

AMENDED PLAT OF LOTS 7 - 17
COAL CREEK SUBDIVISION

BEING A SUBDIVISION OF LOTS 7 - 17 OF COAL CREEK SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 24 EAST, P.M.,M., CITY OF BILLINGS, COUNTY OF YELLOWSTONE, STATE OF MONTANA.

~2023~

OWNER/COMMISSIONED BY
ALBERTSON'S LLC, A DELAWARE LIMITED LIABILITY COMPANY

ZONING
CITY OF BILLINGS - CORRIDOR MIXED USE & COMMERCIAL CENTERS - CMU2

PURPOSE
TO CREATE A 7-LOT SUBDIVISION

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned owner(s) of the following described tract of land, do hereby certify that they have caused it to be surveyed, subdivided, and platted into lots, blocks and streets as shown on this plat. Said tract being situated in the SE1/4 of Section 25, Township 1 North, Range 24 East, P.M.,M., City of Billings, County of Yellowstone, State of Montana, and being more particularly described as follows:

Lots 7 -17, Coal Creek Subdivision, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document No. 3843179.

Said tract contains a gross and net area of 13.873 acres.

Pursuant to 76-3-621(3)(b), M.C.A., there is no parkland requirement for this subdivision.

The undersigned hereby grants to all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair and removal of all lines over, under and across the areas designated on the plat as "Utility Easement" to have and hold forever.

Said tract to be known and dedicated as AMENDED PLAT OF LOTS 7 - 17, COAL CREEK SUBDIVISION, and there are no streets or roads being dedicated to the public with this plat.

Albertson's LLC, a Delaware limited liability company.

Signature
Printed Name: Bradley R. Beckstrom
Title: Agent, Albertsons LLC

STATE OF IDAHO)
County of Ada)

On this ____ day of _____, 20____, before me, a Notary Public in and for the State of Idaho, personally appeared Bradley R. Beckstrom, known to me to be the Agent for Albertsons LLC, a Delaware limited liability company, and known to me to be the person 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 Idaho
Printed Name: _____
Residing at: _____
My commission expires: _____

CERTIFICATE OF CITY COUNCIL APPROVAL

The City Council of the City of Billings, Yellowstone County, Montana, does hereby certify that the accompanying plat for AMENDED PLAT OF LOTS 7 - 17, COAL CREEK SUBDIVISION has been duly examined and have found the same to conform to the law and hereby approve it.

Dated this ____ day of _____, 2023

CITY OF BILLINGS, MONTANA

BY: _____
Mayor

ATTEST: _____
City Clerk

NOTICE OF APPROVAL

STATE OF MONTANA)
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

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 this CERTIFICATE OF APPROVAL this ____ day of _____, 2023.

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: _____

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting and find that said plat conforms with the requirements of the laws of the State of Montana, and that said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as the circumstances will permit.

Examining Land Surveyor _____ Date _____

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-611(1)(b), MCA, that all real property taxes and special assessments assessed and levied on the land described on this Subdivision Plat and encompassed by the proposed division have been paid.

Dated this ____ day of _____, 2023.

DEPUTY TREASURER
YELLOWSTONE COUNTY, MONTANA

CERTIFICATE OF SURVEYOR

I, George Bornemann, a Montana Registered Land Surveyor do hereby certify that between December 2018 and April 2023, a survey was performed under my supervision of a tract of land to be known as the AMENDED PLAT OF LOTS 1 - 17, COAL CREEK SUBDIVISION in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Platting Act. Said subdivision being in accordance with the Landowner's Certificate as shown on this plat and that the monuments found and set are of the character and occupy the positions shown hereon. Due to construction activities, interior monuments will be set no later than 240 days from filing of this plat.

