

PLAT OF  
**THE TIMBERS SUBDIVISION**

BEING A PORTION OF TRACT A AND TRACT B OF CERTIFICATE OF SURVEY 3795  
LOCATED IN THE SE1/4, SW1/4, NW1/4, AND NE1/4 OF SECTION 19, T.1N., R.26E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

**SURVEY COMMISSIONED BY:** DAVID AND ALISON MITCHELL

**PREPARED BY:** IMEG CORP.

**DATE:** FEBRUARY, 2023

**RECORD OWNER:** ALKALI TIMBERS, LLC

**LEGAL DESCRIPTION AND CERTIFICATE OF DEDICATION**

WE DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, ROADS, PARK LAND, ADDITIONAL RIGHT-OF-WAY AND EASEMENTS, BEING A PORTION OF TRACTS A AND B OF CERTIFICATE OF SURVEY 3795 DOCUMENT NUMBER 3985813, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4), SOUTHEAST ONE-QUARTER (SE1/4), SOUTHWEST ONE-QUARTER (SW1/4) AND THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 26 EAST, PRINCIPAL MERIDIAN MONTANA, YELLOWSTONE COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLYMOST CORNER OF TRACT A OF CERTIFICATE OF SURVEY NO. 3795 ON THE CENTERLINE OF ALKALI CREEK ROAD AND BEING A POINT ON A NON-TANGENT CURVE WITH A RADIAL BEARING OF S34°37'41"W, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EASTERLY BOUNDARY OF SAID TRACT A: AN ARC DISTANCE OF 234.94 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT, OF RADIUS 1400.00 FEET AND DELTA 9°36'55" TO A POINT ON A TANGENT LINE; THENCE ALONG SAID TANGENT LINE, N64°59'13"W, 748.64 FEET TO A TANGENT POINT OF CURVATURE; THENCE AN ARC DISTANCE OF 261.23 FEET ALONG SAID TANGENT CURVE TO THE RIGHT, OF RADIUS 1150.00 FEET AND DELTA 13°00'54" TO A POINT ON A NON-TANGENT LINE; THENCE DEPARTING SAID EASTERLY BOUNDARY, S78°19'53"W, 505.93 FEET; THENCE S03°16'08"W, 164.11 FEET; THENCE S83°30'07"W, 40.12 FEET; THENCE N65°45'25"W, 128.76 FEET TO A POINT ON A NON-TANGENT CURVE, SAID POINT HAVING A RADIAL BEARING OF N45°39'08"W; THENCE AN ARC DISTANCE OF 55.66 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT, OF RADIUS 50.00 FEET AND DELTA 63°46'57" TO A POINT ON A NON-TANGENT LINE; THENCE ALONG SAID NON-TANGENT LINE, S55°00'01"W, 200.00 FEET; THENCE N34°59'59"W, 141.40 FEET; THENCE S55°00'01"W, 272.10 FEET, THENCE S43°40'41"W, 292.79 FEET, MORE OR LESS, TO A POINT ON THE LINE COMMON TO TRACTS A AND B OF SAID CERTIFICATE OF SURVEY NO. 3795; THENCE ALONG SAID COMMON LINE, S47°52'34"W, 392.21 FEET; THENCE DEPARTING SAID COMMON LINE, S68°55'38"W, 90.76 FEET; THENCE S18°02'15"W, 200.07 FEET; THENCE S35°42'22"E, 98.92 FEET, MORE OR LESS, TO A CORNER COMMON TO SAID TRACTS A AND B; THENCE ALONG THE COMMON LINE OF SAID TRACTS A AND B, S53°01'08"E, 31.79 FEET; THENCE DEPARTING SAID COMMON LINE, S32°07'15"W, 369.88 FEET; THENCE N72°31'48"E, 185.49; THENCE N51°08'15"E, 168.60 FEET; THENCE N36°31'50"E, 263.57 FEET, MORE OR LESS, TO A POINT ON THE COMMON BOUNDARY LINE OF SAID TRACTS A AND B; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID COMMON LINE: N58°12'21"E, 451.31 FEET; THENCE N44°12'09"E, 204.37 FEET; THENCE DEPARTING SAID COMMON LINE, S07°30'20"E, 157.12 FEET; THENCE N89°30'34"E, 145.84 FEET, MORE OR LESS, TO A POINT ON THE COMMON BOUNDARY LINE OF SAID TRACTS A AND B; THENCE ALONG SAID COMMON BOUNDARY, S41°12'34"E, 143.81 FEET; THENCE DEPARTING SAID COMMON LINE, S34°47'53"E, 154.20, THENCE S48°16'04"W, 280.00 FEET; THENCE S41°43'56"E, 250.93 FEET; THENCE N48°16'04"E, 72.93 FEET; THENCE S41°43'56"E, 179.96 FEET; THENCE S88°11'34"E, 194.22 FEET, MORE OR LESS, TO A POINT ON THE COMMON BOUNDARY OF TRACTS B AND D OF SAID CERTIFICATE OF SURVEY NO. 3795; THENCE ALONG SAID COMMON BOUNDARY, N21°48'26"E, 373.20 FEET TO THE CORNER COMMON TO TRACTS A, B AND D OF SAID CERTIFICATE OF SURVEY NO. 3795; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE COMMON BOUNDARY LINE OF TRACTS A AND D: S84°55'52"E, 410.18 FEET; THENCE N53°25'53"E, 772.89 FEET; THENCE N34°15'15"E, 385.55 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING A TOTAL GROSS AREA OF 56.26 ACRES AND NET AREA OF 46.64 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

WE 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;

THE LANDS INCLUDED IN ALL STREETS, AVENUES, LANES, PUBLIC EASEMENTS AND ADDITIONAL RIGHTS-OF-WAY AS SHOWN ON THE ANNEXED PLAT ARE HEREBY GRANTED AND DONATED TO THE USE OF THE PUBLIC FOREVER. FURTHER, PURSUANT TO SECTION 76-3-621, THE PARKLAND REQUIREMENT IS MET BY THE PRIVATE PARK AS INDICATED ON THE FACE OF THE PLAT OF THE TIMBERS SUBDIVISION.

