

PLAT OF
CARDWELL RANCH SUBDIVISION, SECOND FILING
 BEING LOT 13A, BLOCK 2 OF THE AMENDED PLAT OF CARDWELL RANCH SUBDIVISION, 1ST FILING
 LOCATED IN THE NW 1/4 OF SECTION 1, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M.,
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

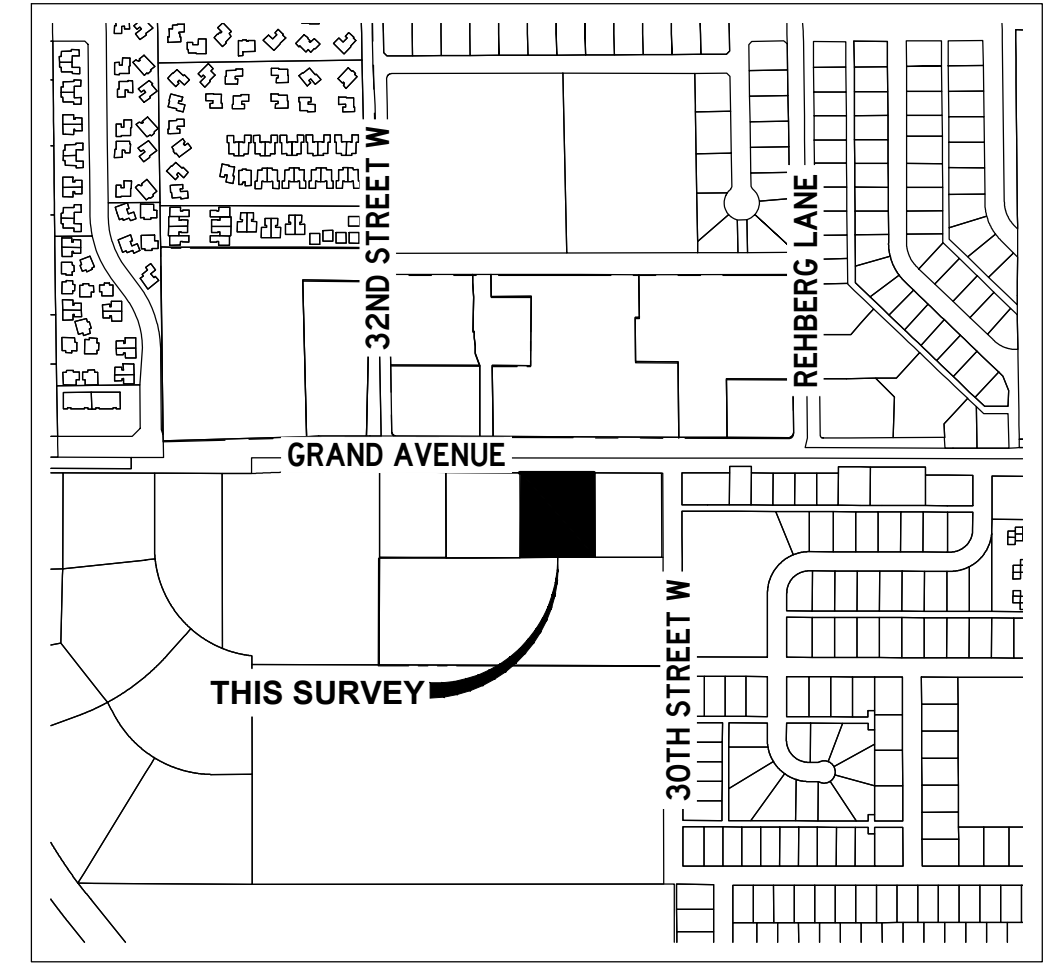
PREPARED FOR : EIG14T NOVA MT BILLINGS LLC



PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 1.405 ACRES

JANUARY 2023



VICINITY MAP

LEGAL DESCRIPTION AND OWNER CERTIFICATION

I, the undersigned owner, do hereby certify that I 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 NW 1/4 of Section 1, Township 01 South, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as Lot 13A of the Amended Cardwell Ranch Subdivision, 1st Filing (Document No. 3836866).

Said tract contains 1.405 acres, more or less, in net and gross.

Dated this _____ day of _____, 20____.

