

PLAT OF CHERRY ISLAND SUBDIVISION

BEING LOT 2, BLOCK 1, CHERRY CREEK ESTATES SUBDIVISION,
SITUATED IN THE NW1/4 & SW1/4 OF SECTION 24. T. 1 N., R. 26 E., P.M.M.,
IN THE CITY OF BILLINGS & YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : CHERRY ISLAND, LLC

JULY, 2023

PREPARED BY : SANDERSON STEWART

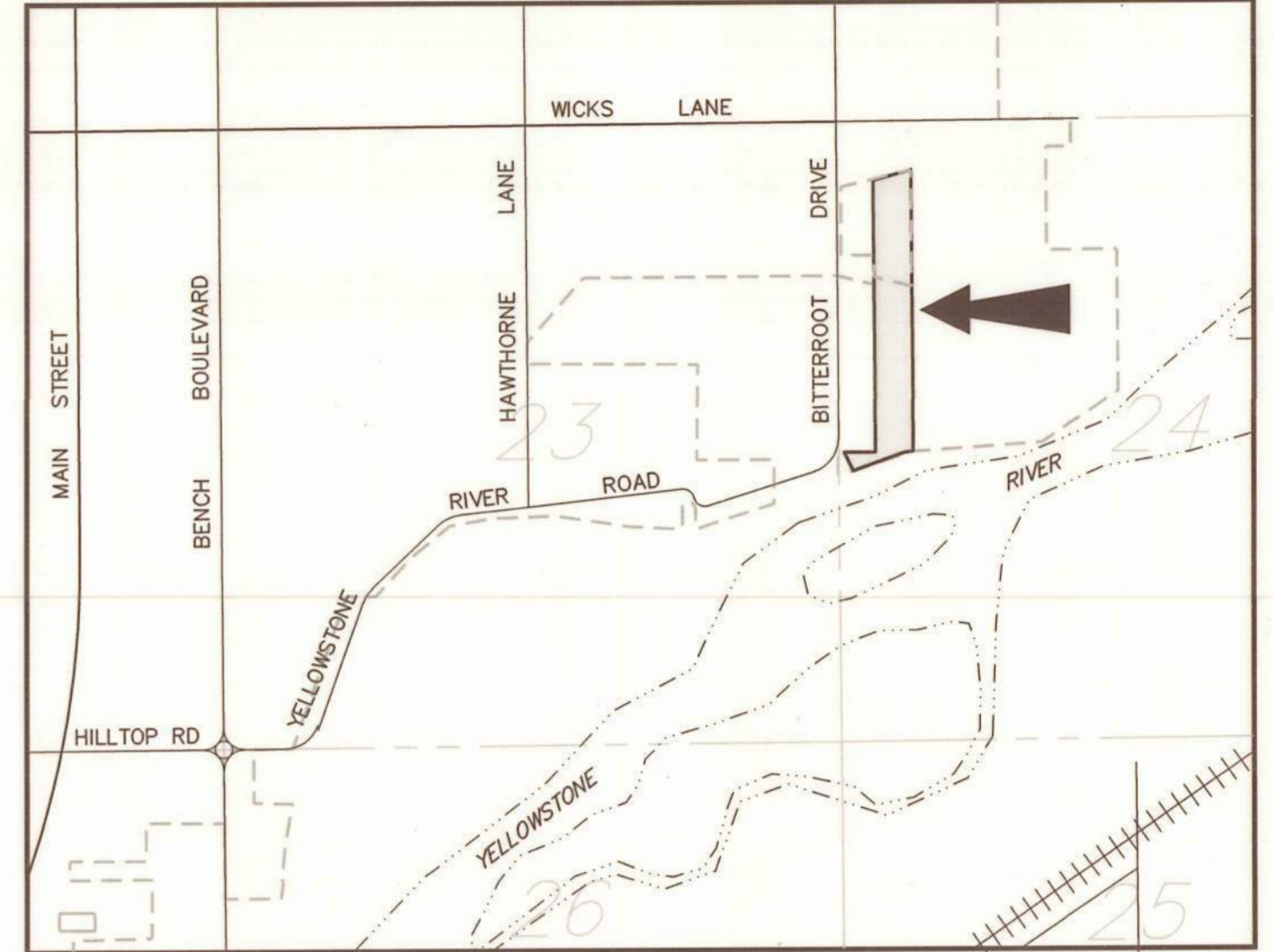
BILLINGS, MONTANA

AREA DATA

42 LOTS 18,1814 AC
RIGHT-OF-WAY DEDICATION 2,0134 AC
GROSS AREA 20,1948 AC



100 50 0 100 200
SCALE: 1" = 100'



VICINITY MAP

NOT TO SCALE

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 _____, 20____.

