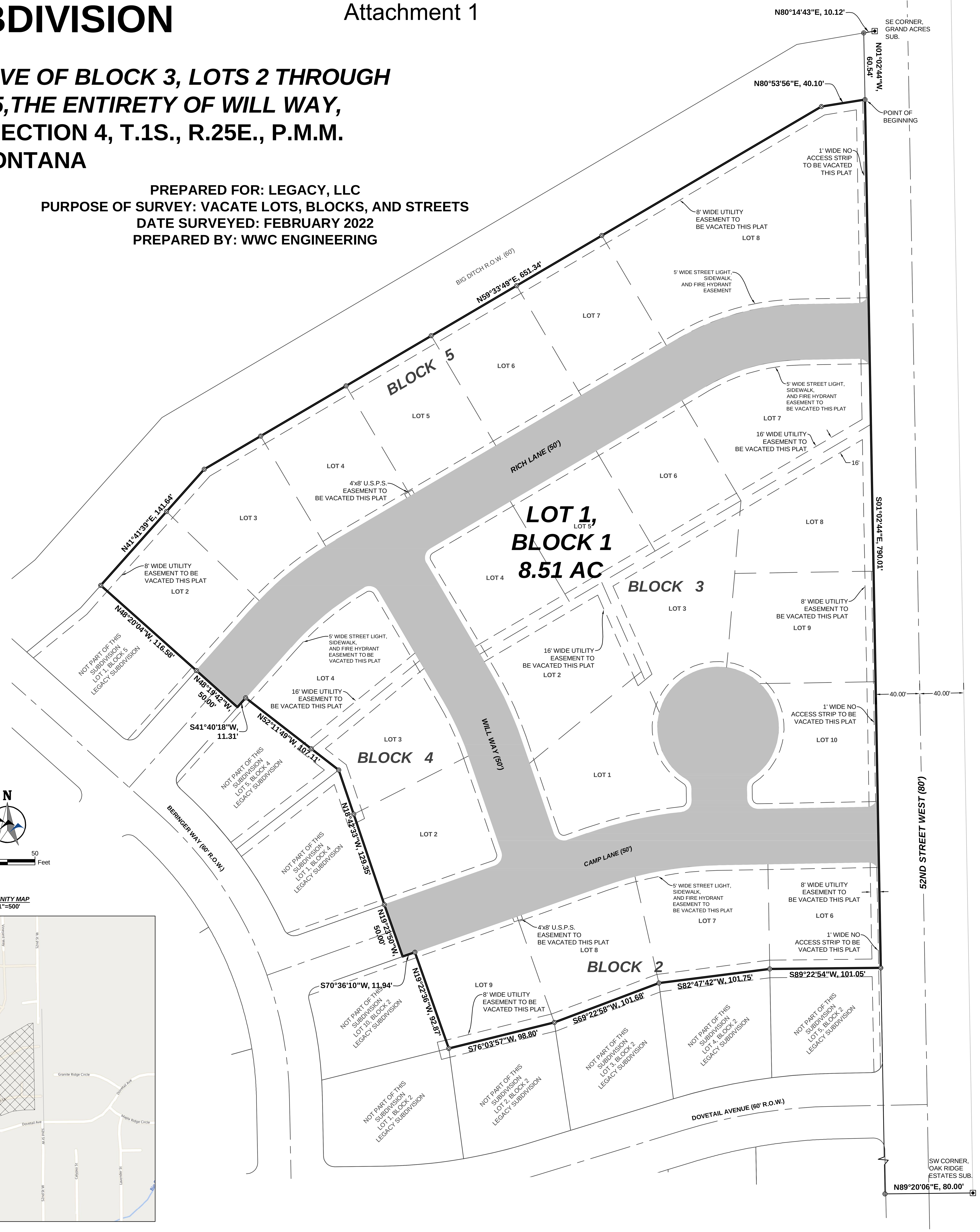
AMENDED PLAT OF LEGACY SUBDIVISION

Attachment 1

BEING A VACTION OF
LOTS 6 THROUGH 9 INCLUSIVE OF BLOCK 2, LOTS 1 THROUGH 10 INCLUSIVE OF BLOCK 3, LOTS 2 THROUGH 4 INCLUSIVE OF BLOCK 4, LOTS 2 THROUGH 8 INCLUSIVE OF BLOCK 5,THE ENTIRETY OF WILL WAY, PORTIONS OF RICH LANE AND CAMP LANE SITUATED IN THE NW1/4, SECTION 4, T.1S., R.25E., P.M.M.
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: LEGACY, LLC
PURPOSE OF SURVEY: VACATE LOTS, BLOCKS, AND STREETS
DATE SURVEYED: FEBRUARY 2022
PREPARED BY: WWC ENGINEERING



LEGAL DESCRIPTION AND PROPERTY OWNER CERTIFICATIONS

STATE OF MONTANA)
: ss
County of Yellowstone)