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 THE TIMBERS SUBDIVISION, AND THAT THE PLAT CONFORMS TO THE PRELIMINARY PLAT PREVIOUSLY REVIEWED AND APPROVED BY THE GOVERNING BODY.

ALKALI TIMBERS, LLC.

SS \_\_\_\_\_  
ALISON MITCHELL, AUTHORIZED MEMBER OF ALKALI TIMBERS, LLC.

STATE OF \_\_\_\_\_ )  
 )  
COUNTY OF \_\_\_\_\_ )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY ALISON MITCHELL, AUTHORIZED MEMBER OF ALKALI TIMBERS, LLC.

SS \_\_\_\_\_  
NOTARY PUBLIC

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND PREPARED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE MONTANA SUBDIVISION AND PLATTING ACT AND THE REGULATIONS ADOPTED THEREUNDER.

SS \_\_\_\_\_  
MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR      DATE  
MONTANA LICENSE NO. 13748LS



**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.

SS \_\_\_\_\_  
PRESIDENT      DATE

ATTEST: 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.

SS \_\_\_\_\_  
YELLOWSTONE COUNTY TREASURER      DATE

**CERTIFICATE OF CITY ATTORNEY**

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

SS \_\_\_\_\_  
CITY ATTORNEY'S OFFICE      DATE

**CERTIFICATE OF CITY ENGINEER'S OFFICE**

I HEREBY CERTIFY THAT THE ANNEXED AND FOREGOING PLAT CONFORMS WITH SECTION 76-4-125(1)(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.

IN WITNESS WHEREOF, I HAVE EXECUTED THE CERTIFICATE OF APPROVAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SS \_\_\_\_\_  
CITY ENGINEER'S OFFICE

**ERRORS AND OMISSION REVIEW:**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED AND FOREGOING PLAT FOR ERRORS AND OMISSIONS IN COMPUTATIONS AND DRAFTING.

SS \_\_\_\_\_  
EXAMINING LAND SURVEYOR      DATE

**CERTIFICATE OF APPROVAL: CITY COUNCIL**

WE HEREBY CERTIFY THAT WE HAVE EXAMINED THE ANNEXED AND FOREGOING PLAT OF THE TIMBERS SUBDIVISION, AND FIND SAID PLAT CONFORMS WITH THE REQUIREMENTS OF THE LAW OF THE STATE OF MONTANA, AND THE REQUIREMENTS OF THE YELLOWSTONE COUNTY BOARD OF PLANNING. IT IS THEREFORE APPROVED AND THE DEDICATION TO THE PUBLIC USE OF ANY AND ALL LANDS AND RIGHTS-OF-WAY 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

**CLERK AND RECORDER FILING INFORMATION**

**SUBDIVISION IMPROVEMENTS AGREEMENT:**

DOCUMENT NO. \_\_\_\_\_

**CONSENT TO PLAT:**

DOCUMENT NO. \_\_\_\_\_

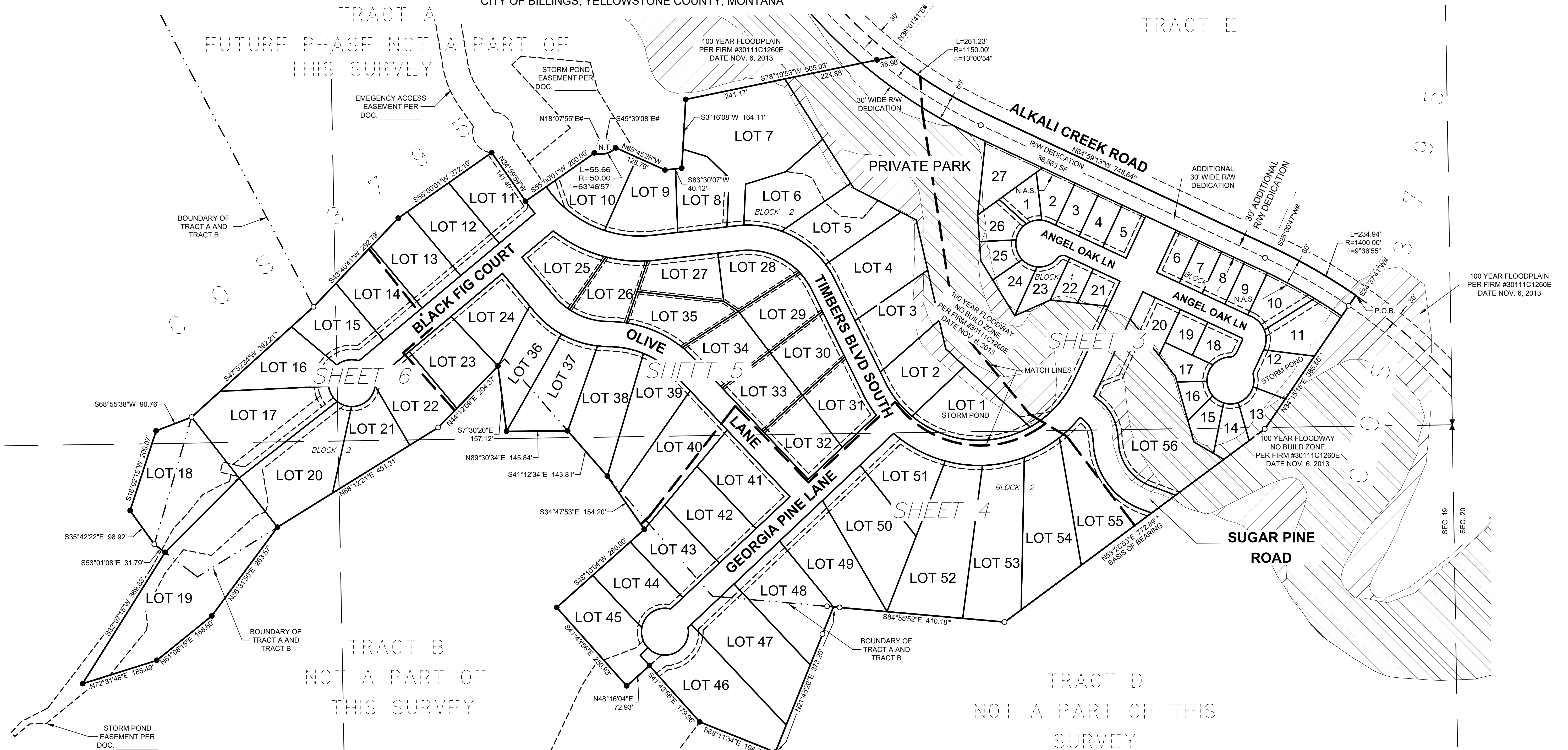


PREPARED BY:  
175 N. 27TH. ST. STE. 1312 PH: 406.248.9000  
BILLINGS, MT FAX: 406.721.5224  
59101 www.imegcorp.com  
IMEG PROJECT NO. 20006040

1/4	SEC.	T.	R.
⊗	19	1N.	26E.