City Engineer's Office _____

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 circumstances will permit.

Examining Land Surveyor _____ Date _____

CERTIFICATE OF CITY ATTORNEY

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

Date: _____
Reviewed by: _____

CERTIFICATE OF COUNTY ATTORNEY

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

Date: _____
Reviewed by: _____

CERTIFICATE OF CITY/COUNTY HEALTH DEPARTMENT

This Subdivision Plat has been reviewed and approved by Riverstone Health and the State Department of Environmental Quality.

Yellowstone City/County Health Department
dba Riverstone Health

CERTIFICATE OF COUNTY TREASURER

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

Date: _____
Yellowstone County Treasurer
By: Deputy _____

CERTIFICATE OF SURVEYOR

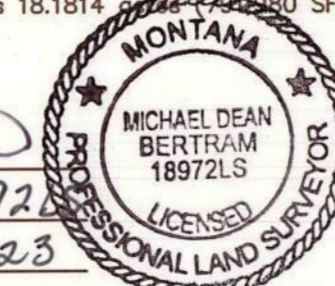
STATE OF MONTANA)
County of Yellowstone)

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the months of April & May 2021, March & May 2022, and December 2022, a survey was performed under his supervision of a tract of land to be known as CHERRY ISLAND SUBDIVISION, in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that the monuments found and set are of the character and occupy the positions shown hereon and that the gross area is 20,195 acres (879,682 SF) and the net area is 18,1814 acres (797,250 SF).