A tract of land being all of Lots 6 through 9, inclusive of Block 2, Lots 1 through 10, inclusive of Block 3, Lots 2 through 4, inclusive of Block 4, Lots 2 through 8, inclusive of Block 5, and all of Will Way, portions of Rich Lane and Camp Lane of Legacy Subdivision as recorded in the Yellowstone County, Montana, Clerk and Recorder's Office as document number 3371148, said parcel also being located in a portion of the NW1/4 of Section 4, Township 1 South, Range 25 East, Principal Meridian of Montana, City of Billings, Yellowstone County, Montana, being more particularly described by as follows:

Beginning at the northeast corner of Lot 8, Block 5 of Legacy Subdivision; thence along Westerly Right-of-Way of 52nd Street West, S01°02'44"E a distance of 790.01 feet to the corner of Lot 5 and 6, Block 2 of Legacy Subdivision; thence on the line between said Lots 5 and 6, Block 2 of Legacy Subdivision, S89°22'54"W a distance of 101.05 feet to the corner of Lots 4, 5, 6, and 7, Block 2 of Legacy Subdivision; thence on the line between Lots 4 and 7, Block 2 of Legacy Subdivision, S82°47'42"W a distance of 101.75 feet to the corner of Lots 3, 4, 7, and 8, Block 2 of Legacy Subdivision; thence on the line between Lots 3 and 8, Block 2 of Legacy Subdivision, S69°22'58"W a distance of 101.68 feet to the corner common to Lots 2, 3, 8, and 9, Block 2 of Legacy Subdivision; thence on the line between Lots 2 and 9, Block 2 of Legacy Subdivision, S76°03'57"W a distance of 98.80 feet to the corner of Lots 1, 2, 9, and 10, Block 2 of Legacy Subdivision; thence along the line between Lots 9 and 10, Block 2 Legacy Subdivision, N19°22'36"W a distance of 92.87 feet to the corner common to Lots 9 and 10 on the southerly right-of-way of Camp Lane; thence on the southerly right-of-way line of Camp Lane,S70°36'10W a distance of 11.94 feet; thence N19°23'50"W a distance of 50.00 feet to the corner of Lots 1 and 2, Block 4 of Legacy Subdivision on the northerly right-of-way of Camp Lane; thence along the line between Lots 1, 2, and 3, Block 4 of Legacy Subdivision, N18°42'33"W a distance of 129.35 feet to the corner of Lots 1, 3, and 5, Block 4 of Legacy Subdivision; thence along the line between Lots 3, 4, and 5, Block 4 of Legacy Subdivision, N52°11'49"W a distance of 107.11 feet to the corner of Lots 4 and 5 on the southerly right-of-way of Rich Lane; thence on the southerly right-of-way of Rich Lane, S41°40'18"W a distance of 11.31 feet; thence N48°19'42"W a distance of 50.00 feet to the northerly right-of-way of Rich Lane and the corner of Lots 1 and 2, Block 5 of Legacy Subdivision; thence along the line between Lots 1 and 2, Block 5 of Legacy Subdivision, N48°20'04"W a distance of 116.58 feet to the corner of Lots 1 and 2 on the northerly line of Block 5 of Legacy Subdivision; thence along northerly line of said Block 5 of Legacy Subdivision, N41°41'39"E a distance of 141.64 feet; thence along the northerly line of said Block 5 of Legacy Subdivision, N59°33'49"E a distance of 651.34; thence along the northerly line of Block 5 of Legacy Subdivision, N80°53'56"E a distance of 40.10 feet to the northeast corner of Lot 8, Block 5 of Legacy Subdivision which is also the Point of Beginning.

Said tract shall be known and designated as "**AMENDED PLAT OF LEGACY SUBDIVISION**" and contains 8.51 acres, more or less, and is subject to all easements, rights-of-ways, reservations and encumbrances that have been legally acquired.

We hereby certify that the purpose of this survey is to vacate a portion of Legacy Subdivision pursuant M.C.A. 76-3-305; any plat prepared and recorded as provided in this part may be vacated either in whole or in part as provided by 7-5-2501, 7-5-2502, 7-14-2616(1), and (2), 7-14-4114(1) and (2), and 7-14-4115. Upon vacation, the governing body or the district court, as provided in 7-5-2502, shall determine to which properties the title to the streets and alleys of the vacated portions must revert. The governing body or the district court, as provided in 7-5-2502, shall take into consideration the previous platting; the manner in which the right-of-way was originally dedicated, granted, or conveyed; the reasons stated in the petition requesting the vacation; the parties requesting the vacation; and any agreements between adjacent property owners regarding the use of the vacated area. The title to the streets and alleys of the vacated portions may revert to one or more of the owners of the properties within the platted area adjacent to the vacated portions.

