

VICINITY MAP
NOT TO SCALE

PLAT OF ZIMMERMAN HOME PLACE SUBDIVISION, 3RD FILING

BEING LOT 1 OF BLOCK 3 OF ZIMMERMAN HOME PLACE SUBDIVISION, FIRST FILING LOCATED IN THE SW 1/4 OF SECTION 34, TOWNSHIP 01 NORTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGHLANDS ZHP SUBDIVISION, LLC
L & L ZHP SUBDIVISION, LLC
LUDWIG CONSULTING, LLC



PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 12.125 ACRES

JANUARY 2023

LEGAL DESCRIPTION AND OWNER CERTIFICATION AND DEDICATION

We, the undersigned owners, do hereby certify that we 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, said tract of land being situated in the SW 1/4 of Section 34, Township 01 North, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as Lot 1 of Block 3 of Zimmerman Home Place Subdivision, 1st Filing (Document No. 3811344).

Said tract contains 12.125 acres, more or less, in gross and net.

Dated this _____ day of _____, 20__.

Highlands ZHP Subdivision, LLC, a Montana Limited Liability Company

Title _____

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 _____ of Highlands ZHP Subdivision, LLC, a Montana Limited Liability Company who signed the foregoing instrument 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 _____

L & L ZHP Subdivision, LLC, a Montana Limited Liability Company

Title _____

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 _____ of L & L ZHP Subdivision, LLC, a Montana Limited Liability Company who signed the foregoing instrument 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 _____

Ludwig Consulting, LLC, a Montana Limited Liability Company

Title _____

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 _____ of Ludwig Consulting, LLC, a Montana Limited Liability Company who signed the foregoing instrument 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 _____

CERTIFICATE OF SURVEYOR

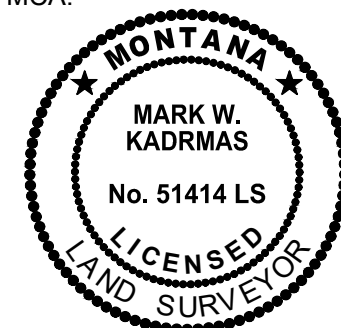
I, the undersigned Mark W. Kadmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in the SW 1/4 of Section 34, Township 01 North, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as Lot 1 of Block 3 of the Zimmerman Home Place Subdivision, 1st Filing (Document No. 3811344).

Said tract containing a net and gross area of 12.125 acres, more or less.

Said tract 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.

Mark W. Kadmas, PLS 51414LS
Registered Land Surveyor
State of Montana



CERTIFICATE OF APPROVAL

STATE OF MONTANA)
)ss
County of Yellowstone)

We hereby certify that we have examined the plat of Zimmerman Home Place, 3rd Filing and find that the 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 use 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

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 _____

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__.

Reviewed by _____

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that the annexed and foregoing plat conforms with Section 76-4-125(1)(d) MCA, for the removal of sanitary restrictions since the plat is inside a master planning area and said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

Dated _____ City Engineer's Office _____

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b) and 76-3-207(3), MCA.

Date _____ Yellowstone County Treasurer
Deputy _____

CERTIFICATE OF CITY ATTORNEY

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

Date _____ Reviewed By _____

LEGEND	
●	FOUND PROPERTY CORNER, AS DESCRIBED
○	SET PROPERTY CORNER, 5/8" REBAR W/ PEC CAP
— — — — —	EXISTING PROPERTY LINE
- - - - -	EXISTING RIGHT-OF-WAY
— — — — —	PROPOSED PROPERTY LINE
- - - - -	EASEMENT LINE
— — — — —	SURVEY BOUNDARY
(R = XX.XX')	RECORD DISTANCE

CLERK AND RECORDER FILING INFORMATION

SUBDIVISION IMPROVEMENTS AGREEMENT
DOCUMENT NO. _____

ACCESS AND UTILITY EASEMENTS
DOCUMENT NO. _____

RECIPROCAL ACCESS EASEMENT
DOCUMENT NO. _____

BASIS OF BEARINGS

Bearings shown on this survey 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 : 1.0001515

Grid distances shown hereon are, for practical purposes, equal to ground distances.

SURVEYOR'S NOTE

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

