

PLAT AND CONDITIONS OF APPROVAL OF  
**ELYSIAN SUBDIVISION**

LOCATED IN THE NE1/4 AND NW1/4 OF SECTION 24, T.1S., R.25E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

**SURVEY COMMISSIONED BY:** DEVELOPMENT 55, LLC

**PREPARED BY:** IMEG CORP.

**DATE:** MAY, 2023

**RECORD OWNER:** DEVELOPMENT 55, LLC

**LEGAL DESCRIPTION AND CERTIFICATE OF DEDICATION**

WE DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, ROADS, ADDITIONAL RIGHT-OF-WAY AND EASEMENTS, TRACT 2A OF AMENDED CERTIFICATE OF SURVEY 3535 DOCUMENT NUMBER 4028466, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) AND THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 25 EAST, PRINCIPAL MERIDIAN MONTANA, CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA:

CONTAINING A TOTAL GROSS AREA OF 49.37 ACRES AND NET AREA OF 44.27 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;

FURTHER, 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, AND"

FURTHER, WE HEREBY CERTIFY THAT NO PARKLAND DEDICATION IS REQUIRED PURSUANT TO SECTION 76-3-621 (3)MCA, TO WIT: "EXCEPT AS PROVIDED IN SUBSECTION (8), A FIRST MINOR SUBDIVISION FROM A TRACT OF RECORD AS DESCRIBED IN 76-3-609 (2)", AND

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

DEVELOPMENT 55, LLC.

SS \_\_\_\_\_  
JOE EASTON, DIRECTOR OF DEVELOPMENT

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

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY JOE EASTON, DIRECTOR OF DEVELOPMENT \_\_\_\_\_ OF DEVELOPMENT 55, 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



**CERTIFICATION OF LANDOWNER - CONDITIONS OF APPROVAL**

THE UNDERSIGNED HEREBY CERTIFIES THAT THE SOME OF THE TEXT AND/OR GRAPHICS SHOWN ON THIS PLAT REPRESENT REQUIREMENTS BY THE GOVERNING BODY FOR FINAL PLAT APPROVAL AND THAT ALL CONDITIONS OF SUBDIVISION APPLICATION FOR THIS PHASE OF THE SUBDIVISION HAVE BEEN SATISFIED, AND THE INFORMATION SHOWN IS CURRENT AS OF THE DATE OF THE CERTIFICATION REQUIRED IN ARM 24.183.1107(4)(b), AND THAT CHANGES TO ANY LAND USE RESTRICTIONS OR ENCUMBRANCES MAY BE MADE BY AMENDMENTS TO COVENANTS, ZONING REGULATIONS, EASEMENTS, OR OTHER DOCUMENTS AS ALLOWED BY LAW OR LOCAL REGULATIONS.

DEVELOPMENT 55, LLC.

SS \_\_\_\_\_  
JOE EASTON, DIRECTOR OF DEVELOPMENT

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

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_, BY JOE EASTON, DIRECTOR OF DEVELOPMENT, OF DEVELOPMENT 55, LLC.

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

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. 22008916

**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

**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**

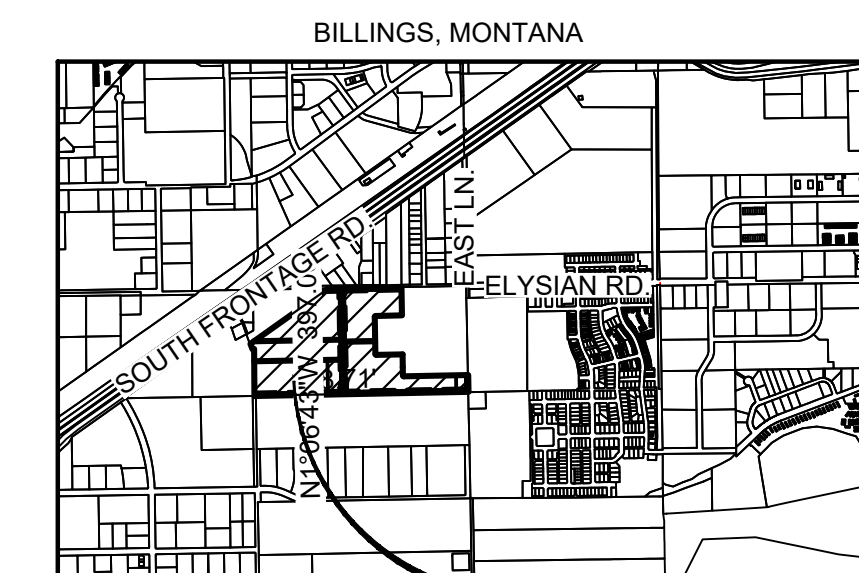
WE HEREBY CERTIFY THAT WE HAVE EXAMINED THE ANNEXED AND FOREGOING PLAT OF ELYSIAN SUBDIVISION, AND FIND SAID PLAT CONFORMS WITH THE REQUIREMENTS OF THE LAW OF THE STATE OF MONTANA, AND THE REQUIREMENTS OF THE YELLOWSTONE COUNTY BOARD OF PLANNING. IT IS THEREFORE APPROVED AND THE DEDICATION TO THE PUBLIC 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**