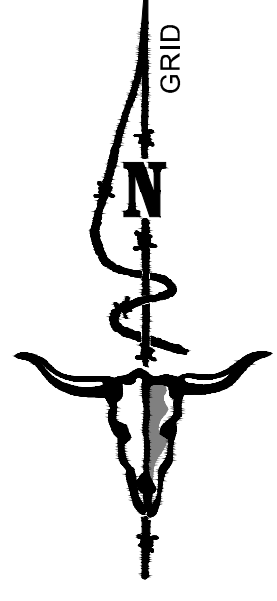
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CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA



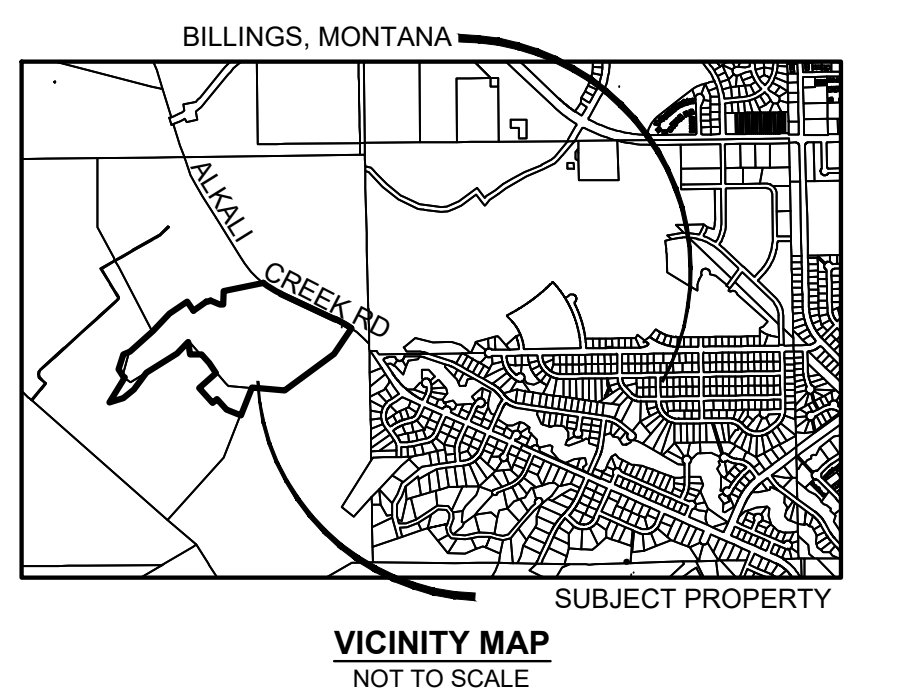
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- = FOUND 5/8"x24" REBAR WITH 1-1/4" YPC (JACOBSON, 13748LS)
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**TOTAL SUBDIVISION AREA:**  
56.26 ACRES (GROSS)  
9.62 ACRES (ROADS)  
4.77 ACRES (PARK)  
46.64 ACRES (NET)



