

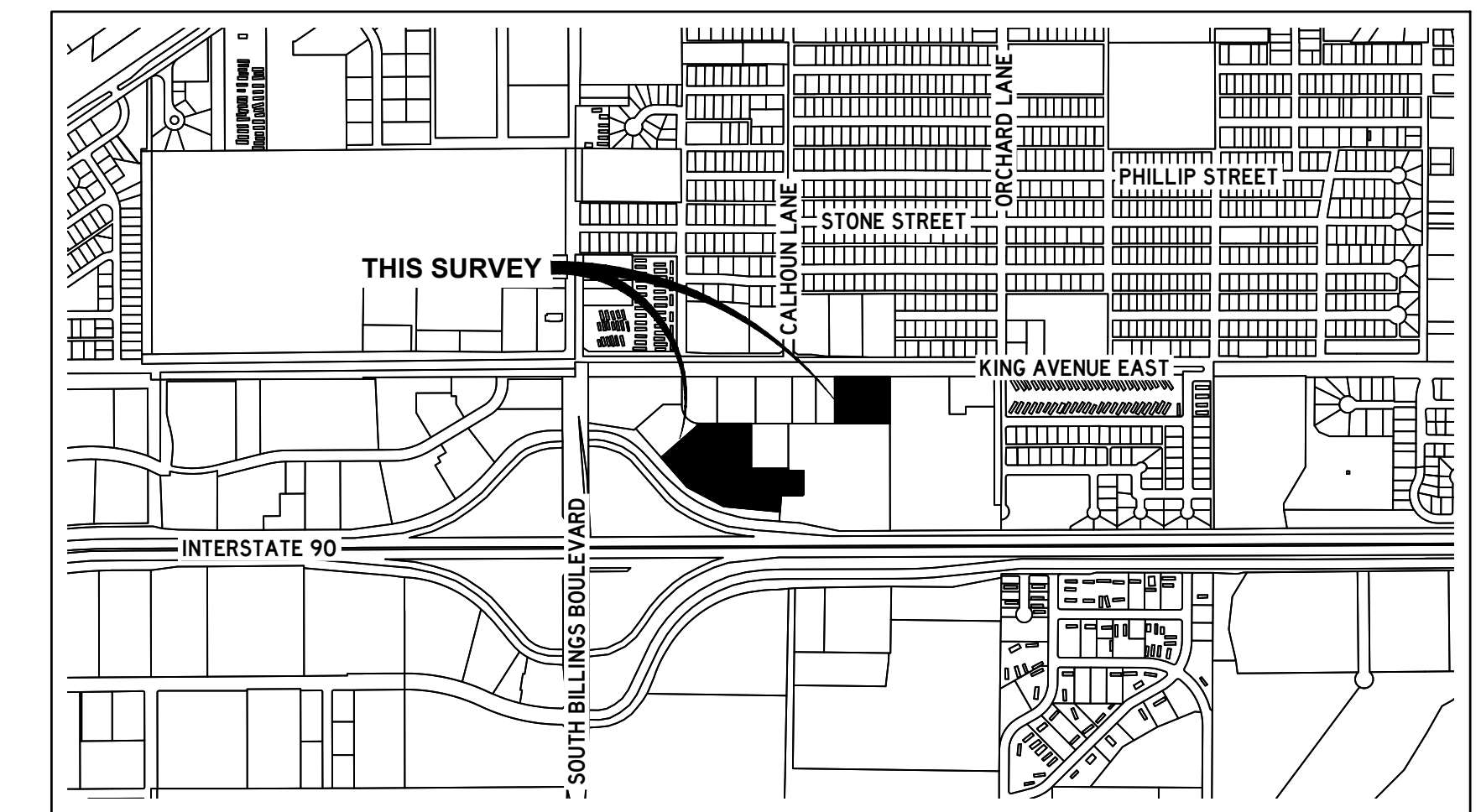
PLAT OF
MILLER CROSSING SUBDIVISION, 4TH FILING
 BEING LOT 6A OF THE AMENDED PLAT OF LOTS 3, 4, 5, & 6, BLOCK 1 OF MILLER CROSSING SUBDIVISION,
 2ND FILING AND LOTS 9A-1 AND 10A-1 OF THE THIRD AMENDED MILLER CROSSING SUBDIVISION, 2ND FILING
 LOCATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 01 SOUTH, RANGE 26 EAST, P.M.M., CITY OF BILLINGS,
 YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : SQUARE 106, LLC



PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL ACRES IN SUBDIVISION : ± 8.84 ACRES
 JULY 2023



VICINITY MAP
 NOT TO SCALE

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
) :SS
 County of Yellowstone)

KNOW ALL BY THESE PRESENTS: That the undersigned owners of the following described tract of land, do hereby certify that they have caused to be surveyed, subdivided and platted into lots, blocks, and streets as shown on the annexed plat, said tract being situated in the NW 1/4 of Section 16, Township 01 South, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as Lot 6A of the Amended Plat of Lots 3, 4, 5, & 6, Block 1 of Miller Crossing Subdivision, 2nd Filing (Document No. 3512189) and Lots 9A-1 and 10A-1 of the 3rd Amended Miller Crossing Subdivision, 2nd Filing (Document No. 3684842), containing a gross and net area of 8.84 acres, more or less.

Said tract to be known and designated as MILLER CROSSING SUBDIVISION, 4TH FILING.

Pursuant to 76-3-621(3)(b), there is no parkland dedication as all created parcels will be nonresidential.

Square 106, LLC

Title _____

STATE OF _____)
) :SS
 County of _____)

On this ____ day of _____, 20____, before me, a Notary Public in and for the State of Montana, personally appeared _____, the _____ of Square 106, LLC, known to me to be the persons 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 _____

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 _____

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.

Dated this ____ day of _____, 20____.

Reviewed by _____

CERTIFICATE OF CITY ENGINEER'S OFFICE

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

Dated this ____ day of _____, 20____.

Reviewed By _____
 City Engineer's Office

CERTIFICATE OF APPROVAL

STATE OF MONTANA)
) :SS
 County of Yellowstone)

We hereby certify that we have examined the plat of MILLER CROSSING SUBDIVISION, 4TH 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 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

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-611 MCA, that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land have been paid.

Dated this ____ day of _____, 20____.

Yellowstone County Treasurer _____

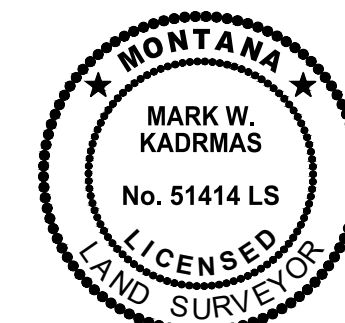
CERTIFICATE OF SURVEYOR

I, the undersigned Mark W. Kadrmas, Registered Land Surveyor, do hereby certify that this survey was done under by direct supervision of a tract of land located in the NW 1/4 of Section 16, Township 01 South, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as Lot 6A of the Amended Plat of Lots 3, 4, 5, & 6, Block 1 of Miller Crossing Subdivision, 2nd Filing (Document No. 3512189) and Lots 9A-1 and 10A-1 of the 3rd Amended Miller Crossing Subdivision, 2nd Filing (Document No. 3684842).

Said tract containing a gross and net area of 8.84 acres, more or less.

Said tract is 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

BASIS OF BEARINGS

Bearings are based on 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

Distances are ground.

SURVEYOR'S NOTE

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

PLAT OF MILLER CROSSING SUBDIVISION, 4TH FILING

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PREPARED FOR : SQUARE 106, LLC