Dated this ____ day of _____, 2023

George Bornemann
Registration No. 18019LS
Cushing Terrell
13 N. 23rd Street
Billings, MT 59101
406-333-7974

AMENDED PLAT OF LOTS 7 - 17
COAL CREEK SUBDIVISION
CITY OF BILLINGS, STATE OF MONTANA

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PRINCIPAL MERIDIAN
MONTANA
YELLOWSTONE COUNTY

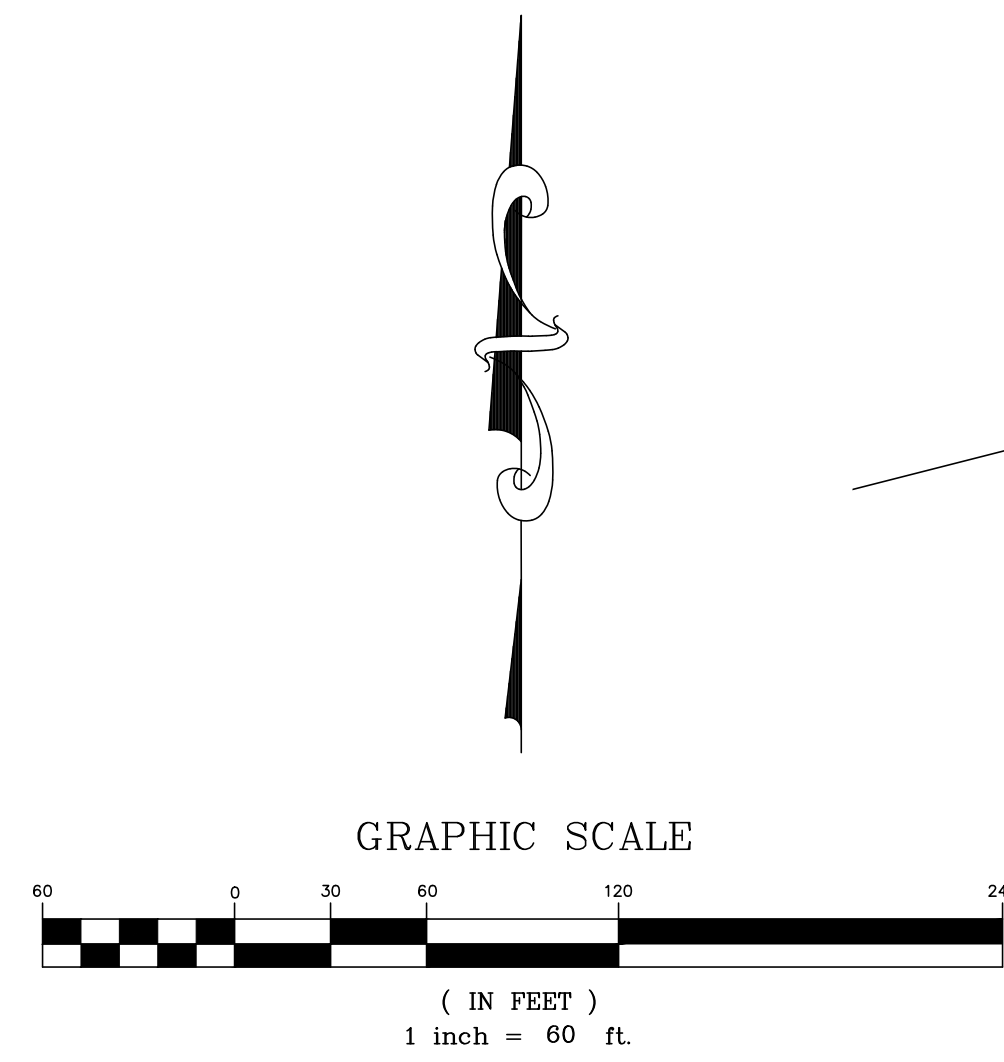
1/4	Sec.	T.	R.
X	25	1N	24E

FOR: ALBERTSON'S LLC

2023.04.04
DRAWN BY | BORNEMANN
REVISIONS

AMENDED PLAT OF
LOTS 7 - 17
COAL CREEK SUBDIVISION

