

PLAT OF LEGACY SUBDIVISION, 2ND FILING

BEING LOT 1, OF BLOCK 1 AMENDED PLAT OF LEGACY SUBDIVISION, DOCUMENT NO. _____
 WITHIN NW1/4 OF SECTION 4, T01S, R25E, P.M.M.
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: LEGACY, LLC
 DATE SURVEYED: FEBRUARY 2022
 PREPARED BY: WWC ENGINEERING

- LEGEND**
- ▣ FOUND REBAR
 - FOUND PURPLE PLASTIC CAP (BRUCKNER 8302LS)
 - SET 5/8" REBAR W/ PURPLE PLASTIC CAP (BRUCKNER 8302LS)
 - FOUND CENTRELINE MONUMENT
- SUBDIVISION BOUNDARY
- UTILITY EASEMENT DEDICATED THIS PLAT
- PREVIOUS LOT LINE
- 2' NO ACCESS EASEMENT DEDICATED THIS PLAT
- DEDICATED PUBLIC RIGHT-OF-WAY



LEGAL DESCRIPTION AND PROPERTY OWNER CERTIFICATE OF DEDICATION

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 the plat hereunto recorded, the following described tract of land to wit:

The parcel situated in the NW1/4 of Section 4, T01S, R25E, P.M.M., City of Billings, Yellowstone County, Montana, and more particularly described as Lot 1, of Block 1, Amended Plat of Legacy Subdivision Document No. _____ said tract containing 8.51 acres, more or less.

The above described tract of land is to be known and designated as LEGACY SUBDIVISION, 2ND FILING, City of Billings, Yellowstone County, Montana. The undersigned hereby grant unto said city, county, state and designated City of Billings, Yellowstone County, Montana, the right and authority to place and maintain the same as a public right-of-way and easement for utility easements to have and hold forever. The same designated as public right-of-way and hereby granted and dedicated to the use of the public forever shall include the portions of Rich Lane and Camp Lane as shown on the plat.

DATED THIS _____ DAY OF _____, 2022.

LEGACY LLC

ACKNOWLEDGMENTS

On this _____ day of _____, 2022, before me, the undersigned a notary public for the State of _____ personally appeared _____ with treatment 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 them.

Dated this _____ day of _____, 2022.

ERRORS AND OMISSIONS REVIEW

Reviewed by _____ day of _____, 2022, pursuant to section 76-5-411(2)(a), M.C.A. Reviewed for errors and omissions in calculation and drafting this _____ day of _____, 2022.

Examining Land Surveyor _____ Reg. No. _____

CERTIFICATE OF COUNTY TREASURER

I hereby certify pursuant to Section 76-5-411(1)(b), M.C.A. that all real and personal 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.

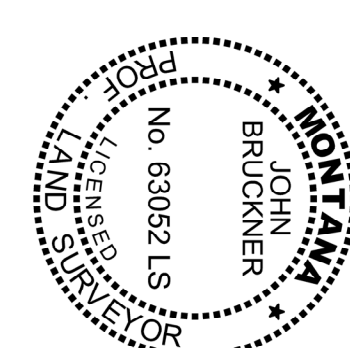
Dated this _____ day of _____, 2022.

DEPUTY TREASURER
 JOHN BRUCKNER
 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 January, 2022, a survey was performed under the supervision of a tract of land to be known and designated as LEGACY SUBDIVISION, 2ND FILING, City of Billings, Yellowstone County, Montana, and in conformity with Montana Statutes 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 _____, 2022.



SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____

CERTIFICATE OF CITY ENGINEERS OFFICE

I hereby certify that I have examined the original plat and find that it conforms with Section 76-4-125(1)(d), M.C.A. Amending statutory restrictions since the plat is being recorded and approved and the original plat and proposed division are shown on the plat.

Dated this _____ day of _____, 2022.

CITY ENGINEERS 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 _____

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 LEGACY SUBDIVISION, 2ND FILING has been duly examined and have found the same to conform to the law and hereby approve it.

Dated this _____ day of _____, 2022.