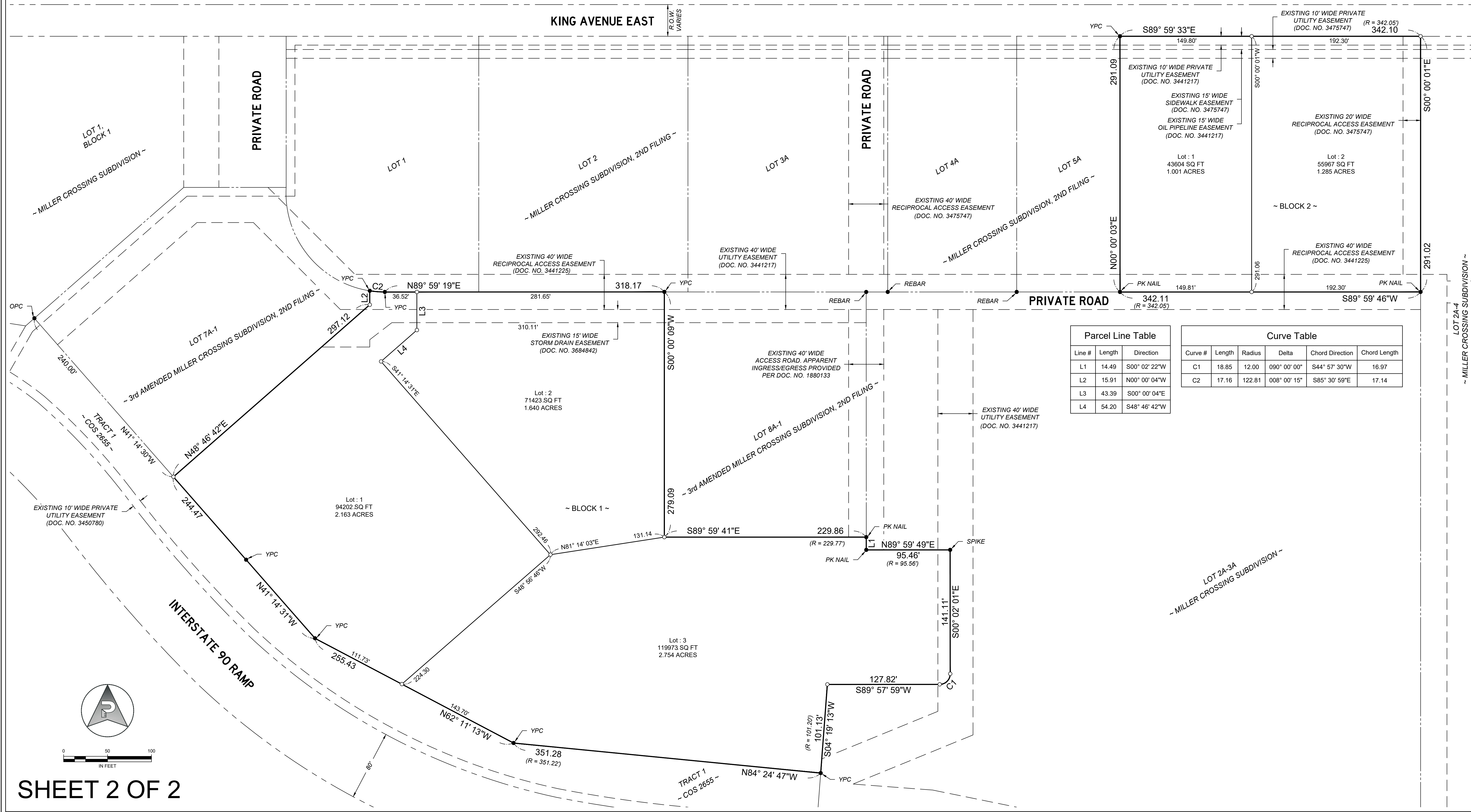


PREPARED BY : PERFORMANCE ENGINEERING, LLC

CLERK AND RECORDER FILING INFORMATION

TOTAL ACRES IN SUBDIVISION : ± 8.84 ACRES
JULY 2023

LEGEND	
●	FOUND PROPERTY CORNER, AS DESCRIBED
○	SET PROPERTY CORNER, 5/8" REBAR W/ PEC CAP
—	SURVEY BOUNDARY
---	PROPERTY LINE
---	EXISTING PROPERTY LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY LINE



Parcel Line Table		
Line #	Length	Direction
L1	14.49	S00° 02' 22"W
L2	15.91	N00° 00' 04"W
L3	43.39	S00° 00' 04"E
L4	54.20	S48° 46' 42"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	18.85	12.00	090° 00' 00"	S44° 57' 30"W	16.97
C2	17.16	122.81	008° 00' 15"	S85° 30' 59"E	17.14

SHEET 2 OF 2

C:\Users\Kinslee\OneDrive\PEC Billings Dropbox\Square 106 LLC\2022-04-13 Miller Crossing Minor Sub\CAD\DWG\Plat22-043 MC Minor Plat.dwg 7/31/2023 12:45:20 PM PEC STANDARD BW.C18