**BASIS OF BEARING:**  
CERTIFICATE OF SURVEY 3795

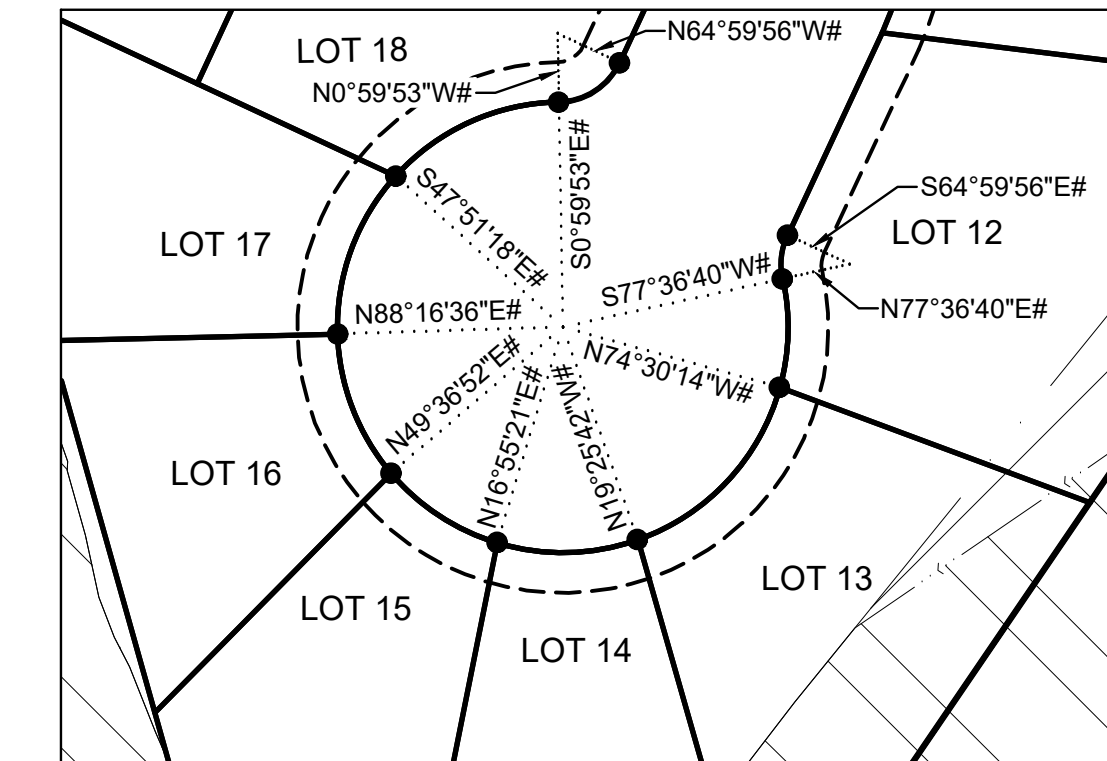
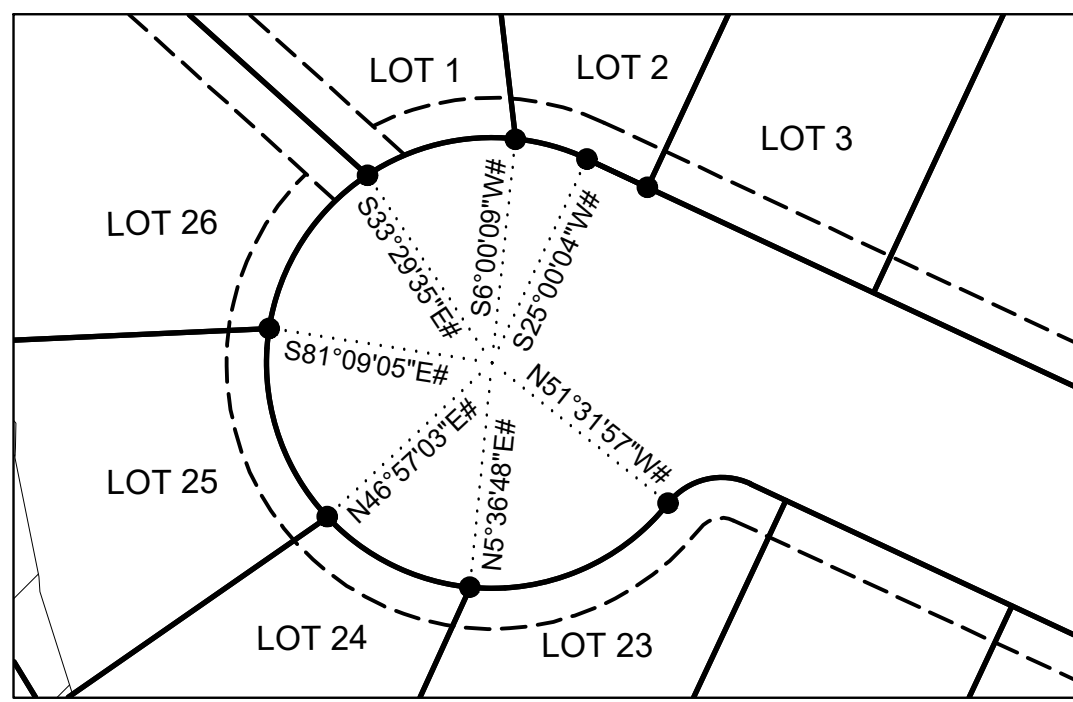
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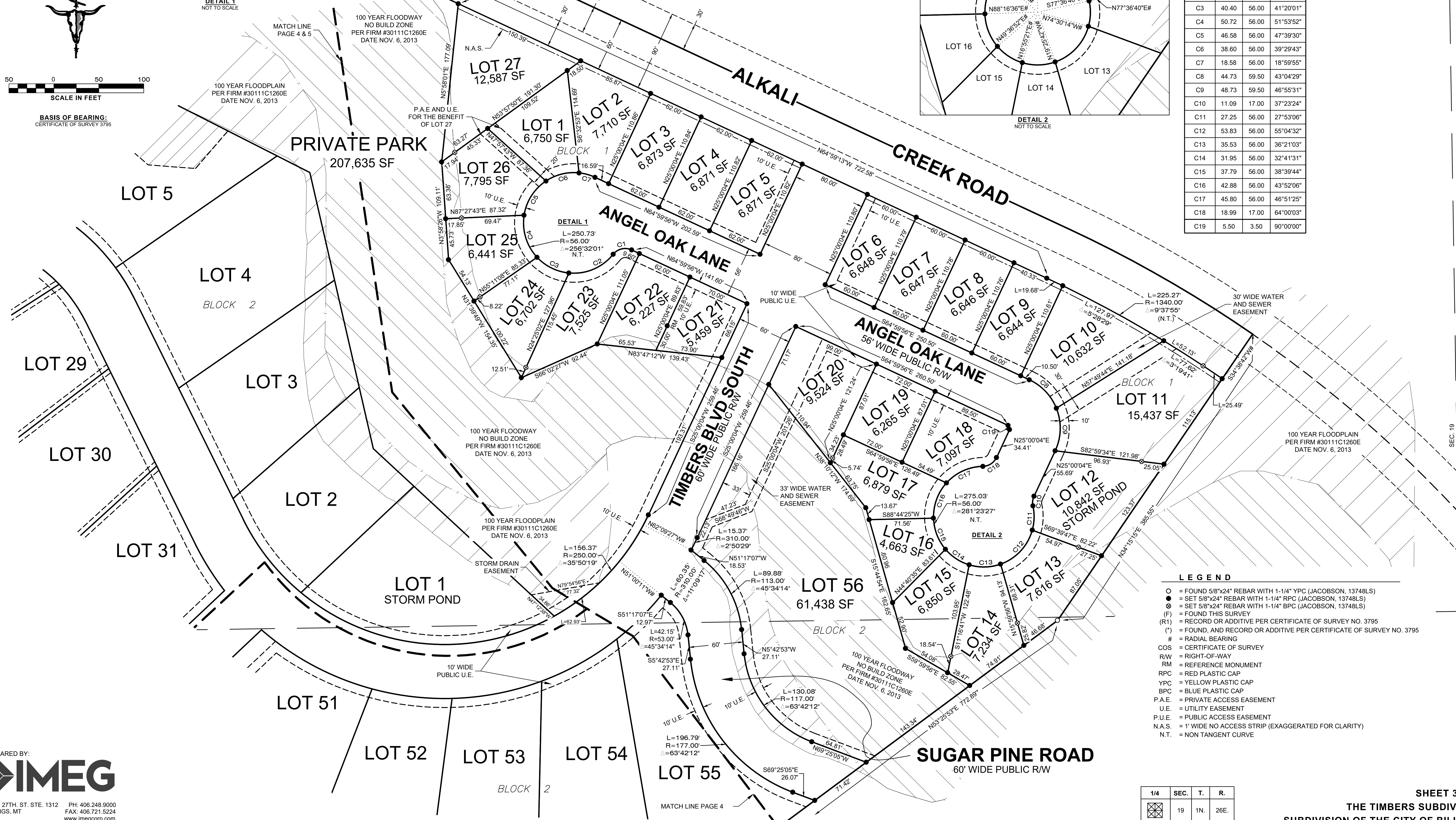
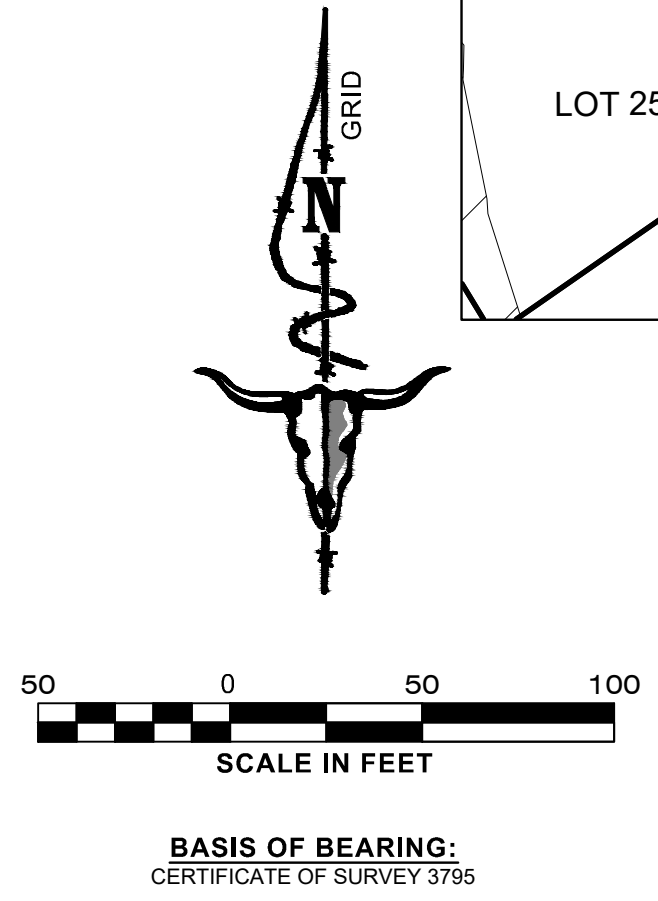
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CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA



Curve Table			
Curve #	Length	Radius	Delta
C1	22.71	17.00	76°32'01"
C2	55.85	56.00	57°08'49"
C3	40.40	56.00	41°20'01"
C4	50.72	56.00	51°53'52"
C5	46.58	56.00	47°39'30"
C6	38.60	56.00	39°29'43"
C7	18.58	56.00	18°59'55"
C8	44.73	59.50	43°04'29"
C9	48.73	59.50	46°55'31"
C10	11.09	17.00	37°23'24"
C11	27.25	56.00	27°53'06"
C12	53.83	56.00	55°04'32"
C13	35.53	56.00	36°21'03"
C14	31.95	56.00	32°41'31"
C15	37.79	56.00	38°39'44"
C16	42.88	56.00	43°52'06"
C17	45.80	56.00	46°51'25"
C18	18.99	17.00	64°00'03"
C19	5.50	3.50	90°00'00"



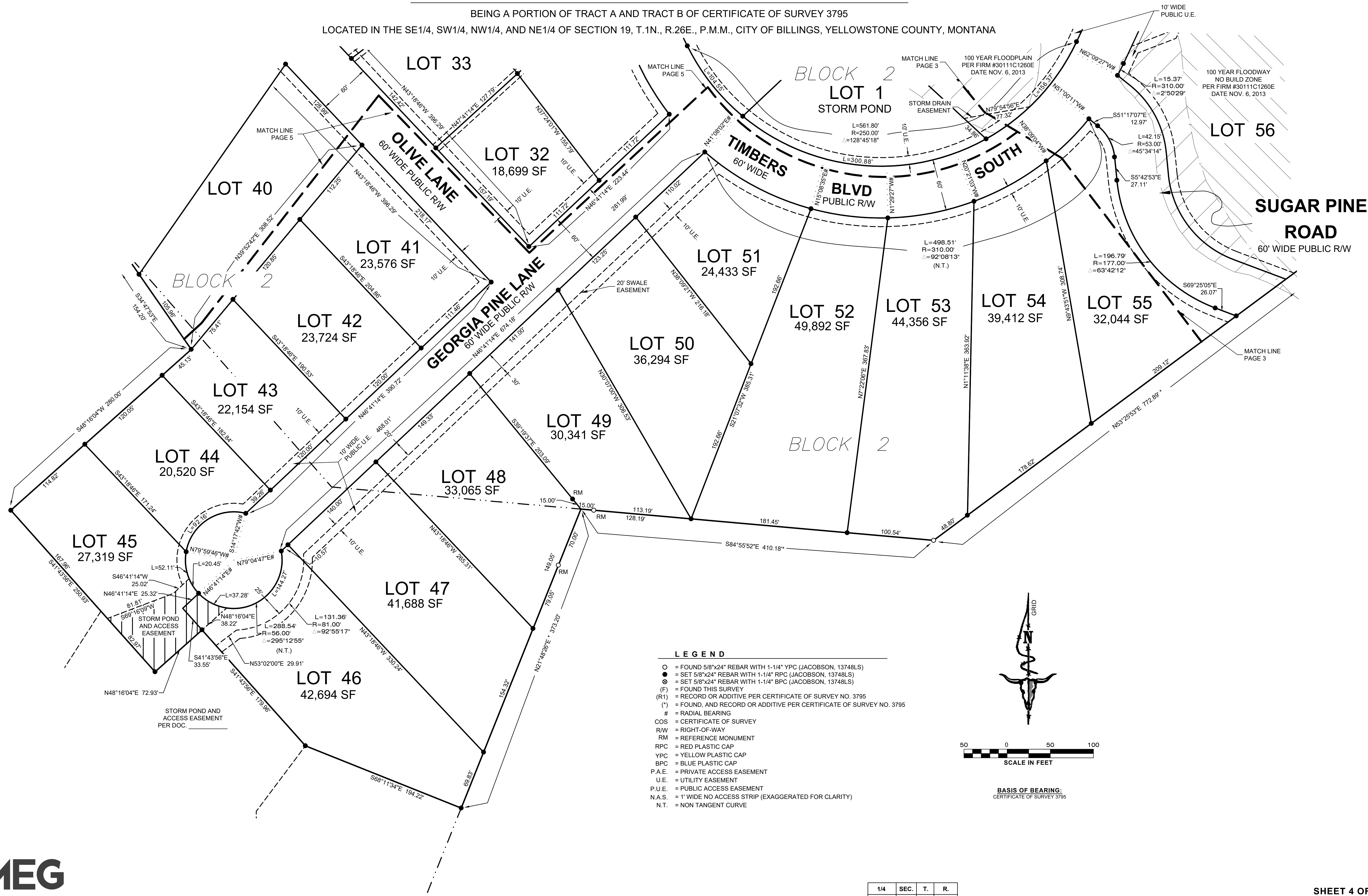
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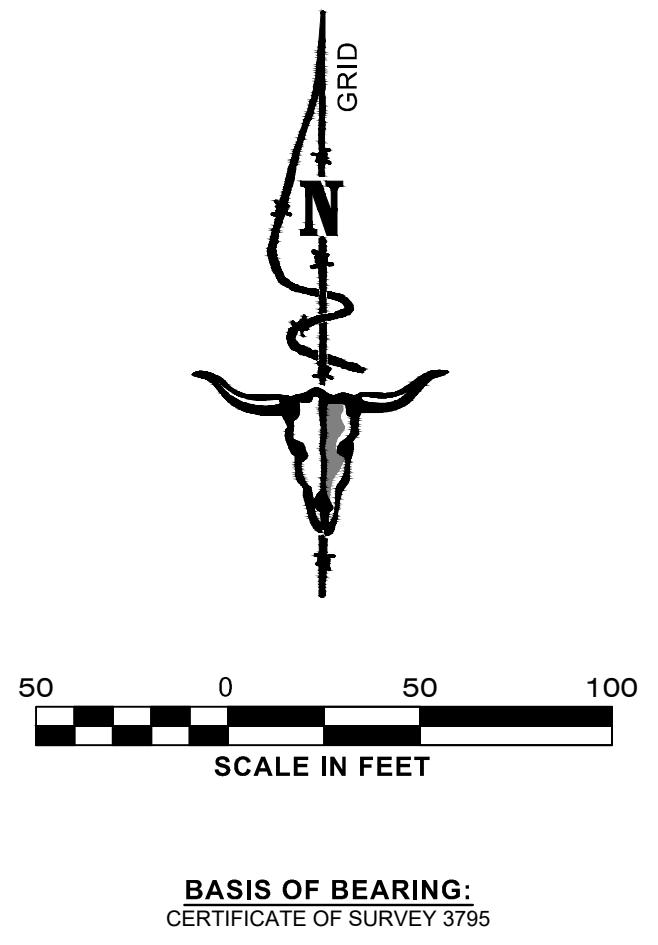
1/4	SEC.	T.	R.
19	1N.	26E.	