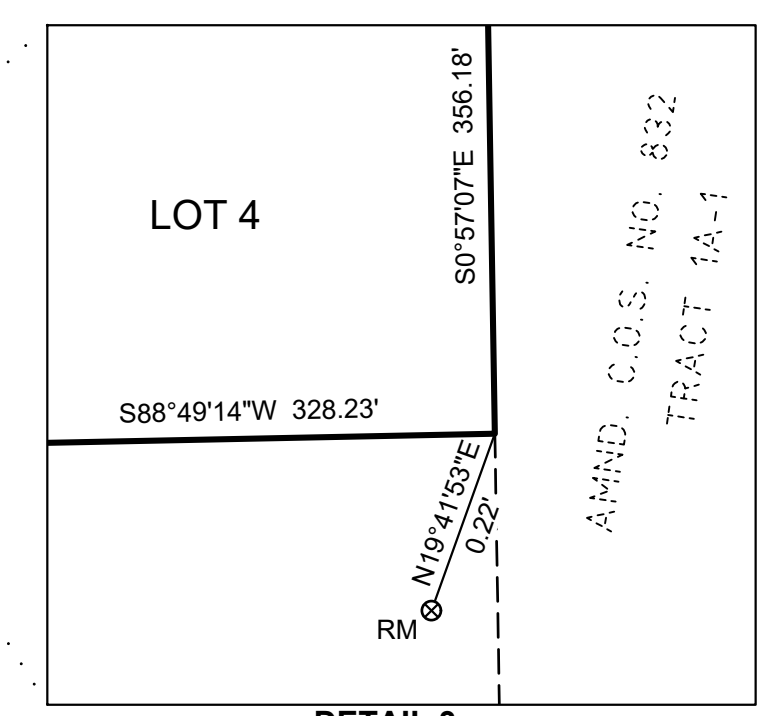
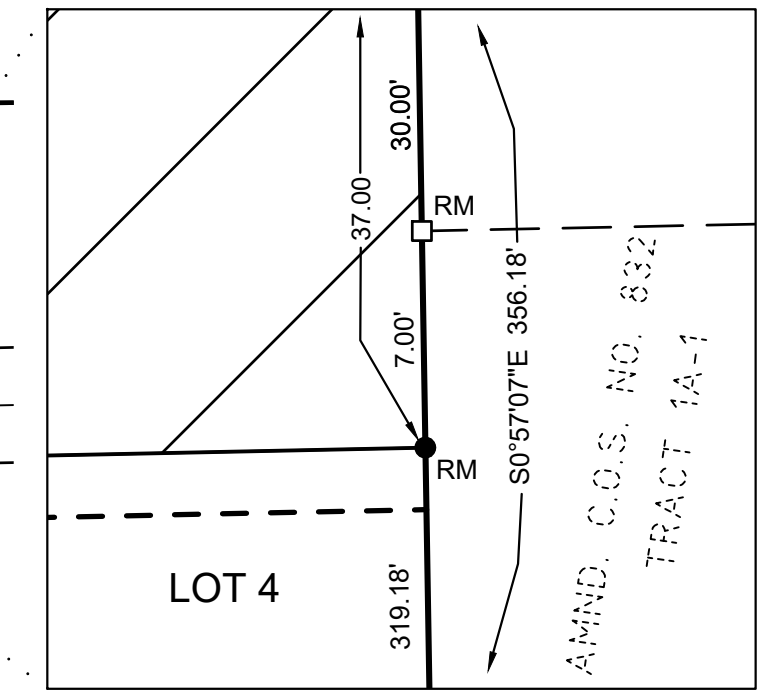