EIG14T NOVA MT BILLINGS LLC
 Title: _____

STATE OF _____)
 County of _____) :ss

On this _____ day of _____, 20____, before me, a Notary Public in and for the State of _____, personally appeared _____, known to me to be the _____ of EIG14T NOVA MT BILLINGS LLC, 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 _____
 Printed Name _____
 Residing at _____
 My commission expires _____

CERTIFICATE OF SURVEYOR

I, the undersigned Mark W. Kadrmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in the NW 1/4 of Section 1, Township 01 South, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as Lot 13A of the Amended Cardwell Ranch Subdivision, 1st Filing (Document No. 3836866).

Said tract containing a net and gross area of 1.405 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. Kadrmas, PLS 51414LS
 Registered Land Surveyor
 State of Montana



CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
 County of Yellowstone) :ss

We hereby certify that we have examined the plat of Cardwell Ranch Subdivision, Second 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 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)
 County of Yellowstone) :ss

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 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 ENGINEER'S OFFICE

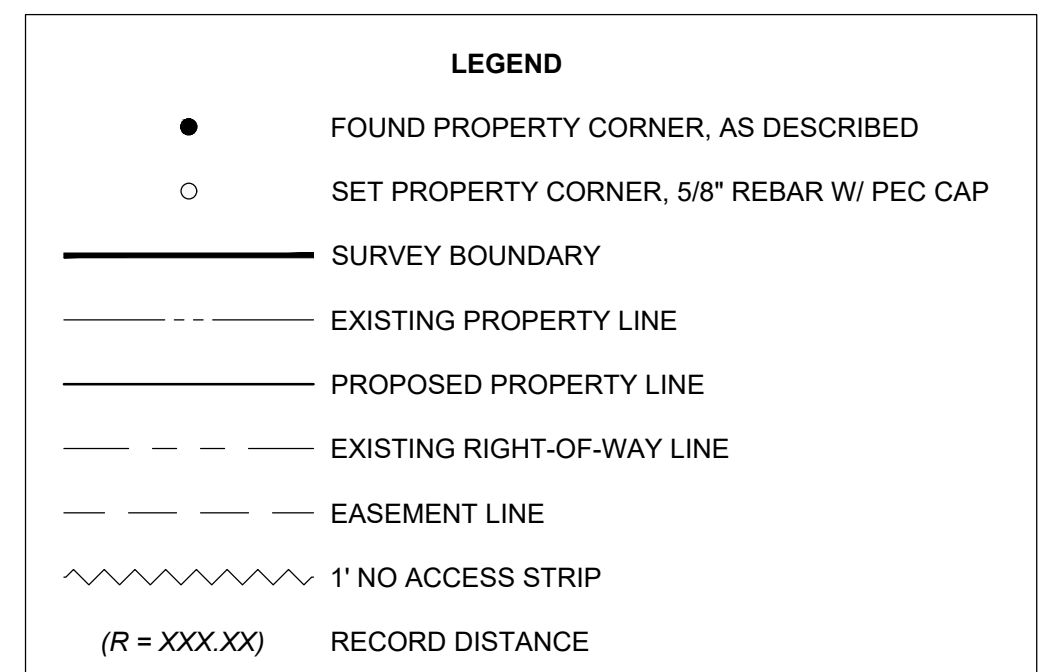
I hereby certify that the annexed and foregoing plat conforms with Section 76-4-125(d) M.C.A., for the removal of sanitary restrictions since the plat is inside a master planning area and said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid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