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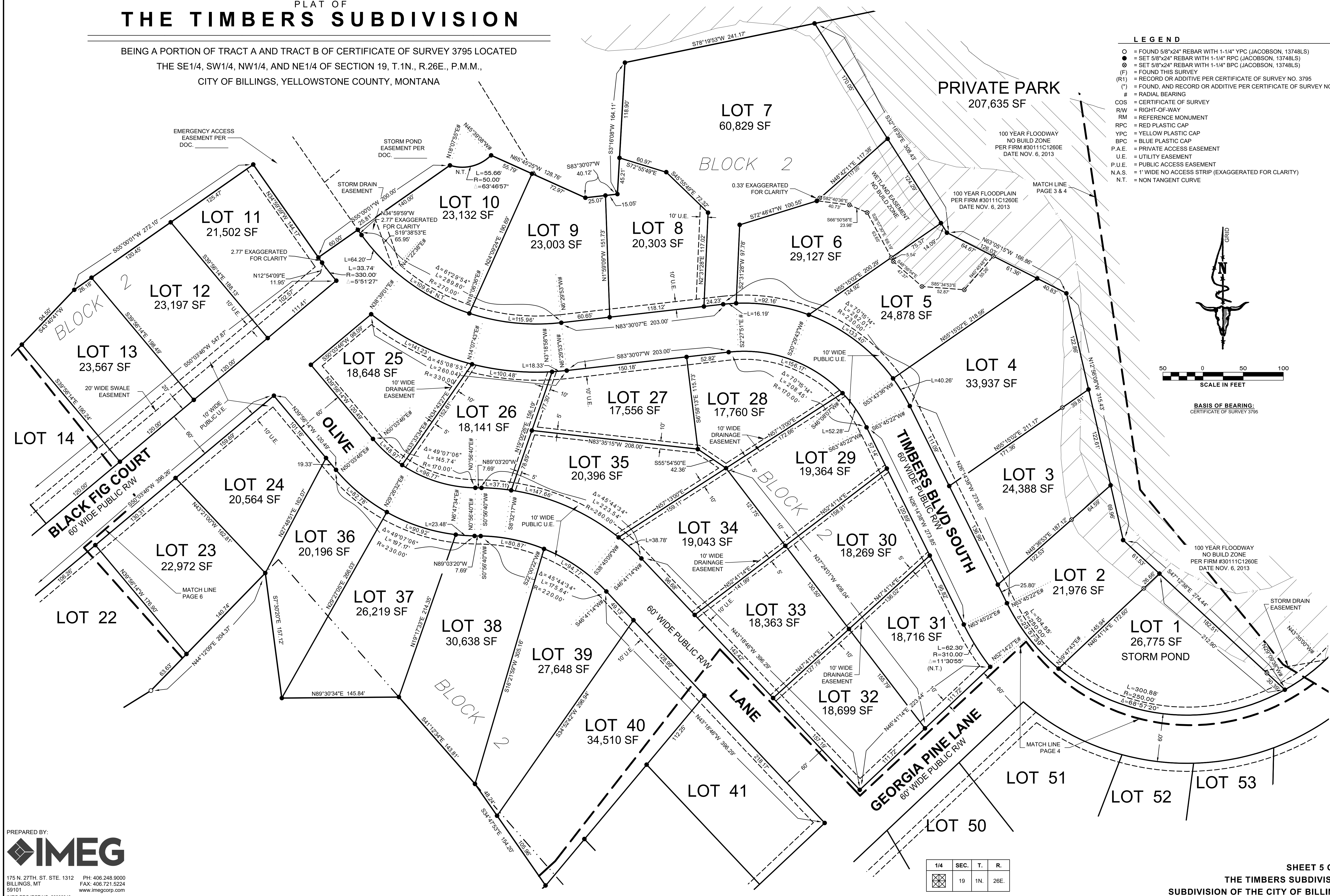
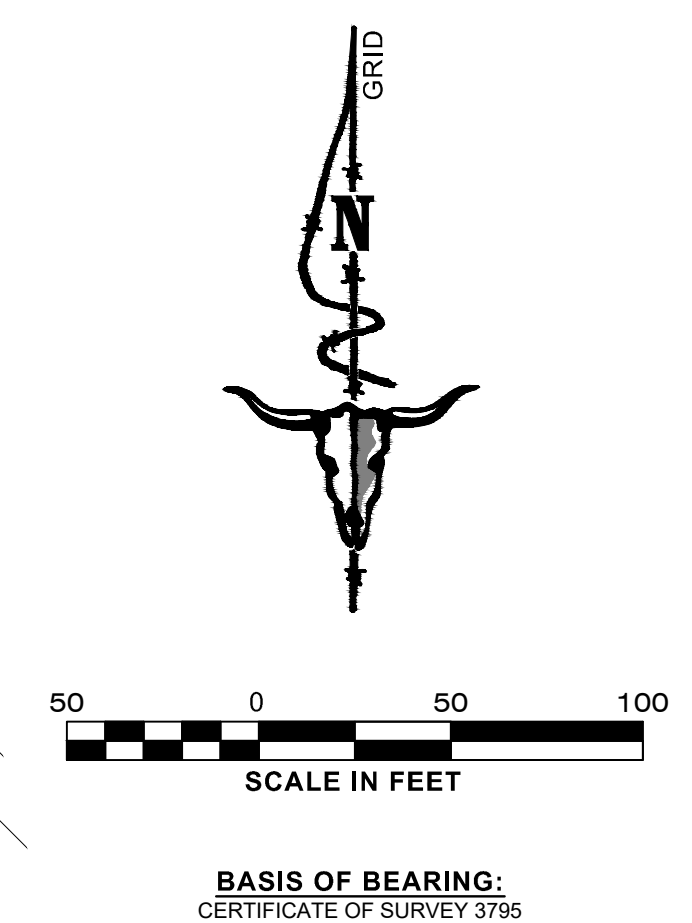
