

AMENDED PLAT OF LOT 6A, BLOCK 1 OF THE AMENDED PLAT OF LOTS 5 & 6 OF BLOCK 1 OF TITAN SUBDIVISION

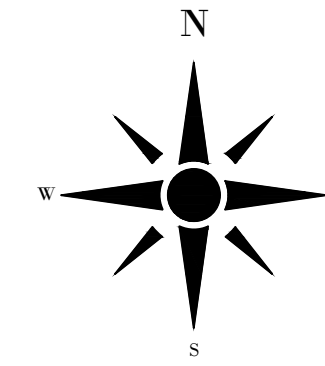
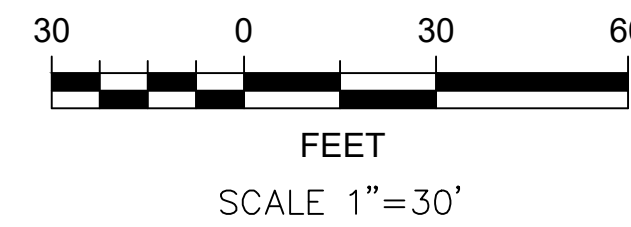
SITUATED IN IN THE SE1/4 SECTION 18, T. 1 S., R. 26 E., P.M.M.,
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: THE CITY OF BILLINGS
 PREPARED BY: THE CITY OF BILLINGS
 SCALE: 1"=30' DATE: SEPTEMBER, 2022

○ = FOUND PROPERTY CORNER AS NOTED
 ● = SET 5/8" x 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF UNDERSIGNED LAND SURVEYOR

RECORDED DOCUMENT REFERENCE
 R1 = RIVERFRONT POINTE SUBDIVISION DOCUMENT #3371979
 R2 = AMENDED PLAT OF LOTS 5 & 6, BLOCK 1, TITAN SUBDIVISION DOCUMENT #3399260

BASIS OF BEARING IS GPS OBSERVATION USING MONTANA STATE PLANE COORDINATES NAD83 MONTANA 2500, BETWEEN FOUND MONUMENTS ALONG THE WEST LOT LINE OF LOT 5A, BLOCK 1 OF AMENDED PLAT OF LOTS 5 & 6, BLOCK 1, OF TITAN SUBDIVISION, DOCUMENT NO. 3399260. DISTANCES ARE GROUND INTERNATIONAL FEET. GRID TO GROUND SCALE FACTOR 1.0001526596



MONUMENT LEGEND

- A FOUND MONUMENT AT THE CENTERLINE OF TITAN AVENUE AND THE EAST SECTION LINE OF SECTION 18, T. 1 S., R. 26 E., (RIVERFRONT POINTE SUBDIVISION DOCUMENT #3371979)
- B FOUND MONUMENT BEING SECTION CORNER COMMON TO SECTIONS 17, 18, 19 & 20 T. 1 S., R. 26 E., (AMENDED PLAT OF LOTS 5 & 6, BLOCK 1, TITAN SUBDIVISION DOCUMENT #3399260)
- C FOUND 5/8" REBAR WITH ENGINEERING INC BILLINGS MT YPC 9960 LS
- D CALCULATED POINT, NOTHING FOUND OR SET

PARCEL LINE TABLE

Line #	DIRECTION	LENGTH
L1	N40° 58' 42"E	65.12
L2	N05° 57' 33"E	56.69
L3	S00° 04' 33"W	95.51
L4	S89° 55' 05"W	38.48

PURPOSE OF SURVEY

The undersigned hereby certifies the purpose of this survey is to create a road tract to be dedicated as Right-of-Way for Mallowney Lane to the City of Billings, therefore this survey is exempt per M.C.A.76-3-201(1)(h) and is also exempt from D.E.Q. review per M.C.A. 76-4-125(1)(a), as "the exclusion cited in 76-3-201", "is created for rights-of-way or utility sites. A subsequent change in the use of the land to a residential, commercial, or industrial use is subject to the requirements of this chapter".

McCALL PROPERTIES, LLC,
a Montana limited liability company

By: Greg McCall As: Managing Member

State of Montana)
County of Yellowstone)^{ss}

On this _____ day of _____, 2023, before me the undersigned a notary public for the State of Montana, personally appeared Greg McCall, as Managing Member of McCALL PROPERTIES, LLC known to me to be the persons whose names are subscribed to the written instrument and acknowledged to me that they executed the same.

Notary Public for the State of Montana

BRITTANY'S DREAM, LLC,
a Montana limited liability company

By: _____ As: _____

State of Montana)
County of Yellowstone)^{ss}

On this _____ day of _____, 2023, before me the undersigned a notary public for the State of Montana, personally appeared _____ as _____ of BRITTANY'S DREAM, LLC known to me to be the persons whose names are subscribed to the written instrument and acknowledged to me that they executed the same.

