

PLAT OF 23RD STREET SUBDIVISION

A 2-LOT MINOR SUBDIVISION OF THE NORTH 100' OF LOT 1, BLOCK 8, SUNNYSIDE SUBDIVISION SECOND FILING, LOCATED IN THE NE1/4 OF SECTION 32, T.1N., R.26E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: MARK D. WRIGHT

PREPARED BY: TERRITORIAL-LANDWORKS, INC.

DATE: MAY, 2016

RECORD OWNER: MARK D. WRIGHT

LEGAL DESCRIPTION AND CERTIFICATE OF DEDICATION

I DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS THAT PROPERTY DESCRIBED IN DOCUMENT NO. 3644842, RECORDS OF YELLOWSTONE COUNTY, BEING THE NORTH 100 FEET OF LOT 1, BLOCK 8, SUNNYSIDE SUBDIVISION SECOND FILING, A SUBDIVISION OF THE CITY OF BILLINGS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, PRINCIPAL MERIDIAN MONTANA, YELLOWSTONE COUNTY, MONTANA, CONTAINING A TOTAL GROSS AND NET AREA OF 13,967 SQUARE FEET (0.32 ACRES), MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

I HEREBY GRANT UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPH, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER, OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER, AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER, AND

FURTHER, I HEREBY CERTIFY THAT NO PARKLAND DEDICATION IS REQUIRED PURSUANT TO SECTION 76-3-621 (3)(a) MCA, TO WIT: "EXCEPT AS PROVIDED IN SUBSECTION (B), A FIRST MINOR SUBDIVISION FROM A TRACT OF RECORD AS DESCRIBED IN 76-3-609 (2)", AND

FURTHER, BUYERS OF PROPERTY SHOULD ENSURE THAT THEY HAVE OBTAINED AND REVIEWED ALL SHEETS OF THE PLAT AND ALL DOCUMENTS RECORDED AND FILED IN CONJUNCTION WITH THE PLAT AND THAT BUYERS OF PROPERTY ARE STRONGLY ENCOURAGED TO CONTACT THE LOCAL PLANNING DEPARTMENT AND BECOME INFORMED OF ANY LIMITATIONS ON THE USE OF THE PROPERTY PRIOR TO CLOSING, AND

FURTHER, THAT THE ABOVE DESCRIBED LAND IS TO BE KNOWN AS **23RD STREET SUBDIVISION**, AND THAT THE PLAT CONFORMS TO THE PRELIMINARY PLAT PREVIOUSLY REVIEWED AND APPROVED BY THE GOVERNING BODY.

Mark D. Wright
MARK D. WRIGHT

STATE OF Montana

COUNTY OF Yellowstone

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 12, 2016, BY MARK D. WRIGHT.

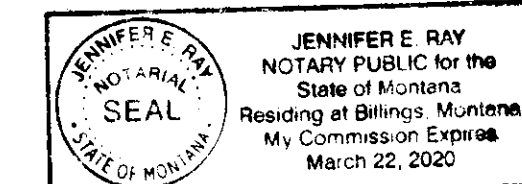
SS. Jennifer E. Paul

NOTARY PUBLIC FOR THE STATE OF Montana

PRINTED NAME OF NOTARY: Jennifer E. Paul

RESIDING AT: Billings, MT

MY COMMISSION EXPIRES: March 25, 2020



CERTIFICATE OF PLANNING BOARD APPROVAL

THIS PLAT HAS BEEN APPROVED FOR FILING BY THE YELLOWSTONE COUNTY BOARD OF PLANNING AND CONFORMS TO THE RECOMMENDATIONS OF THIS BOARD.

DATED THIS 17th DAY OF August, 2016

Debbie Huff
PRESIDENT

Jeffrey Day
EXECUTIVE SECRETARY



CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND ABOVE DESCRIBED ARE PAID PER SECTION 76-3-611 (1)(b) MCA.

Maria Bieday 8 September 2016
YELLOWSTONE COUNTY TREASURER DATE

CERTIFICATE OF CITY ATTORNEY

THIS DOCUMENT HAS BEEN REVIEWED BY THE CITY ATTORNEY'S OFFICE AND IS ACCEPTABLE TO FORM.

Arant Woodie 8-30-16
BY: DATE

CERTIFICATE OF CITY ENGINEER'S OFFICE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HERETO ANNEXED PLAT AND FIND THAT IT CONFORMS WITH SECTION 76-4-125 (2)(d) MCA REMOVING SANITARY RESTRICTIONS SINCE SAID 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 23rd DAY OF August, 2016

Frank A. Hunt
CITY ENGINEER'S OFFICE

CERTIFICATE OF EXAMINING LAND SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT FOR ERRORS AND OMISSIONS IN COMPUTATIONS AND DRAFTING.