SANDERSON STEWART

By: *SanderSON Stewart*
Montana License No. 18972

Date: July 12, 2023



SUBDIVISION IMPROVEMENT AGREEMENT

Document No. _____

CONSENT TO PLATTING

Document No. _____

STORM DRAIN EASEMENT

Document No. _____

BBWA WASTE DITCH EASEMENT

Document No. _____

ACCESS EASEMENT

Document No. _____



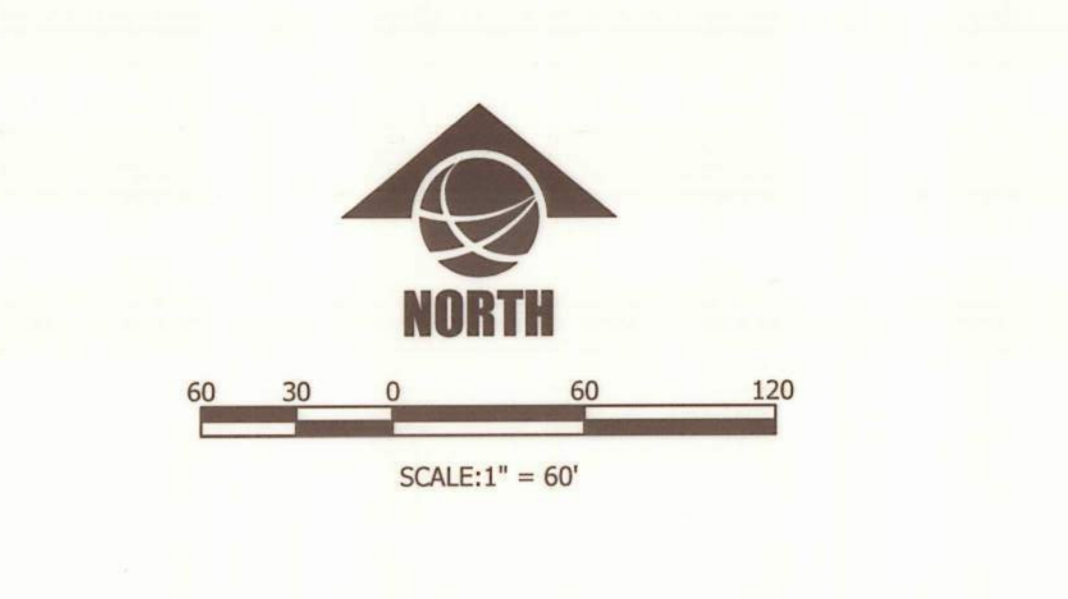
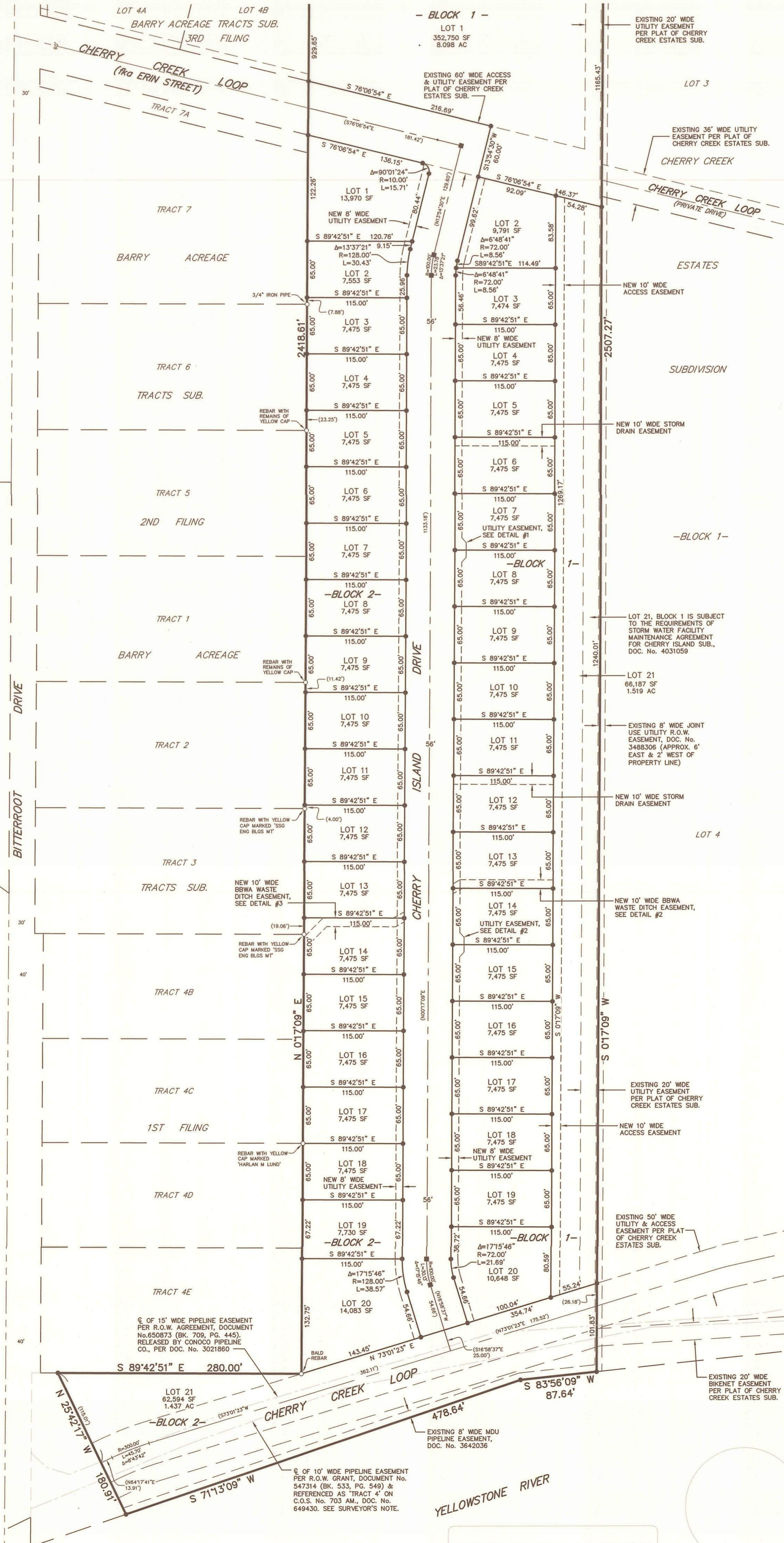
