

AMENDED PLAT OF PIKE SUBDIVISION, BLOCK 1, LOTS 5, 6, 7, 8, 9, 10, 11, 12, 19, 20, 21 AND 22

LOCATED IN THE SE1/4 OF SECTION 11, T.1S., R.24E., P.M.M., YELLOWSTONE COUNTY, MONTANA

SURVEY COMMISSIONED BY: LEVI BRITTON
PREPARED BY: IMEG CORP.
DATE: APRIL - JUNE, 2022
RECORD OWNER: LAS PALMAS, LLC

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO DEPICT THE AGGREGATION OF LOTS 5, 6, 7, 8, 9, 10, 11, 12, 19, 20, 21, AND 22, BLOCK 1 OF PIKE SUBDIVISION AND A PORTION OF VACATED 82ND STREET WEST AND ROSEBUD DRIVE PURSUANT TO SECTION 76-3-207(1)(f) MCA.

LEGAL DESCRIPTION

LOTS 5, 6, 7, 8, 9, 10, 11, 12, 19, 20, 21 AND 22, BLOCK 1 OF PIKE SUBDIVISION, A SUBDIVISION OF YELLOWSTONE COUNTY, RECORDED AS DOCUMENT NO. 938475, TOGETHER WITH THE EAST ONE-HALF (E1/2) OF VACATED 82ND STREET WEST LYING ADJACENT TO LOTS 7, 8, 9 AND 10 AND A PORTION OF VACATED ROSEBUD DRIVE, ALL LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 24 EAST, PRINCIPAL MERIDIAN MONTANA, YELLOWSTONE COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 11; THENCE ALONG THE SOUTH LINE OF SAID SECTION 11, S89°15'38"W, 667.50 FEET; THENCE DEPARTING SAID SECTION LINE, N0°44'24"W, 40.00 FEET TO THE SOUTH EAST CORNER OF LOT 5, BLOCK 1 OF PIKE SUBDIVISION, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY OF BLOCK 1 OF PIKE SUBDIVISION, S89°15'38"W, 672.00 FEET TO A POINT ON THE CENTERLINE OF VACATED 82ND STREET WEST; THENCE ALONG SAID CENTERLINE, N0°23'31"W, 1251.55 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STILL WATER DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°35'34"E, 670.78 FEET TO THE NORTHEAST CORNER OF LOT 12 OF SAID BLOCK 1 OF PIKE SUBDIVISION; THENCE ALONG THE EAST BOUNDARY OF SAID LOTS 12, 19, 22 AND 5, S00°26'50"E, 1247.65 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 19.26 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING OR OF RECORD.

LANDOWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO DEPICT THE AGGREGATION OF LOTS WITHIN A PLATTED SUBDIVISION, THEREFORE THIS DIVISION OF LAND IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207(1)(i), MCA, TO WIT: "AGGREGATION OF PARCELS OR LOTS WHEN A CERTIFICATE OF SURVEY OR SUBDIVISION PLAT SHOWS THAT THE BOUNDARIES OF THE ORIGINAL PARCELS HAVE BEEN ELIMINATED AND THE BOUNDARIES OF A LARGER AGGREGATE PARCEL ARE ESTABLISHED. A RESTRICTION OR REQUIREMENT ON THE ORIGINAL PLATTED LOT OR ORIGINAL UNPLATTED PARCEL CONTINUES TO APPLY TO THOSE AREAS", FURTHER,

LOT 1 IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 17.36.605(3) ARM. "AGGREGATIONS OF PARCELS ARE NOT SUBDIVISIONS SUBJECT TO REVIEW, EXCEPT THAT AN AGGREGATION IS SUBJECT TO REVIEW UNDER 76-4-130, MCA, IF ANY PARCEL INCLUDED IN THE AGGREGATION HAS A PREVIOUS APPROVAL ISSUED UNDER TITLE 76, CHAPTER 4, PART 1, MCA".

FURTHER THIS PLAT IS TO BE KNOWN AND DESIGNATED AS: AMENDED PLAT OF PIKE SUBDIVISION, BLOCK 1, LOTS 5, 6, 7, 8, 9, 10, 11, 12, 19, 20, 21, AND 22.

PURSUANT TO ARM 24.183.1104 (1)(f)(iii)(C), TO WIT: "THE AREA THAT IS BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD IS NOT ITSELF A TRACT OF RECORD. SAID AREA SHALL NOT BE AVAILABLE AS A REFERENCE LEGAL DESCRIPTION IN ANY SUBSEQUENT REAL PROPERTY TRANSFER AFTER THE INITIAL TRANSFER ASSOCIATED WITH THE CERTIFICATE OF SURVEY ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD."

LAS PALMAS, LLC

BY: LEVI BRITTON, AS DIRECTOR OF LAS PALMAS, LLC

STATE OF _____
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____, BY LEVI BRITTON AS DIRECTOR OF LAS PALMAS, LLC.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

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

MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR
MONTANA REGISTRATION NO. 13748LS

CERTIFICATE OF CITY-COUNTY HEALTH DEPARTMENT

THIS AMENDED PLAT HAS BEEN REVIEWED AND APPROVED BY YELLOWSTONE CITY-COUNTY HEALTH DEPARTMENT.