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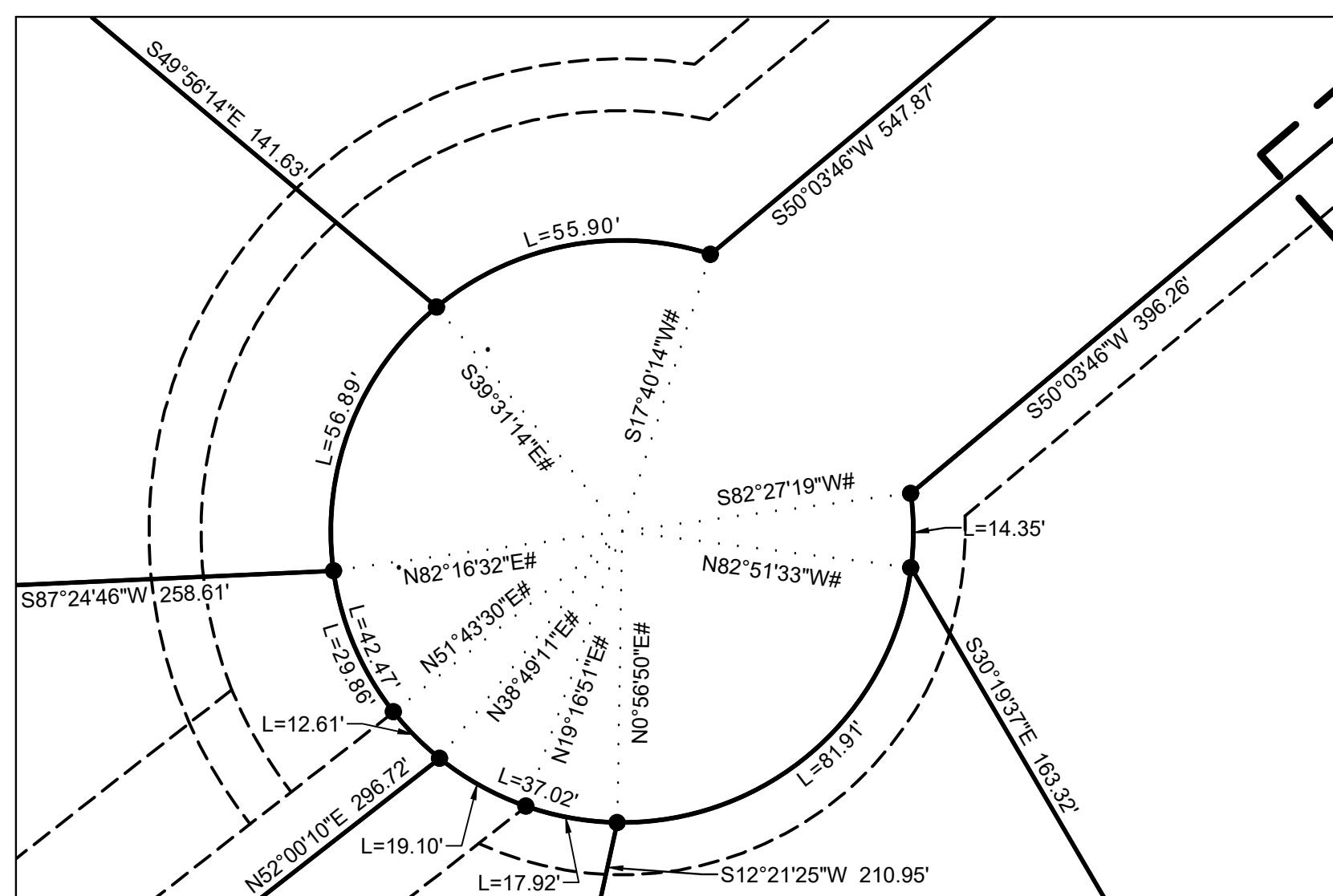
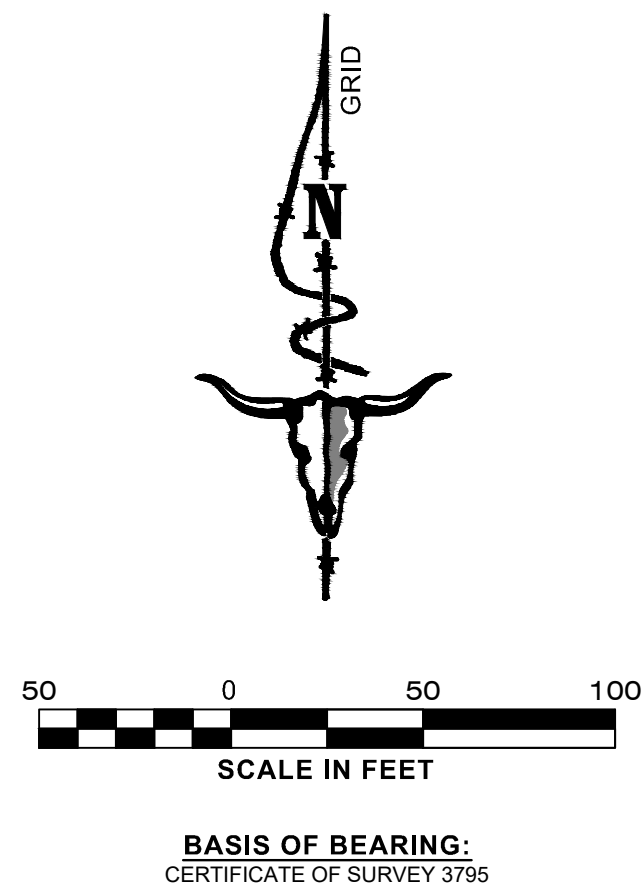