Frank A. Hunt 08/23/2016
EXAMINING LAND SURVEYOR DATE

CERTIFICATE OF CITY COUNCIL APPROVAL

THE CITY COUNCIL OF THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA, DOES HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF **23RD STREET SUBDIVISION** HAS BEEN DULY EXAMINED AND FOUND THE SAME TO CONFORM TO THE LAW AND HEREBY APPROVE IT.

DATED THIS 6th DAY OF September, 2016

BY: Thomas W. Havel 9.6.16
MAYOR DATE

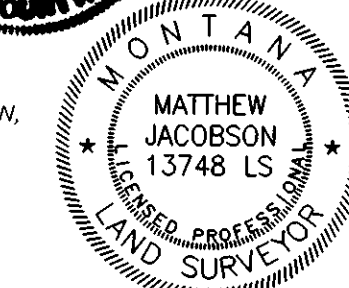
ATTEST: Denise B. Behlman 9.6.16
CITY CLERK DATE



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, AND SUBSTANTIALLY COMPLETED ON THE DATE SHOWN HEREON.

SS. Matthew Jacobson 7/29/16
MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR
MONTANA REGISTRATION NO. 13748LS DATE



CLERK AND RECORDER FILING INFORMATION

SP 3789286
09/13/2016 09:53 AM Pages: 1 of 1 Fees: 26.00
FILED IN DISTRICT & RECORDED IN SECTION 26.00

SIA - 378 92 87

MC - 378 92 88

23RD STREET SUBDIVISION

MC - 378 92 88

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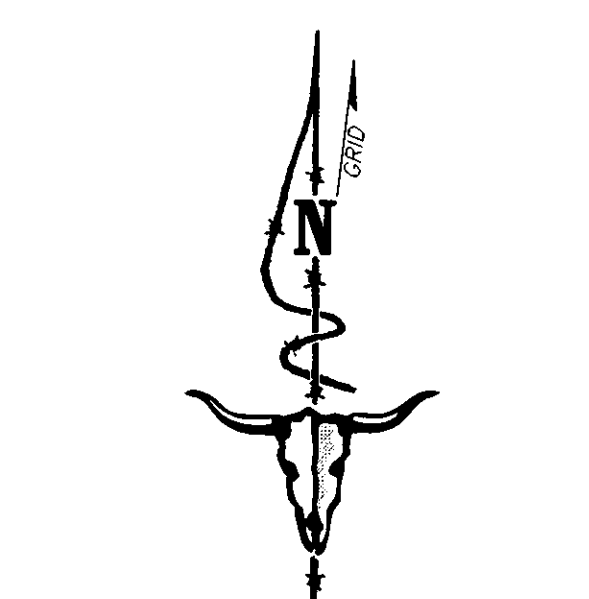
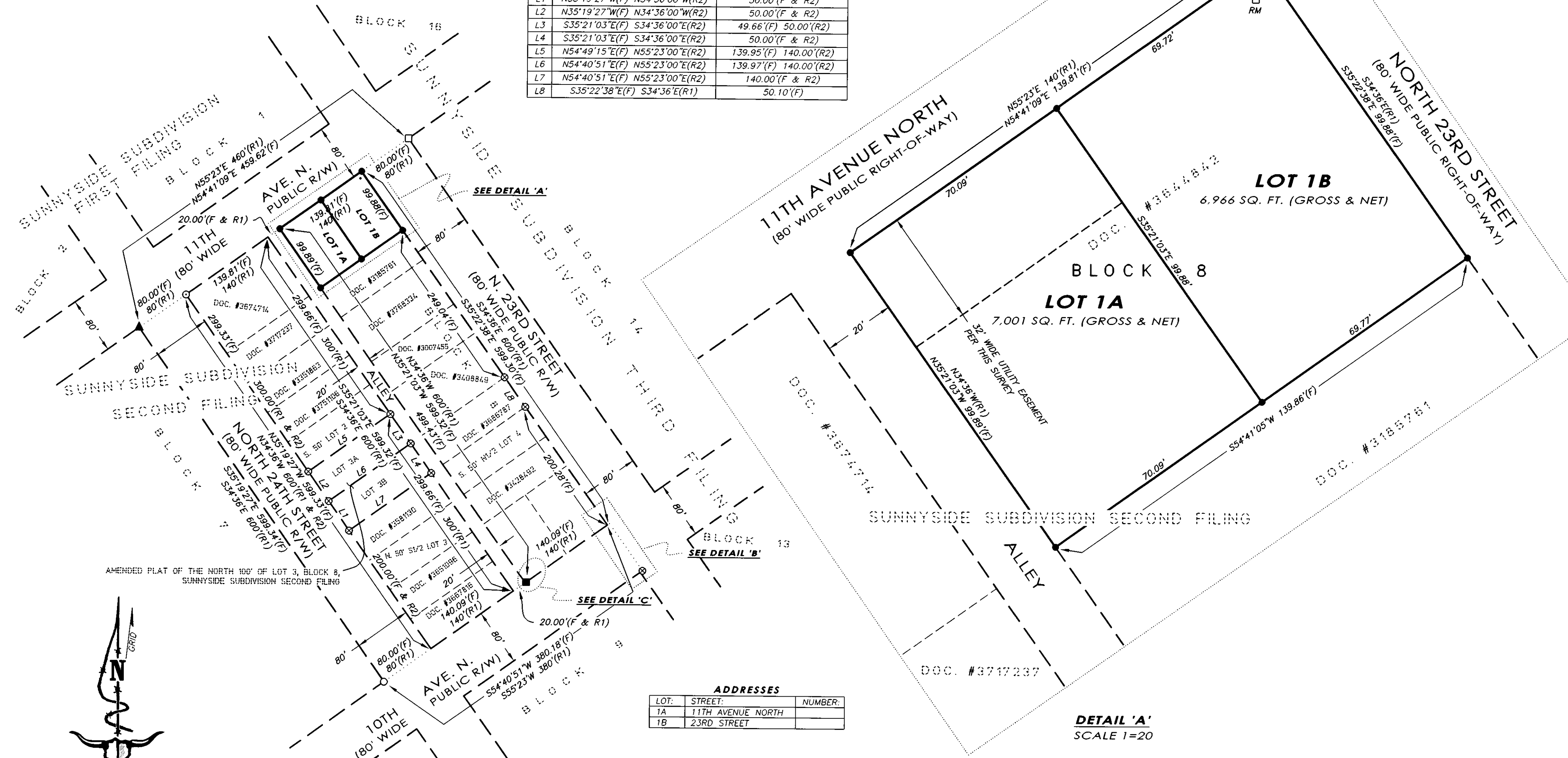
MC - 378 92 88