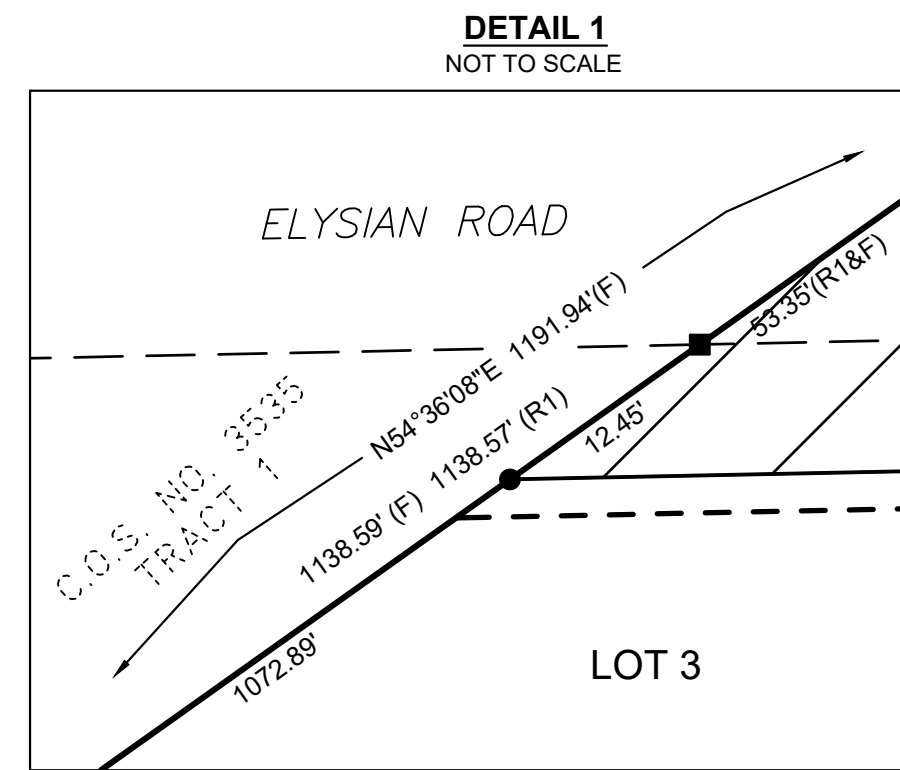
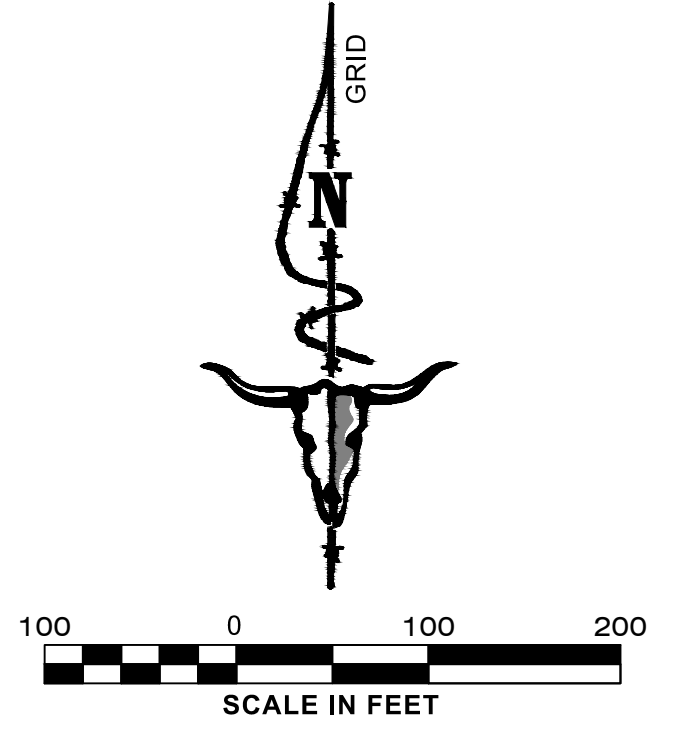