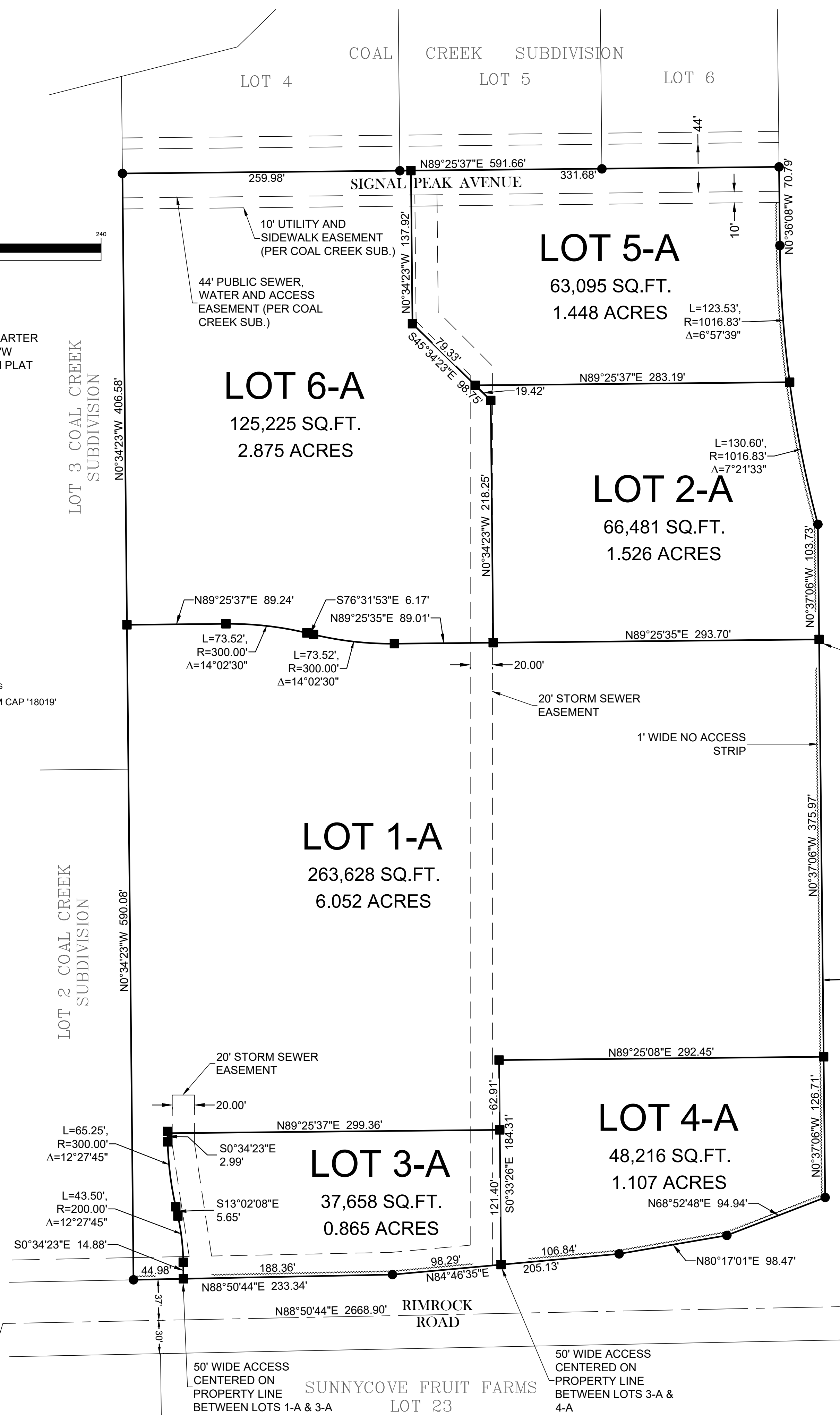
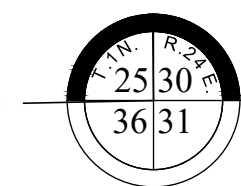
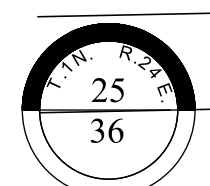
BOUNDARY AND
CERTIFICATIONS



BASIS OF BEARINGS
SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 25 = S88°50'44"W PER COAL CREEK SUBDIVISION PLAT

LEGEND

- EASEMENT LINES
- PROPERTY BOUNDARY - SUBJECT
- PROPERTY BOUNDARY - ADJACENT
- 1 FOOT NO ACCESS STRIP
- SECTION LINE
- FOUND YELLOW PLASTIC CAPPED REBAR 23090LS
- SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP 18019"