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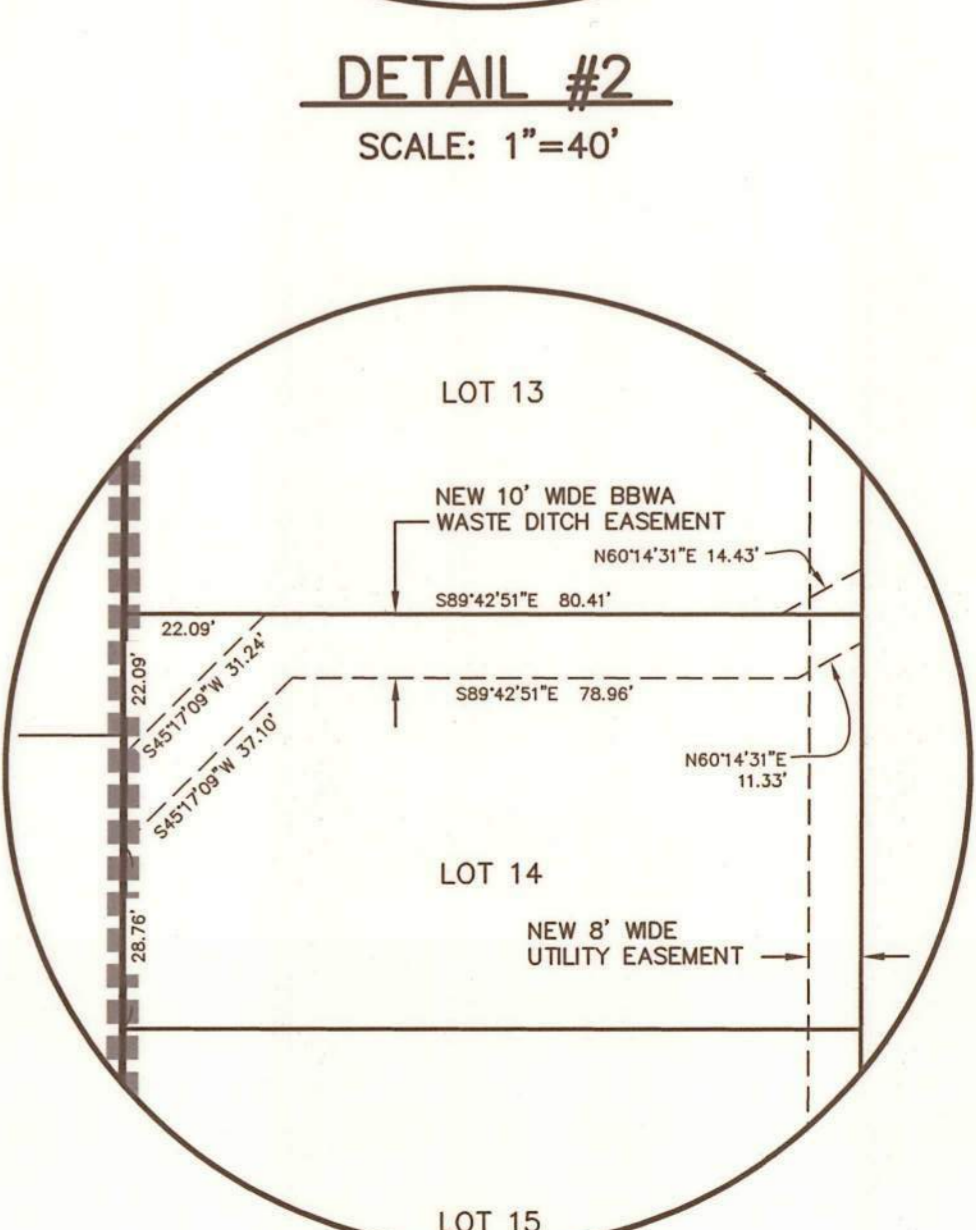
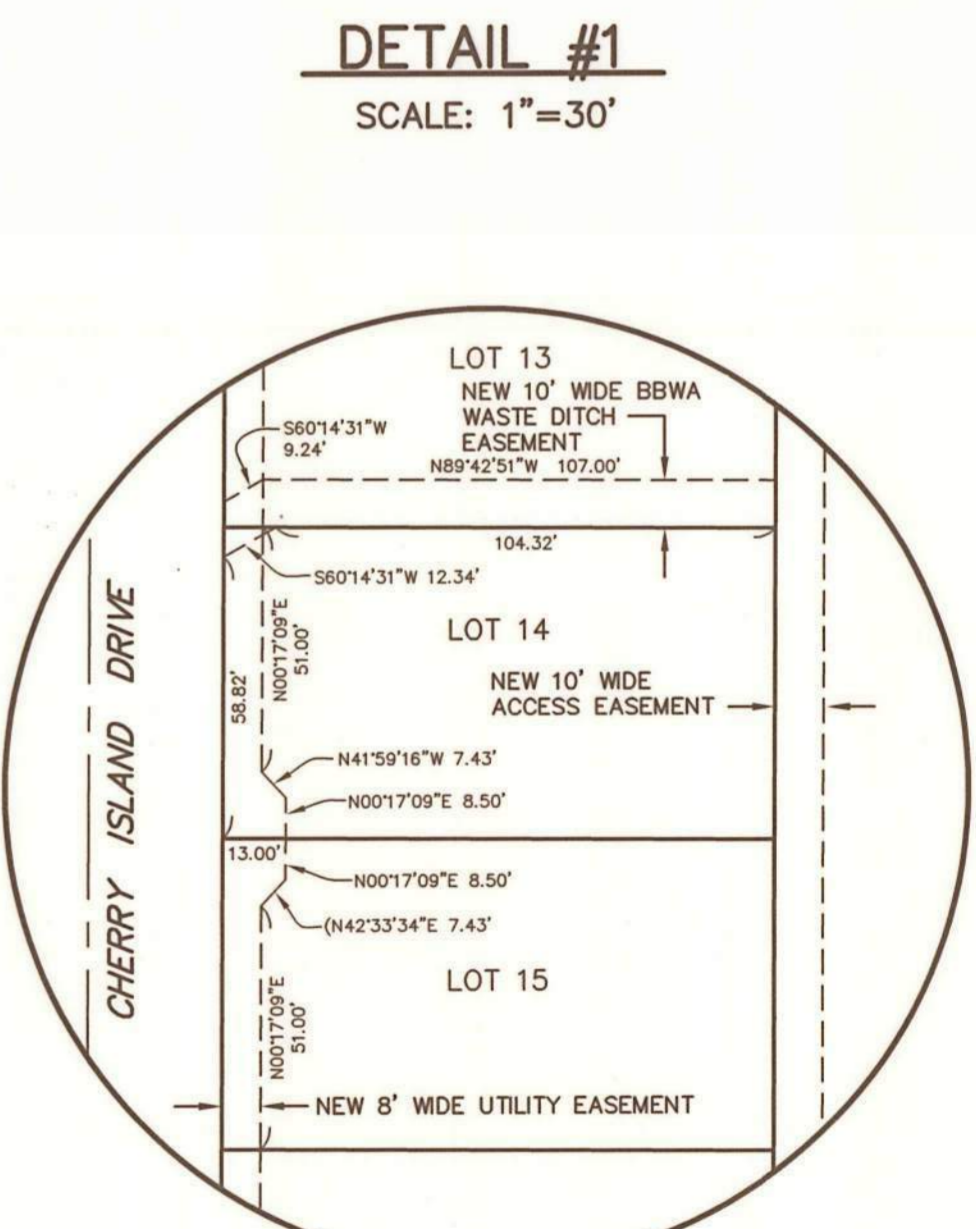
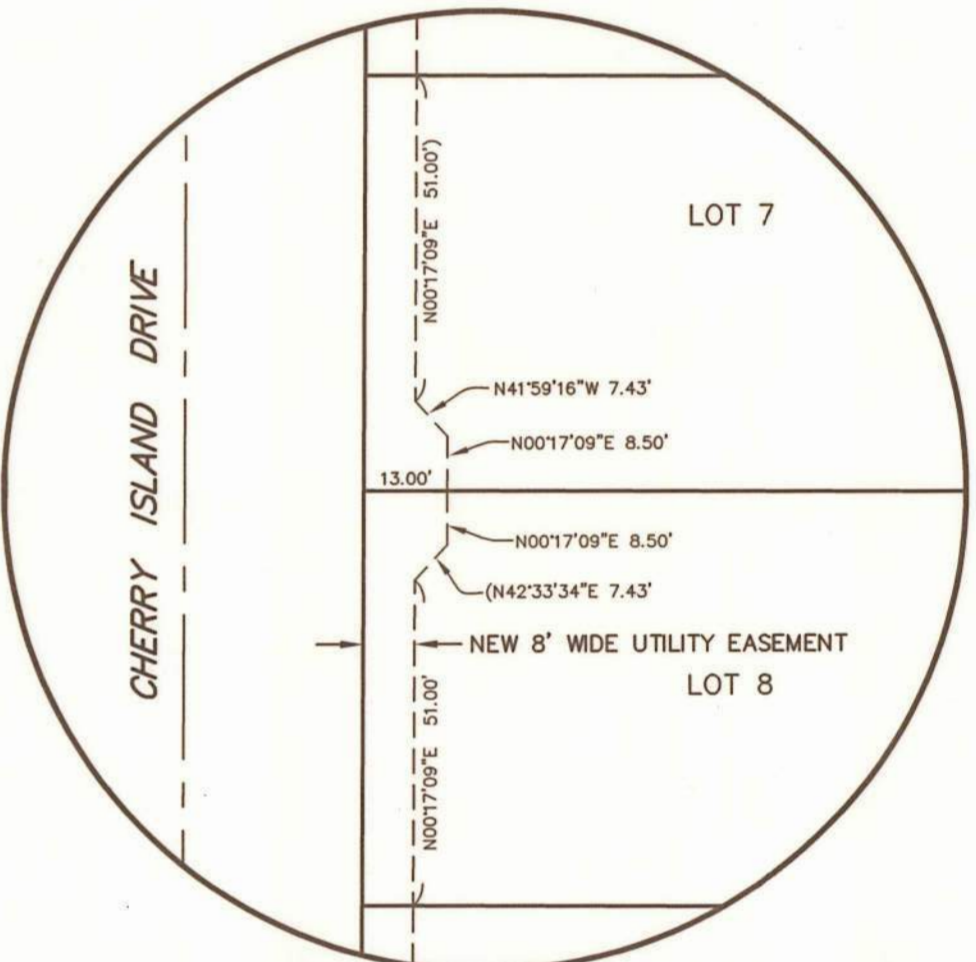
BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS; HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. THE GRID TO GROUND COMBINED SCALE FACTOR AT NORTHWEST CORNER OF LOT 2, BLOCK 1, CHERRY CREEK ESTATES SUBDIVISION, A REBAR WITH YELLOW CAP MARKED 'S/S/G ENG BLS MT' IS 0.9998506027; THE CONVERGENCE ANGLE IS -0°01'10". DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- FOUND SURVEY MONUMENT, AS NOTED
- SET 5/8" X 1/8" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- SET INTERSECTION MONUMENT, 5/8" X 1/8" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART" WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