Date _____ City Engineer's Office _____

CERTIFICATE OF CITY ATTORNEY

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

Date _____ Reviewed By _____



CLERK AND RECORDER FILING INFORMATION

BASIS OF BEARINGS

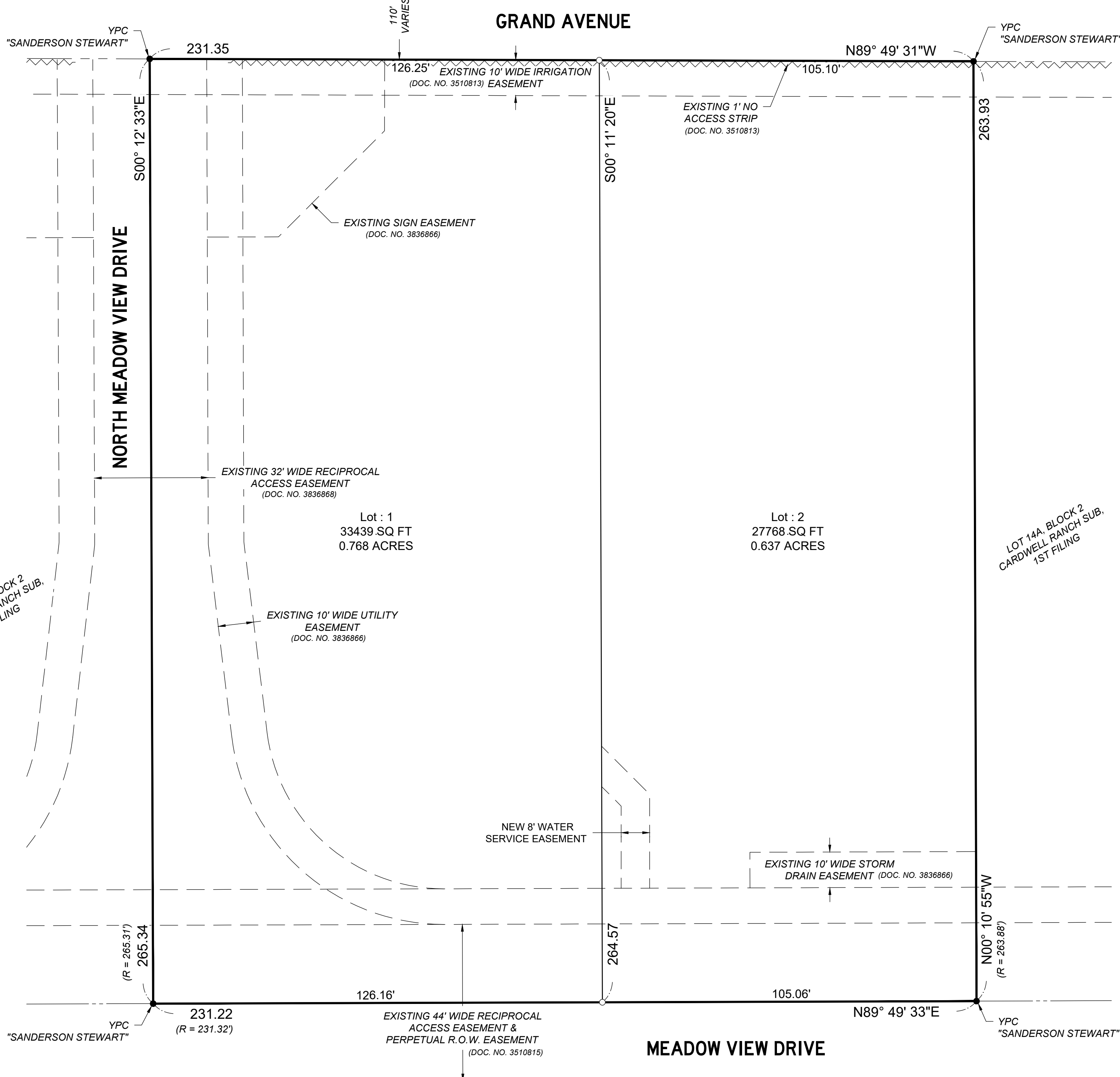
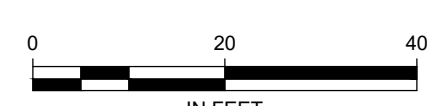
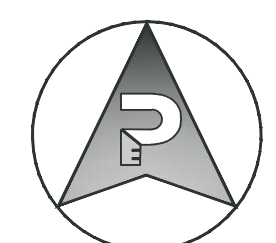
Bearings shown on this survey are derived from the RMTCRS Billings coordinate system being a low distortion Lambert Conformal Conic single parallel projection with parameters as follows:

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.



C:\Users\Craig\OneDrive\Documents\Billings Dropbox\EIG14T\21-071 Cardwell Ranch Urgent Care\CAD\DWG\Plat\2021-071 CRUC Final Plat.dwg

1/26/2023 8:47:30 AM

PE STANDARD.CTB