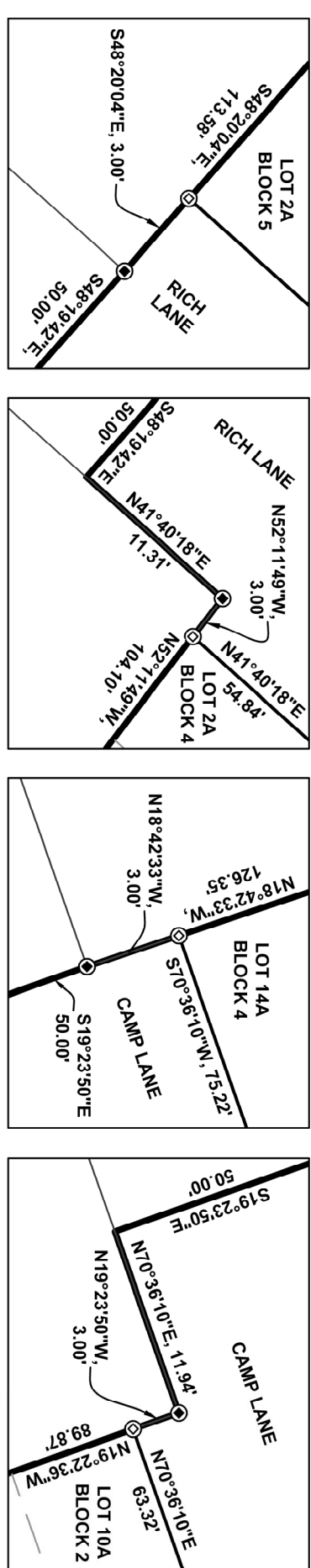
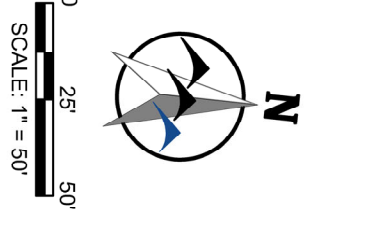
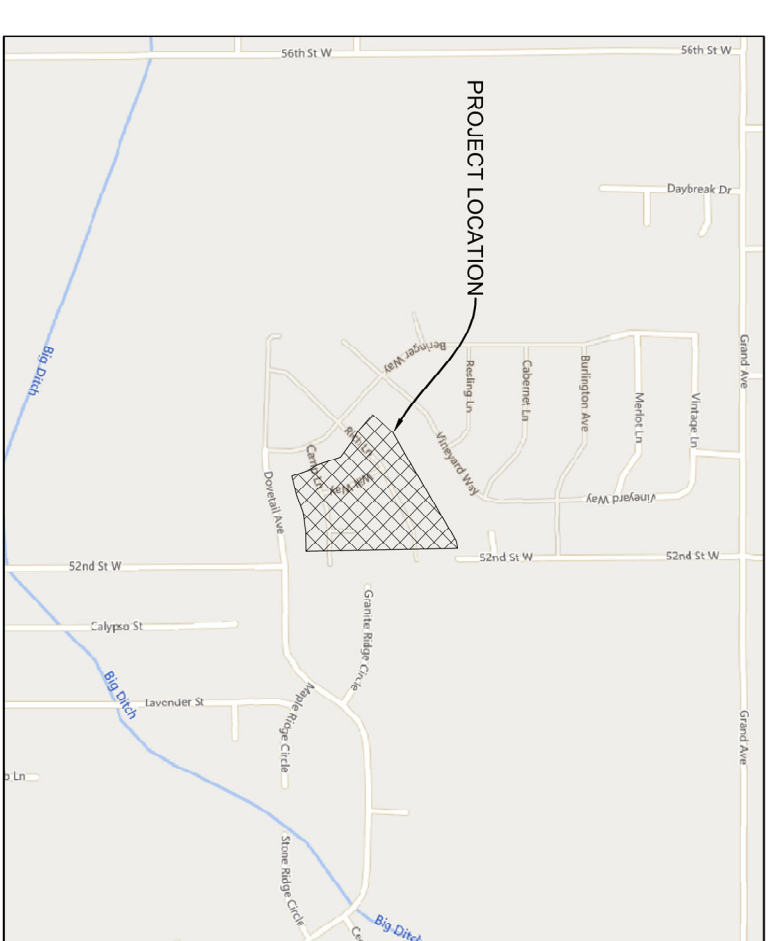
CITY OF BILLINGS, MONTANA

BY: Mayor _____
 ATTEST: City Clerk _____

CERTIFICATE OF FILING BY CLERK AND RECORDER

Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
C1	428.00'	216.12'	29°55'52"	N65°08'14"E	213.83'
C2	428.00'	137.09'	19°21'00"	N79°46'43"E	136.51'
C3	10.00'	15.71'	90°00'04"	N43°57'14"E	14.15'
C4	10.00'	15.71'	89°59'58"	S46°02'46"E	14.15'
C5	372.00'	118.15'	19°21'00"	N79°46'43"E	118.65'
C6	372.00'	187.84'	29°55'52"	N65°08'14"E	185.65'
C7	372.00'	217.2'	3°20'44"	S68°55'48"W	217.2'
C8	428.00'	150.37'	20°07'49"	S77°19'21"W	146.61'
C9	10.00'	15.43'	89°28'03"	S43°10'13"W	13.95'
C10	10.00'	16.64'	91°53'00"	N46°59'30"W	14.39'
C11	372.00'	128.56'	19°46'03"	S77°09'29"W	127.65'
C12	428.00'	24.69'	3°20'44"	S88°55'48"W	24.99'
C13	400.00'	201.38'	29°55'52"	N65°08'14"E	199.84'
C14	400.00'	128.12'	16°21'00"	N79°46'43"E	127.58'
C15	400.00'	23.36'	3°20'44"	S88°55'48"W	23.36'
C16	400.00'	151.47'	21°14'49"	S79°06'21"W	150.56'

LEGACY PLAT
 1"=1000'



BASIS OF BEARING
 MAGNETIC NORTH
 DISTANCES: GROUND, INTERNATIONAL FOOT

LEGACY SUBDIVISION, 2ND FILING
 YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: LEGACY, LLC
 350 OLD MANS ROAD
 BILLINGS, MONTANA 59102

PREPARED BY: WWC ENGINEERING
 500 WEST 21ST AVENUE
 BILLINGS, MONTANA 59102

PROJECT NO. 2122

NO. 1 REVISION DATE 2/28/22

DATE 2/28/22

DESIGNED BY: JWB

CHECKED BY: JWB

SCALE: 1"=50'