R1: RECORD #1 - CHERRY CREEK ESTATES SUB, DOC. #3234914
 R2: RECORD #2 - BARRY ACREAGE TRACT SUB, DOC. #732008
 R3: RECORD #3 - BARRY ACREAGE TRACT SUB, TRACT 4 AM, DOC. #311478
 R4: RECORD #4 - BARRY ACREAGE TRACT SUB, 2ND FILING, DOC. #732009
 R5: RECORD #5 - BARRY ACREAGE TRACT SUB, 3RD FILING, DOC. #809463

NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

SURVEYOR'S NOTE: CERTIFICATE OF SURVEY No. 703 AMENDED (DOCUMENT No. 649430, 10/4/60) CREATED TRACT 3, REFERRED TO AS A "PLANT SITE", AND TRACT 4, REFERRED TO AS A "10' EASEMENT FOR PIPE LINE" AS DESCRIBED IN A RIGHT-OF-WAY GRANT (DOCUMENT No. 547314, 9/9/55). AERIAL IMAGERY FROM AS EARLY AS 1996 SHOWED NO EVIDENCE OF AN EXISTING "PLANT" STRUCTURE WITHIN TRACT 3. SUBSEQUENTLY, CERTIFICATE OF SURVEY No. 3011 (DOCUMENT No. 3056746, 6/28/99) INCORPORATED TRACTS 1-3 OF C.O.S. 703 AMENDED AS PART OF NEW TRACT 3, C.O.S. 3011. WITH THE PLATTING OF CHERRY CREEK ESTATES SUBDIVISION (DOCUMENT No. 3234914), TRACT 3, C.O.S. 3011 WAS INCORPORATED INTO NEW LOTS 2 & 4 OF BLOCK 1. LOT 4 HAS SINCE BEEN DEVELOPED AS A MOBILE HOME PARK. SINCE THE ORIGINAL TRACT 3 "PLANT SITE" HAS BEEN RE-DEVELOPED, THE USE FOR THE PIPE LINE EASEMENT IS NO LONGER NECESSARY. THEREFORE, THE EASEMENT SHOULD BE CONSIDERED ABANDONED AND WITHOUT ANY FURTHER FORCE OR EFFECT ON THE SURVIVANT PROPERTIES.



REMOVED FOR CLINK AND RECLUSER