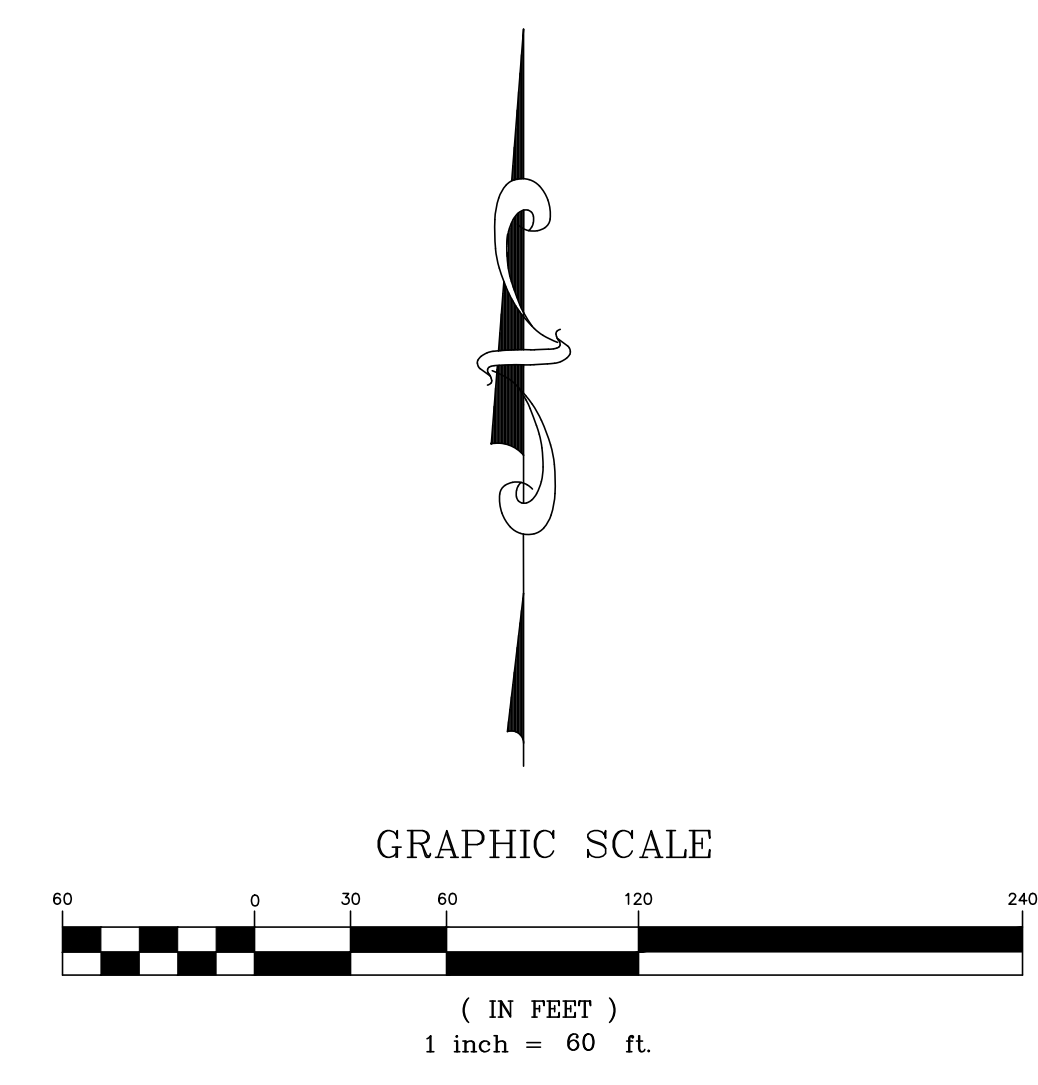