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LINE	BEARING	DISTANCE
L1	N35°19'27"W (F) N34°36'00"W (R2)	50.00'(F & R2)
L2	N35°19'27"W (F) N34°36'00"W (R2)	50.00'(F & R2)
L3	S35°21'03"E (F) S34°36'00"E (R2)	49.66'(F) 50.00'(R2)
L4	S35°21'03"E (F) S34°36'00"E (R2)	50.00'(F & R2)
L5	N54°49'15"E (F) N55°23'00"E (R2)	139.95'(F) 140.00'(R2)
L6	N54°40'51"E (F) N55°23'00"E (R2)	139.97'(F) 140.00'(R2)
L7	N54°40'51"E (F) N55°23'00"E (R2)	140.00'(F & R2)
L8	S35°22'38"E (F) S34°36'00"E (R1)	50.10'(F)

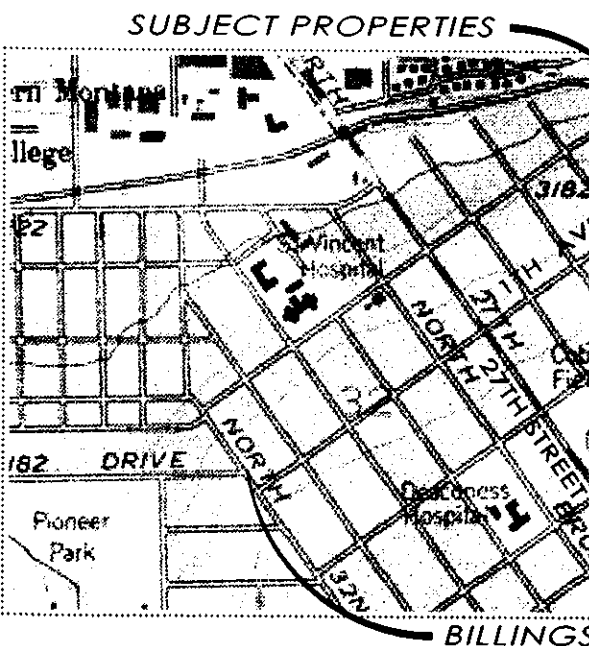
LOT:	STREET:	NUMBER:
1A	11TH AVENUE NORTH	
1B	23RD STREET	