____
Legacy, LLC

____
Title

STATE OF MONTANA)
: ss
County of Yellowstone)

on this ___________ day of ________________________ , 2022, before me, the undersigned a notary public for the State of ________________, personally appeared ______________________________, as __________________________ of Legacy, LLC 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 SURVEYOR

I, John Bruckner, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of February 2022, a survey was performed under my supervision of a tract of land to be known as **AMENDED PLAT OF LEGACY SUBDIVISION**, 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 ________________________, 2022

____
John Bruckner
Registration Number 63052 LS

MONTANA
JOHN BRUCKNER
No. 63052 LS
LICENSED
PROF. LAND SURVEYOR

CERTIFICATE OF COUNTY TREASURER

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

____
County Treasurer or Authorized Representative
Yellowstone County Treasurer's Office

____
Date

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that the annexed and forgoing plat conforms with Section 74-4-25(2)(d), M.C.A. for the removal of sanitary restriction since the plat is inside a master planning area and said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

____
City Engineer's Office

____
Date

CERTIFICATE OF CITY ATTORNEY

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

____
Attorney or Authorized Representative
City of Billings Attorney's Office

____
Date

NOTICE OF APPROVAL

STATE OF MONTANA)
: ss
County of Yellowstone)

This plat has been approved for filing by the City of Billings/Yellowstone County Board of Planning and conforms to the recommendations of this board.

____
President Date

____
Executive Secretary Date

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
: ss
County of Yellowstone)

We do hereby certify that we have examined the plat of **AMENDED PLAT OF LEGACY SUBDIVISION**, and find that said plat conforms with the requirements of the laws of the State of Montana and that the requirements for park donation 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 sown on this plat as being dedicated to such use are accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of City of Billings, Montana, this ______ day of _________________, 20___

____
CITY OF BILLINGS, MONTANA

BY: ______________________________
Mayor

ATTEST: ______________________________
City Clerk

CERTIFICATE OF FILING BY CLERK AND RECORDER

ROAD VACATION

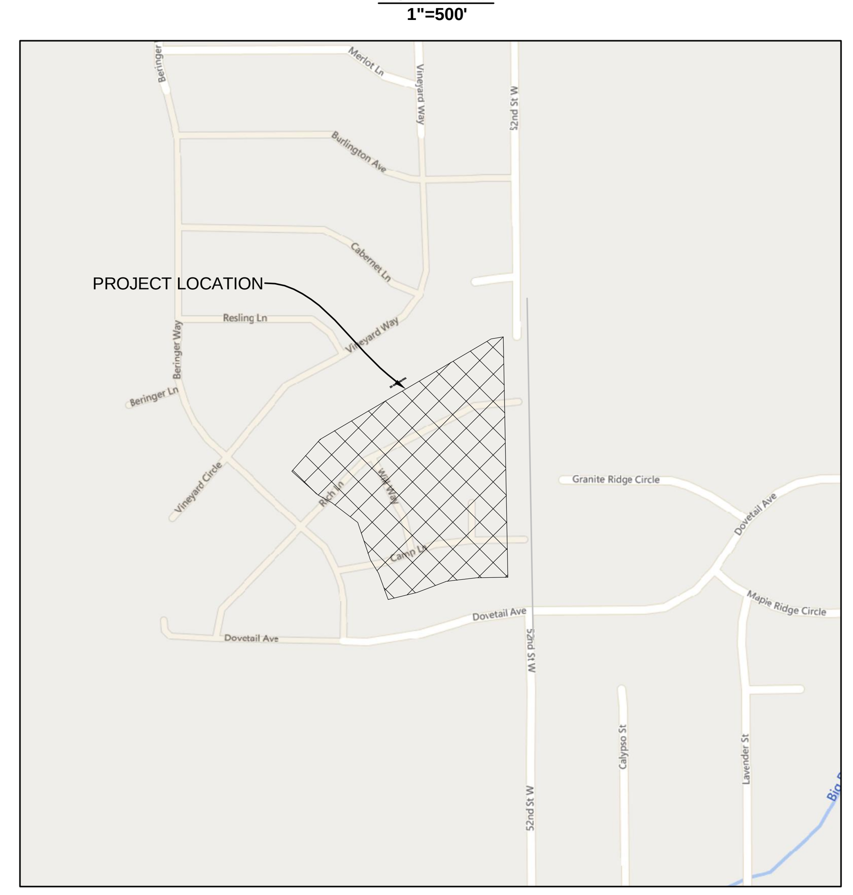
Resolution Number:_________________________

Date:_________________________

BASIS OF BEARING

NAD83(2011) MONTANA STATE
PLANE COORDINATE SYSTEM, GRID
DISTANCES: GROUND, INTERNATIONAL FOOT

VICINITY MAP
1"=500'



LEGEND

◆	FOUND YELLOW PLASTIC SURVEY CAP
◎	FOUND REBAR AND PLASTIC CAP (LS63052)
(grey band)	ROAD TO BE VACTED
(long dash)	LOTS TO BE VACATED
(short dash)	EASEMENTS TO BE VACATED
(heavy line)	SUBDIVISION BOUNDARY

AMENDED PLAT OF LEGACY SUBDIVISION
NW1/4, SECTION 4, T.1S., R.25E. P.M.M.

PREPARED FOR:
LEGACY, LLC

PREPARED BY:
WWC ENGINEERING
550 S. 24TH ST. W., SUITE 201
BILLINGS, MT 59101
(406) 894-2210
www.wwcengineering.com

NO.	REVISION	BY	DATE

DESIGNED BY: WWC
DRAWN BY: NRZ
CHECKED BY: JPB
DATE: 2/3/2022

SHEET
1 OF 1

PROJECT NO.: 2021472