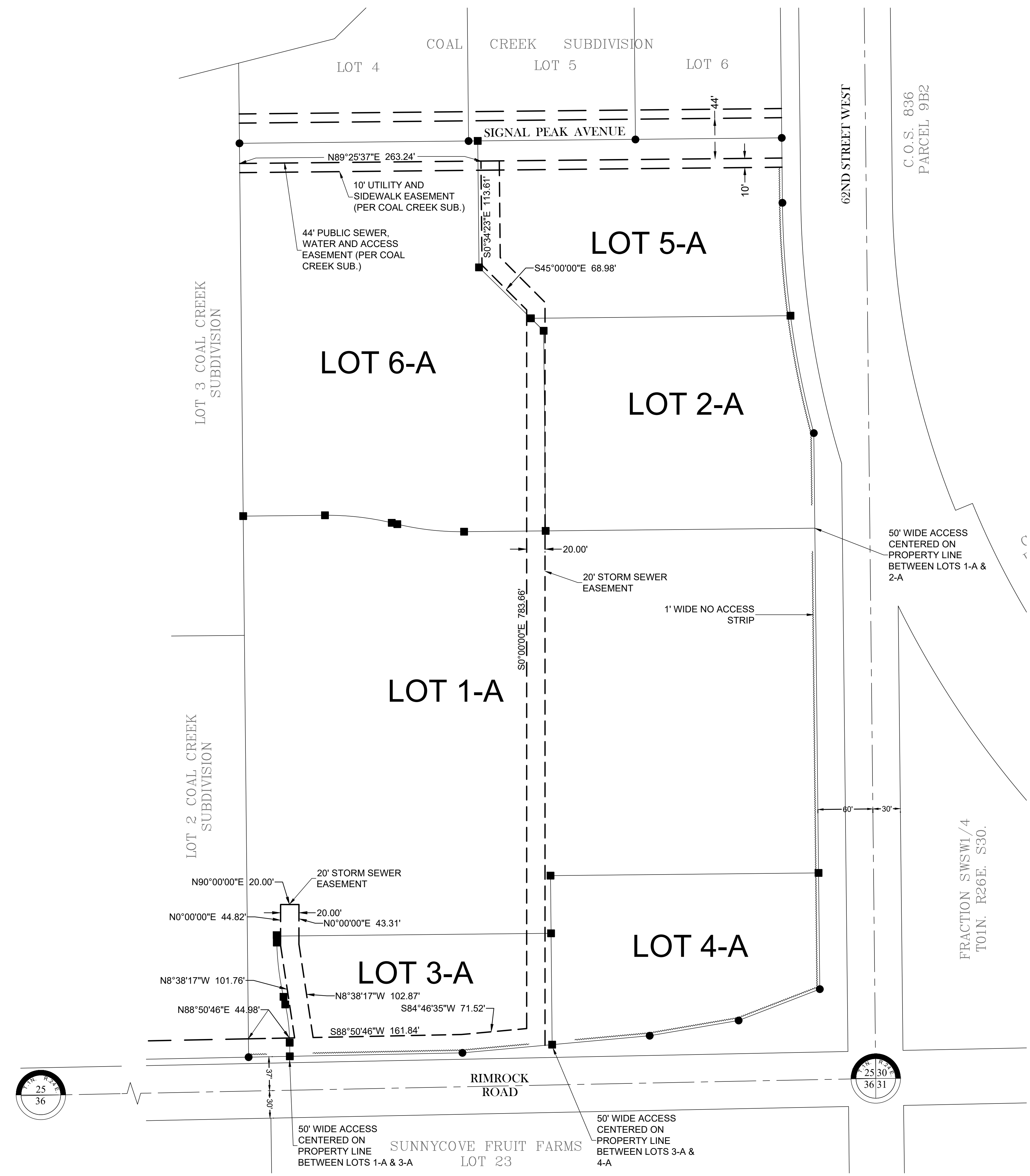


