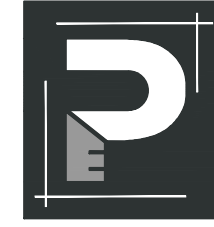


PLAT OF  
**HARMONY MEADOWS SUBDIVISION, 3RD FILING**  
 BEING LOTS 1 THRU 8 OF HARMONY MEADOWS SUBDIVISION, 2ND FILING  
 LOCATED IN THE NE 1/4 OF SECTION 19, TOWNSHIP 01 SOUTH, RANGE 26 EAST, P.M.M.,  
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

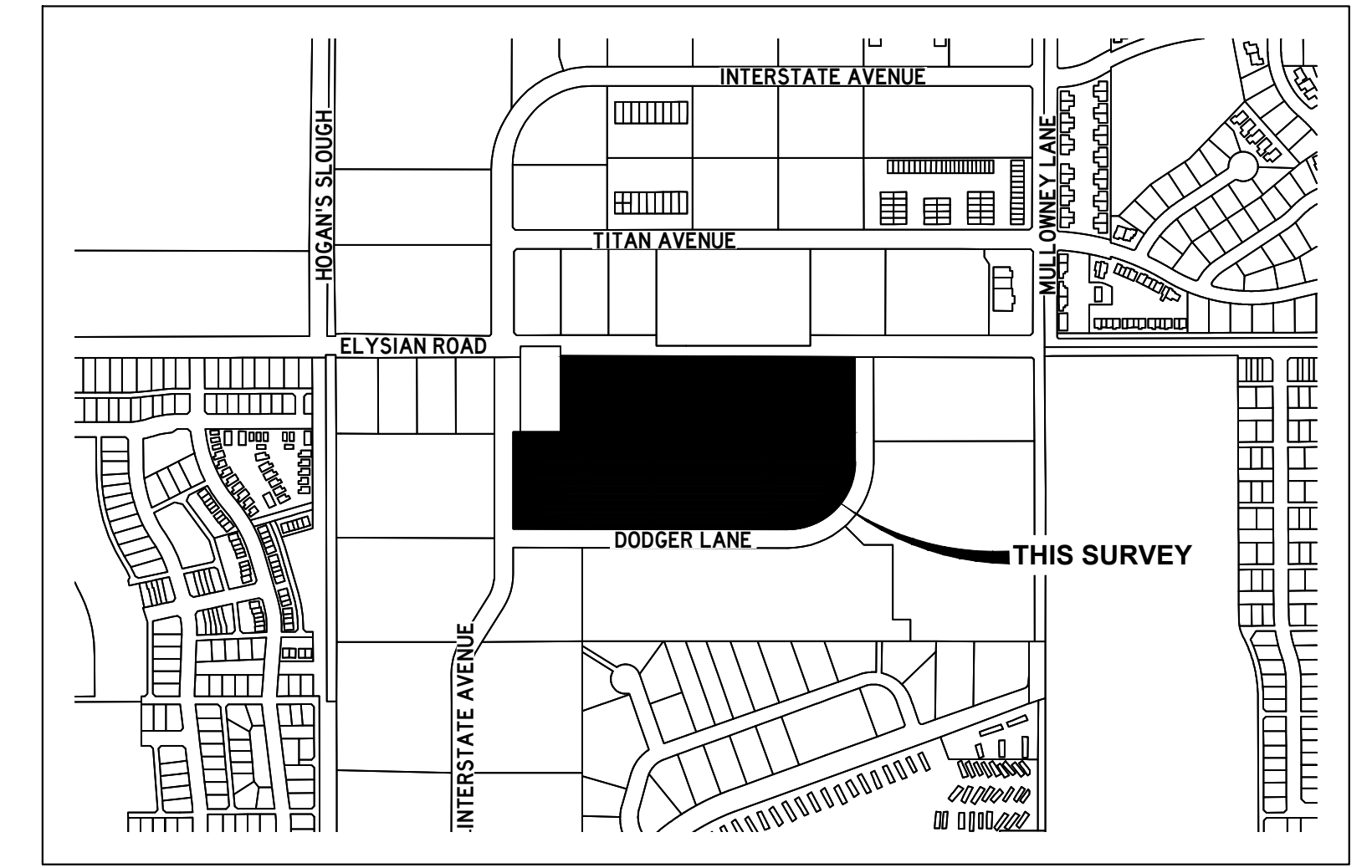
PREPARED FOR : HARMONY MEADOWS, LLC



PREPARED BY : PERFORMANCE ENGINEERING, LLC

AREA OF SUBDIVISION : ±17.386 AC

AUGUST 2022



VICINITY MAP

LEGEND	
	PROPERTY BOUNDARY
	SECTION LINE
	FOUND PROPERTY CORNER, AS DESCRIBED
	SET PROPERTY CORNER, 5/8" REBAR W/ PEC CAP
	FOUND CENTERLINE MONUMENT
	FOUND SECTION CORNER, AS DESCRIBED
	FOUND QUARTER CORNER, AS DESCRIBED

**CERTIFICATE OF COUNTY TREASURER**

I hereby certify, pursuant to Section 76-3-611(1)(b), MCA, that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land have been paid.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Yellowstone County Treasurer

**CERTIFICATE OF SURVEYOR**

I, the undersigned Mark W. Kadmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in the NE 1/4 of Section 19, Township 01 South, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana, said tracts being Lots 1 thru 8 of Harmony Meadows Subdivision, 2nd Filing.

Said tracts containing a net and gross area of 17.386 acres, more or less.

Said tracts subject to all easements and right-of-ways of record or apparent on the ground.

This survey was conducted in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, MCA.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Mark W. Kadmas, PLS 51414LS

**CERTIFICATE OF APPROVAL**

STATE OF MONTANA )  
 )ss  
 County of Yellowstone )

We hereby certify that we have examined the plat of HARMONY MEADOWS SUBDIVISION, 3RD FILING and find that said plat conforms with the requirements of the laws of the State of Montana, and the requirements of the Yellowstone County Board of Planning. It is therefore approved and the dedication to public use of any and all lands shown on this plat as being dedicated to such are accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CITY OF BILLINGS, MONTANA )  