YELLOWSTONE CITY-COUNTY HEALTH DEPT.
(DBA RIVERSTONE HEALTH)

YELLOWSTONE COUNTY ATTORNEY'S OFFICE

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

YELLOWSTONE COUNTY ATTORNEY

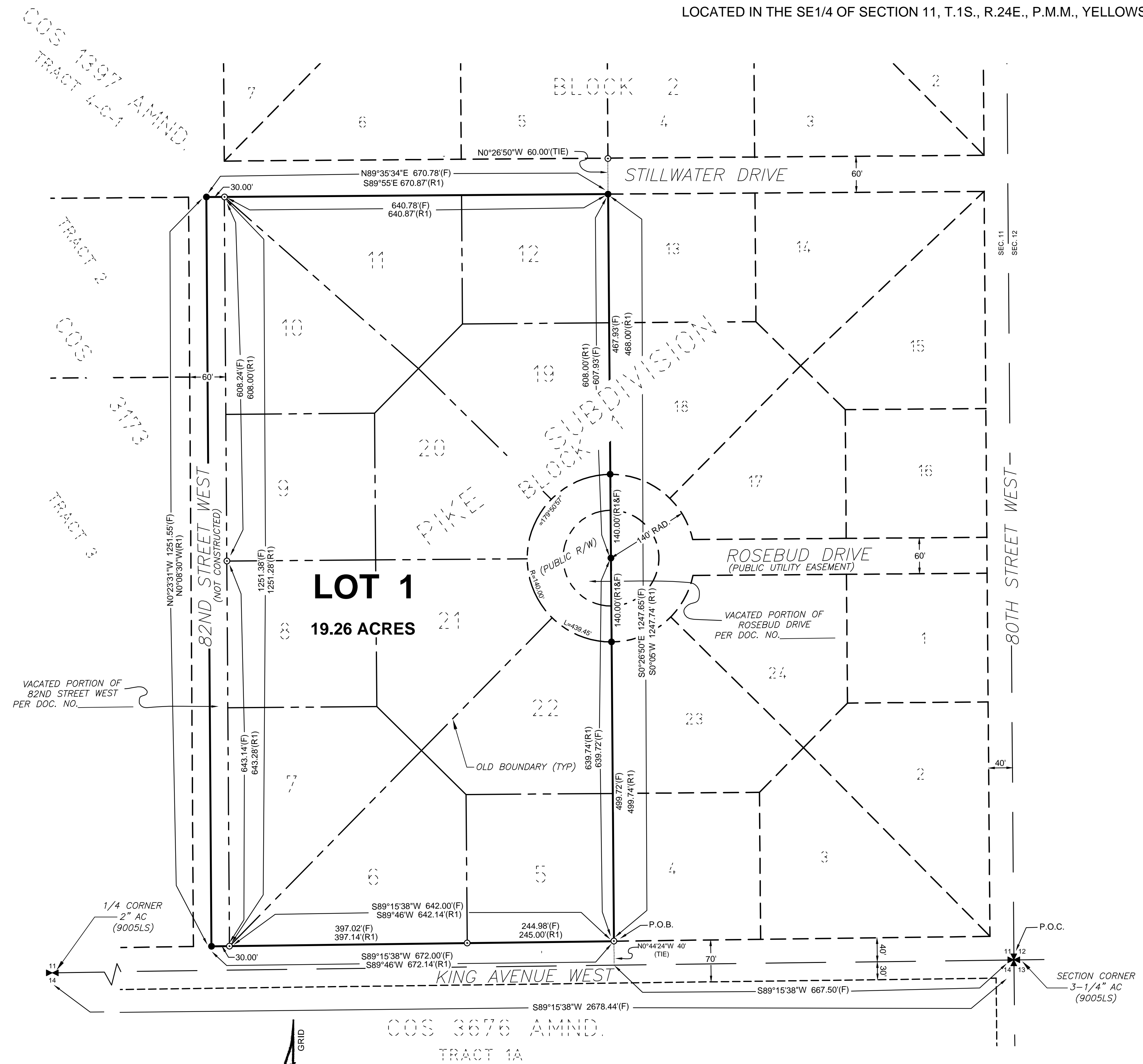
YELLOWSTONE COUNTY TREASURER'S OFFICE

I HEREBY CERTIFY THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND ABOVE DESCRIBED ARE PAID.

YELLOWSTONE COUNTY DEPUTY TREASURER

CLERK AND RECORDER FILING INFORMATION

1/4	SEC.	T.	R.
11	1S.	24E.	



- LEGEND**
- = SET 5/8"x24" REBAR WITH 1-1/4" RPC (JACOBSON, 13748LS)
 - = FOUND 1/2" I.D. IRON PIPE
 - (F) = FOUND THIS SURVEY
 - (R1) = RECORD OR ADDITIVE PER PIKE SUBDIVISION
 - I.D. = INSIDE DIAMETER
 - RPC = RED PLASTIC CAP
 - AC = ALUMINUM CAP
 - R/W = RIGHT OF WAY
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING

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