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X	19	1N.	26E.

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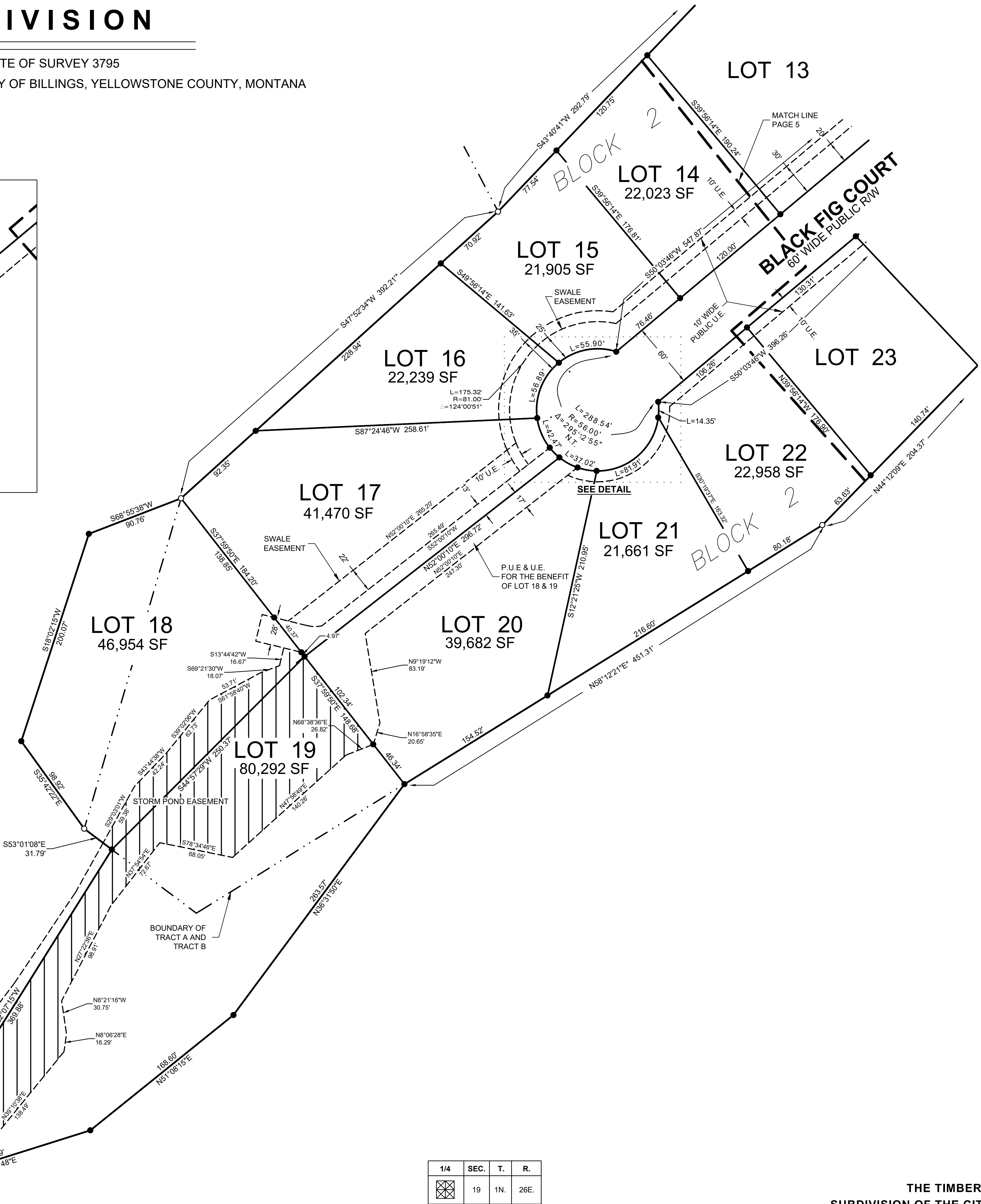
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DETAIL  
NOT TO SCALE

### LEGEND

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