 )ss

By: \_\_\_\_\_  
 Mayor

Attest: \_\_\_\_\_  
 City Clerk

**NOTICE OF APPROVAL**

STATE OF MONTANA )  
 )ss  
 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 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 as the aggregated parcels will be provided with municipal facilities for the supply of water, disposal of sewage, storm drainage, and solid waste.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

City Engineer's Office \_\_\_\_\_

**LEGAL DESCRIPTION AND OWNER CERTIFICATION**

The undersigned owner(s) do hereby certify that they have cause to be surveyed, aggregated, and platted in to lots, blocks, roads and other divisions and dedications, as shown on this plat hereunto included, the following described tract of land, to wit:

Being Lots 1 thru 8 of Harmony Meadows Subdivision, 2nd Filing (Doc. No. 3828194) located in the NE 1/4 of Section 19, Township 01 South, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana.

Said tract containing a gross and net area of 17.386 acres, more or less.

This survey is not subject to review by the Department of Environmental Quality pursuant to 76-4-130(2) as "the deviation consists solely of connecting to municipal, county water and/or sewer district, or regional authority facilities".

\_\_\_\_\_  
 (Name) (Title) of Harmony Meadows, LLC

STATE OF MONTANA )  
 )ss  
 County of Yellowstone )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, a Notary Public in and for the State of Montana, personally appeared \_\_\_\_\_ known to me to be the persons who signed the foregoing instrument as the \_\_\_\_\_ of Harmony Meadows, LLC and who acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana  
 Printed Name \_\_\_\_\_  
 Residing at \_\_\_\_\_  
 My commission expires \_\_\_\_\_

**ERRORS AND OMISSIONS REVIEW**

I hereby certify that I have examined the foregoing plat for errors and omissions in computations and drafting.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Examining Land Surveyor \_\_\_\_\_

**CERTIFICATE OF CITY ATTORNEY**

This document has been reviewed by the City Attorney and it is acceptable as to form:

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Reviewed by \_\_\_\_\_

**BASIS OF BEARING**

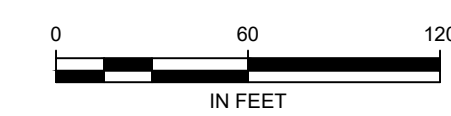
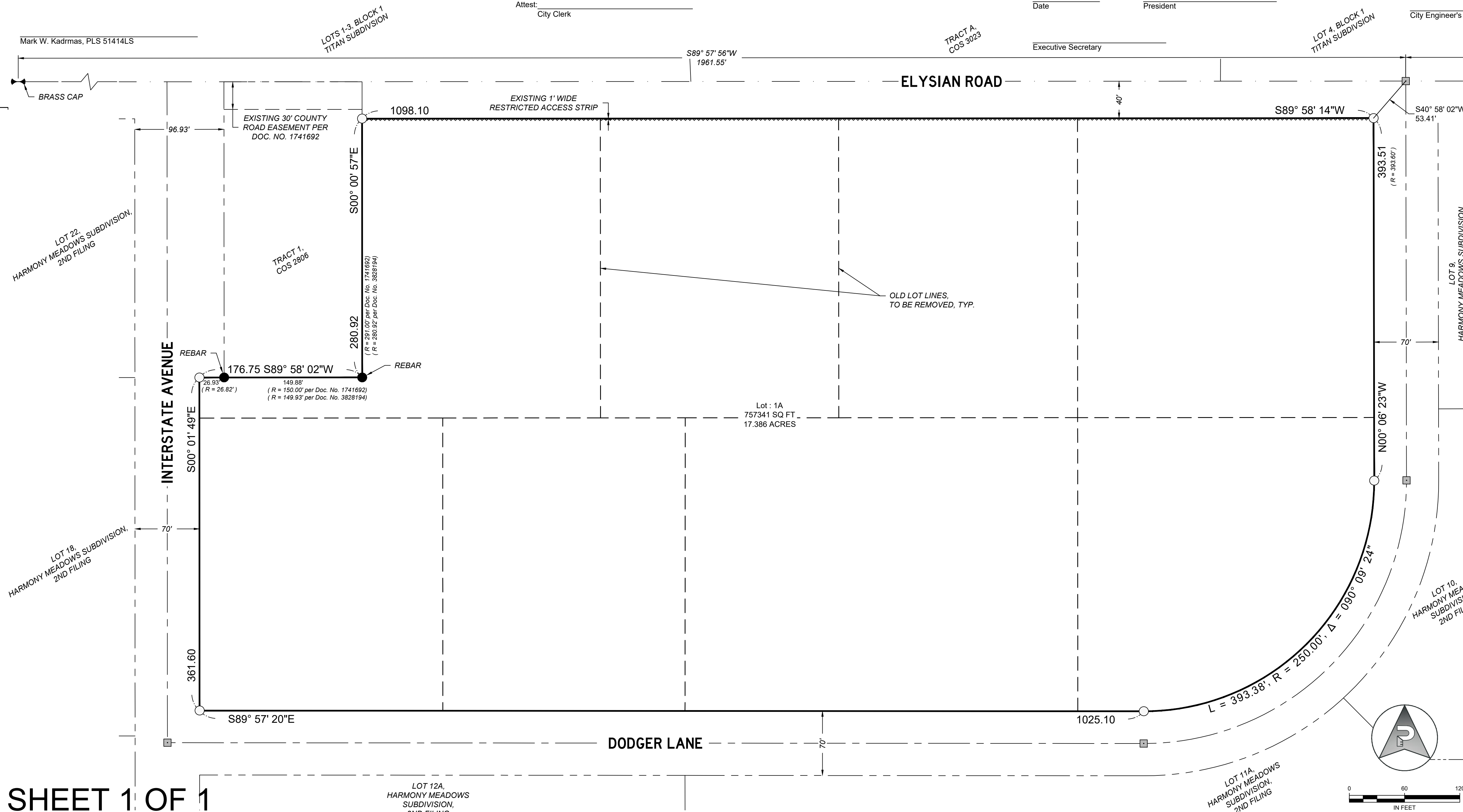
Bearings shown are derived from a low distortion Lambert Conformal Conic single parallel projection with parameters as follows:

Latitude of Origin : 45° 47' 00"N  
 Longitude of Origin : 108° 25' 00"W  
 Mapping Scale Factor : 1.0001518

Distances are ground.

**SURVEYOR'S NOTE**

Unless otherwise noted, record distances found between monuments shown hereon are within local accepted practice.



C:\Users\Kinslee\OneDrive\Dropbox (PEC Billings)\PEC Billings Team Folder\Kunkel\2021-177 Home Run Development\CADD\DWG\Plat\21-108 HM Final Plat.dwg 8/31/2022 9:06:48 AM PEC STANDARD BW.C1B