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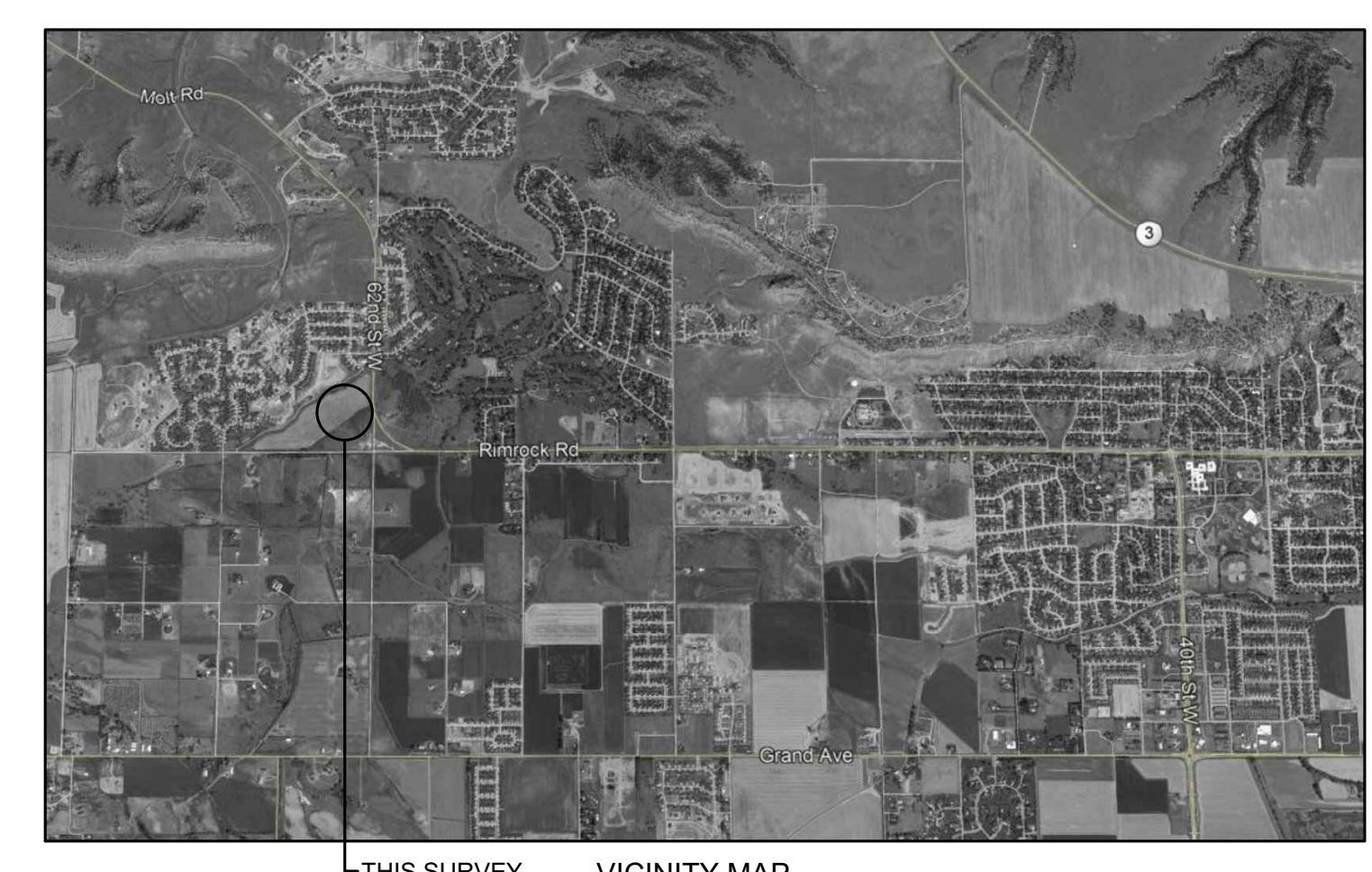
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Cushing Terrell

cushingterrell.com
800.757.9522



- LEGEND**
- EASEMENT LINES
 - PROPERTY BOUNDARY - SUBJECT
 - PROPERTY BOUNDARY - ADJACENT
 - 1 FOOT NO ACCESS STRIP
 - - - SECTION LINE
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**AMENDED PLAT OF LOTS 7 - 17
COAL CREEK SUBDIVISION
CITY OF BILLINGS, STATE OF MONTANA**

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PRINCIPAL MERIDIAN
MONTANA
YELLOWSTONE COUNTY

1/4	Sec.	T.	R.
X	25	1N	24E

FOR: ALBERTSON'S LLC

2023.04.04
DRAWN BY | BORNEMANN
REVISIONS

PRELIMINARY PLAT OF
AMENDED PLAT OF
LOTS 7 - 17
COAL CREEK SUBDIVISION

EASEMENTS AND
VICINITY MAP

L:\Albertson\ABSCO_3199R\B\B\CAD\Survey\Base\Fig\ABM\012 (Final Plat).dwg