TOTAL SUBDIVISION AREA:
13,967 SQ. FT. (GROSS & NET)



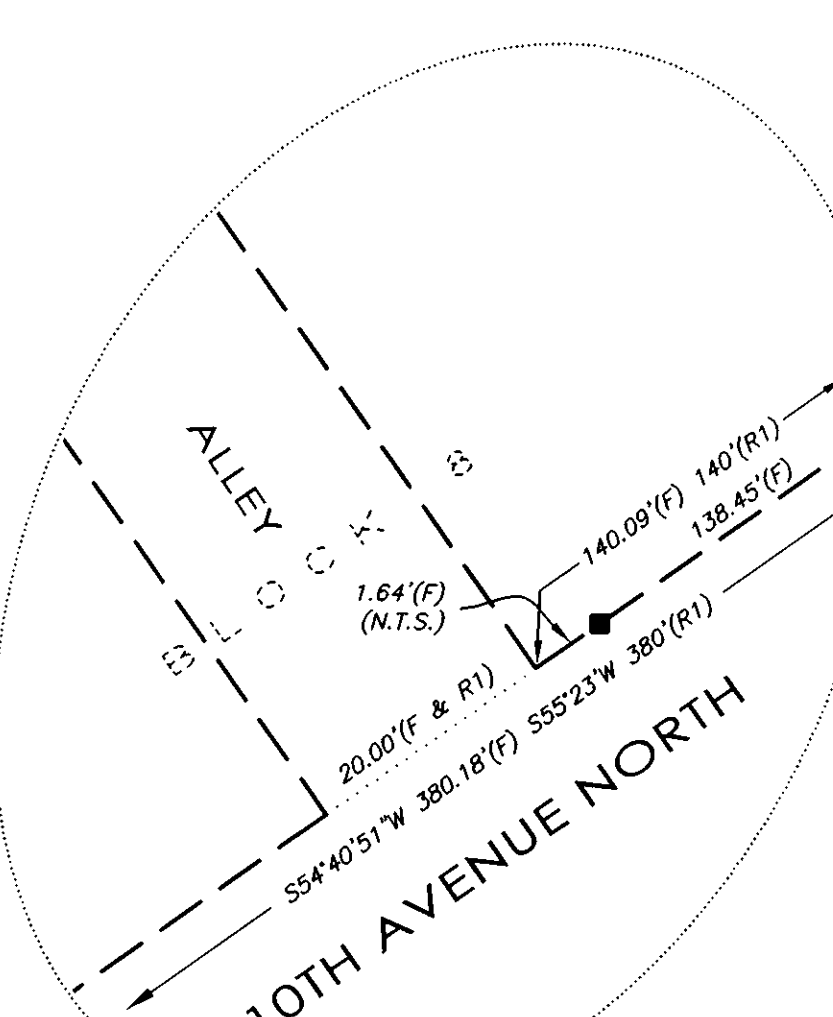
SCALE IN FEET
0 100 200

BASIS OF BEARING
STATE PLANE MONTANA - ZONE 2500
GROUND (TRUE) DISTANCES
GRID NORTH

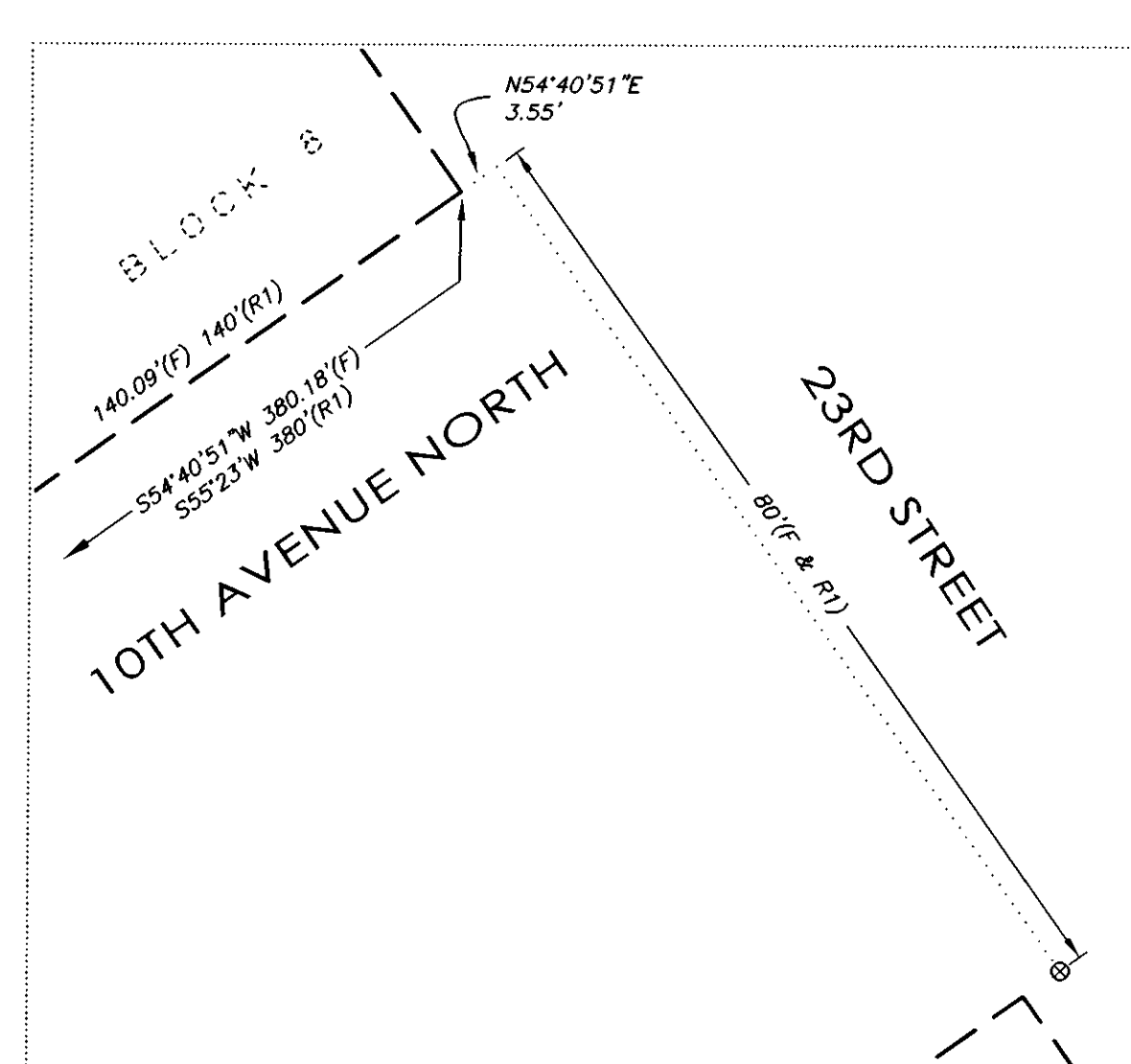


VICINITY MAP
APPROX. SCALE 1=1/4 MILE

- LEGEND**
- SET 5/8"x24" REBAR WITH 1-1/4" YPC (JACOBSON, 13748LS)
 - FOUND 5/8" REBAR WITH 1-1/4" YPC (RESCH, 9660LS)
 - ▲ FOUND 1-1/2" IRON PIPE
 - FOUND 1/2" IRON PIPE
 - FOUND 3/4" IRON PIPE
 - FOUND 1/2" REBAR (NO CAP)
 - FOUND 5/8" REBAR (NO CAP)
 - (F) FOUND THIS SURVEY
 - (R1) RECORD OR ADDITIVE PER SUNNYSIDE SUBDIVISION FIRST FILING
 - (R2) RECORD OR ADDITIVE PER AMENDED PLAT OF THE NORTH 100' OF LOT 1, BLOCK 8, SUNNYSIDE SUBDIVISION SECOND FILING
 - RM REFERENCE MONUMENT
 - YPC YELLOW PLASTIC CAP
 - R/W RIGHT-OF-WAY
 - N.T.S. NOT TO SCALE



DETAIL 'A'
SCALE 1=20



DETAIL 'B'
SCALE 1=15

TERRITORIAL-LANDWORKS, INC.
CIVIL ENGINEERING • SURVEYING • LAND USE CONSULTING
www.TerritorialLandworks.com

Phone: 406/721-0142 PO Box 2951
Fax: 406/721-5224 Missoula, MT 59806

T:\ACTIVE FILES\2015 PROJECTS\3923 - MARK WRIGHT 23RD STREET SUBDIVISION\8_DRAFTING\8.1_DRAWINGS\AUTOCAD\PLAT-15-3923.DWG

1/4	SEC.	T.	R.
<input checked="" type="checkbox"/>	32	1N.	26E.

SHEET 1 OF 1
23RD STREET SUBDIVISION
A SUBDIVISION OF THE CITY OF BILLINGS