Notary Public for the State of Montana

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
County of Yellowstone)^{ss}

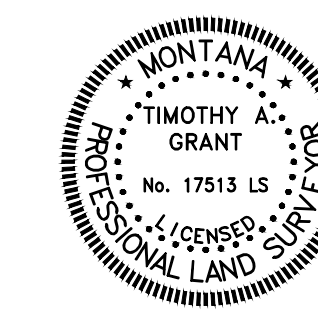
The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of September, 2022, a survey was performed under my supervision of a tract of land to be known as "AMENDED PLAT OF LOT 6A, BLOCK 1 OF TITAN SUBDIVISION" situated in the SE1/4 of Section 18, T. 1 S., R. 26 E., P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows:

LOT 6A OF AMENDED PLAT OF LOTS 5 & 6, BLOCK 1, TITAN SUBDIVISION, on file and of record in the office of the Yellowstone County Clerk & Recorders office Recorded November 2, 2006, under Document No. 3399260 Subject to all easements of record or apparent on the ground.

In conformance with Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with and as shown on this amended plat, that the monuments found and set are of the character and occupy the positions shown thereon and that the tract of land contains gross area of 53,695 square feet and a net area of 52,220 square feet, more or less.

CITY OF BILLINGS

By: Timothy A Grant
 Montana Registration No. 17513 LS
 Date: _____



CERTIFICATE OF COUNTY TREASURER

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

Date: _____

Yellowstone County Treasurer

By: _____
Deputy

CERTIFICATE OF APPROVAL FOR ERRORS AND OMISSIONS

I hereby certify that I have examined the annexed and foregoing CERTIFICATE OF SURVEY, for errors and omissions in computations and drafting.

Examining Land Surveyor _____ Date _____

RELATED DOCUMENTS

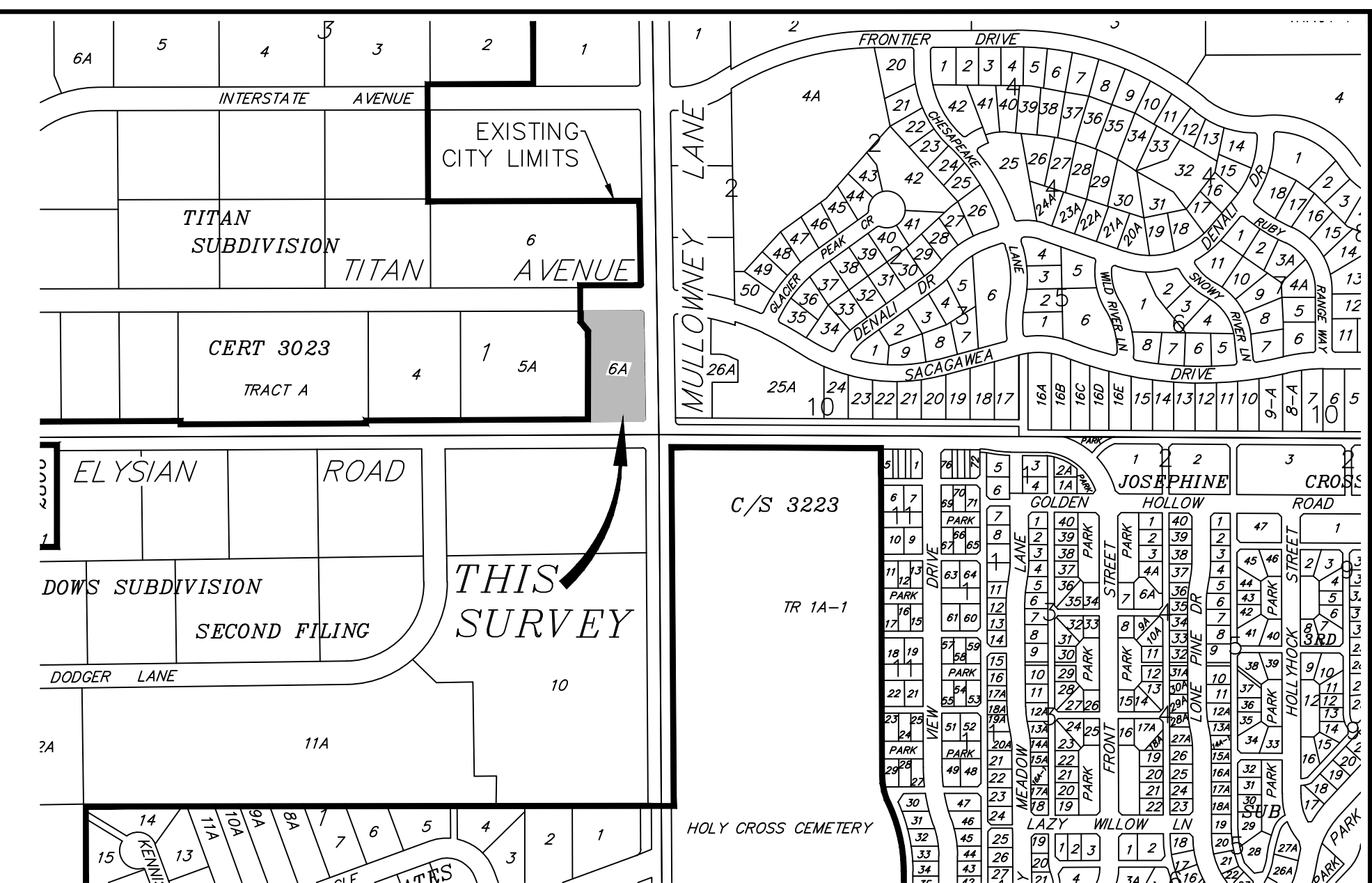
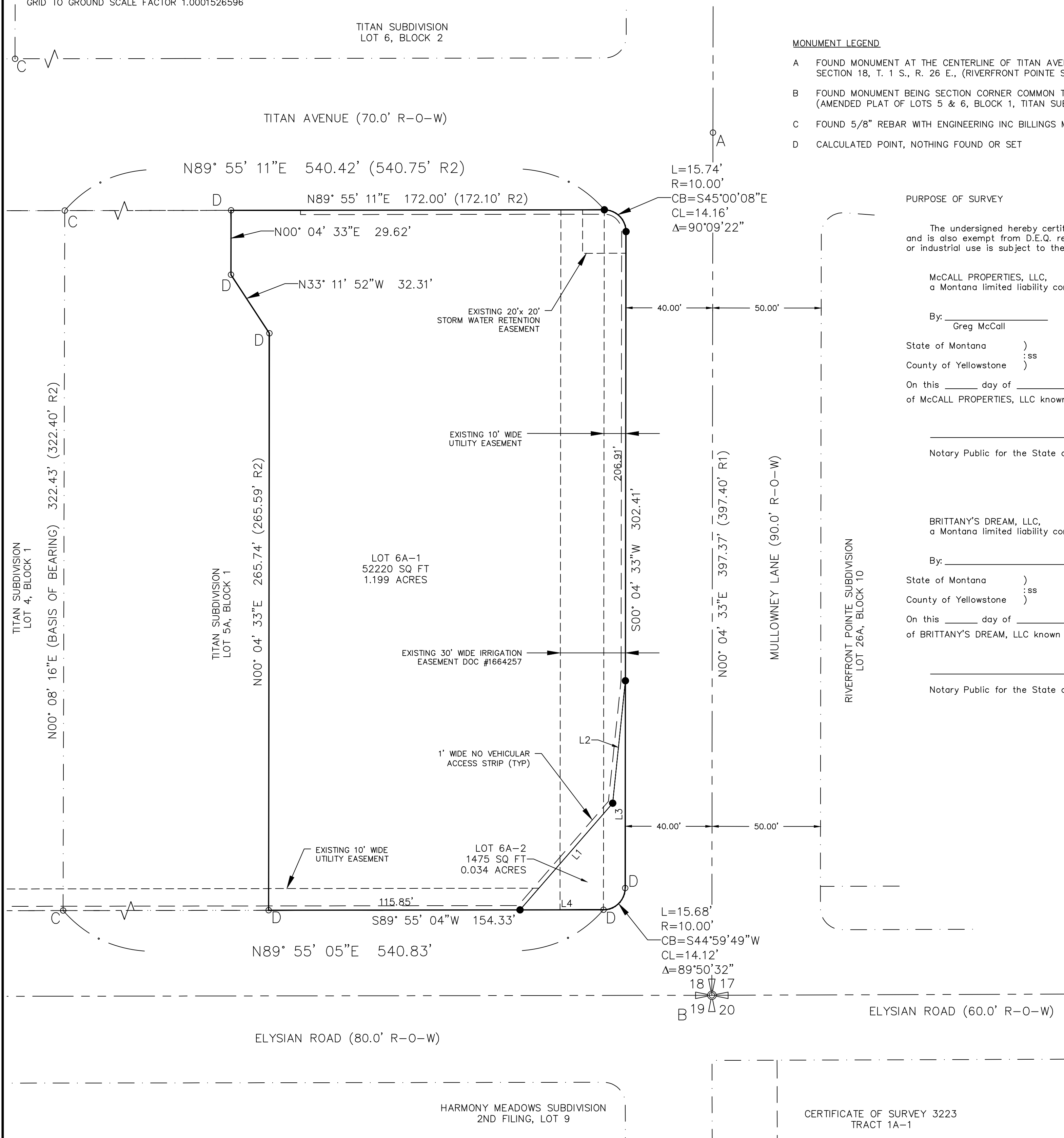
WARRANTY DEED _____
 WARRANTY DEED _____

CERTIFICATE OF CITY ATTORNEY

STATE OF MONTANA)
County of Yellowstone)^{ss}

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

Reviewed by: _____



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF SURVEY 3223
TRACT 1A-1

HARMONY MEADOWS SUBDIVISION
2ND FILING, LOT 9

TITAN SUBDIVISION
LOT 4, BLOCK 1

TITAN SUBDIVISION
LOT 5A, BLOCK 1

RIVERFRONT POINTE SUBDIVISION
LOT 26A, BLOCK 10