VICINITY MAP  
NOT TO SCALE

1/4	SEC.	T.	R.
☒	24	1S.	25E.

# FINAL PLAT AND CONDITIONS OF APPROVAL OF ELYSIAN SUBDIVISION

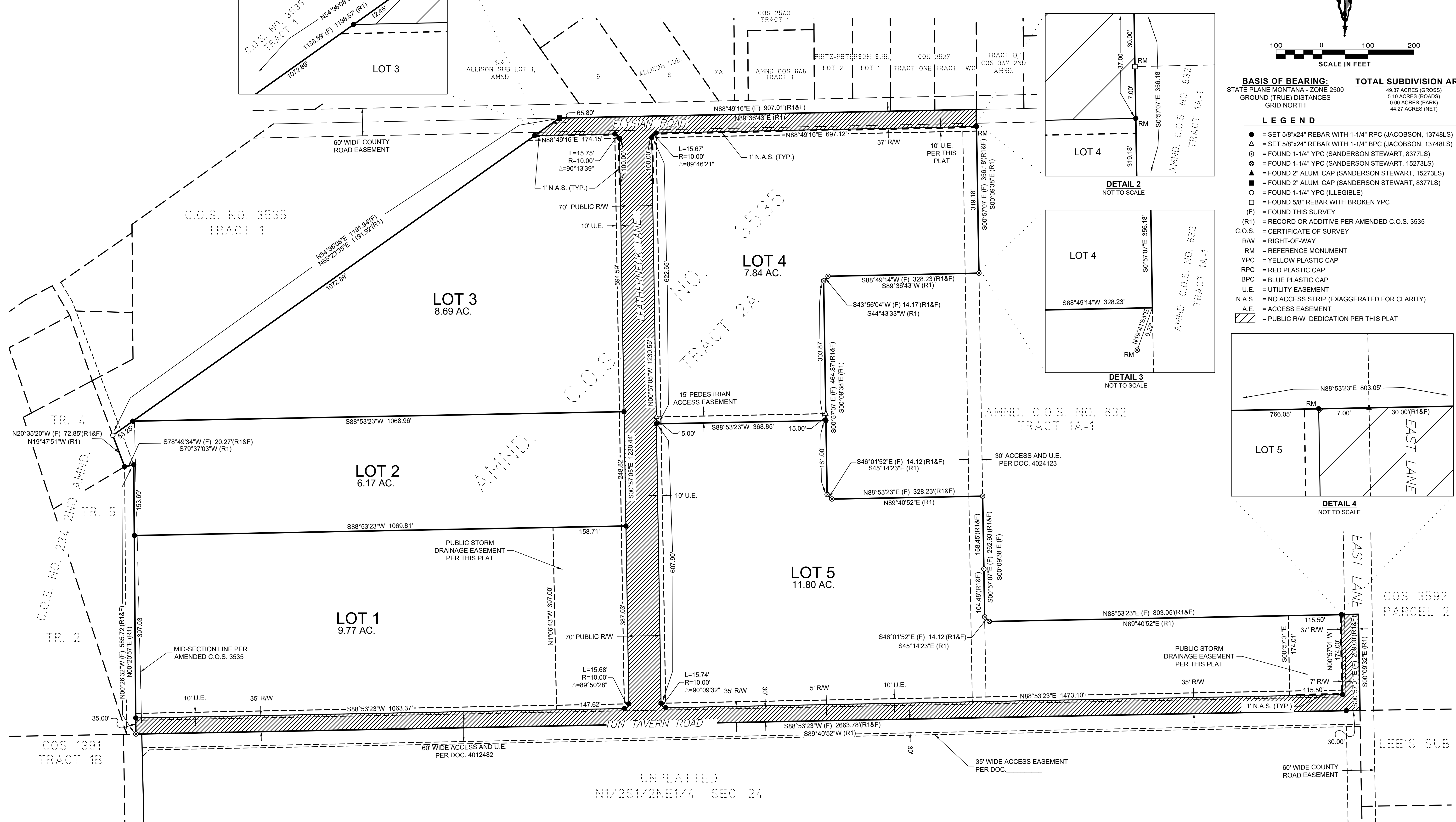
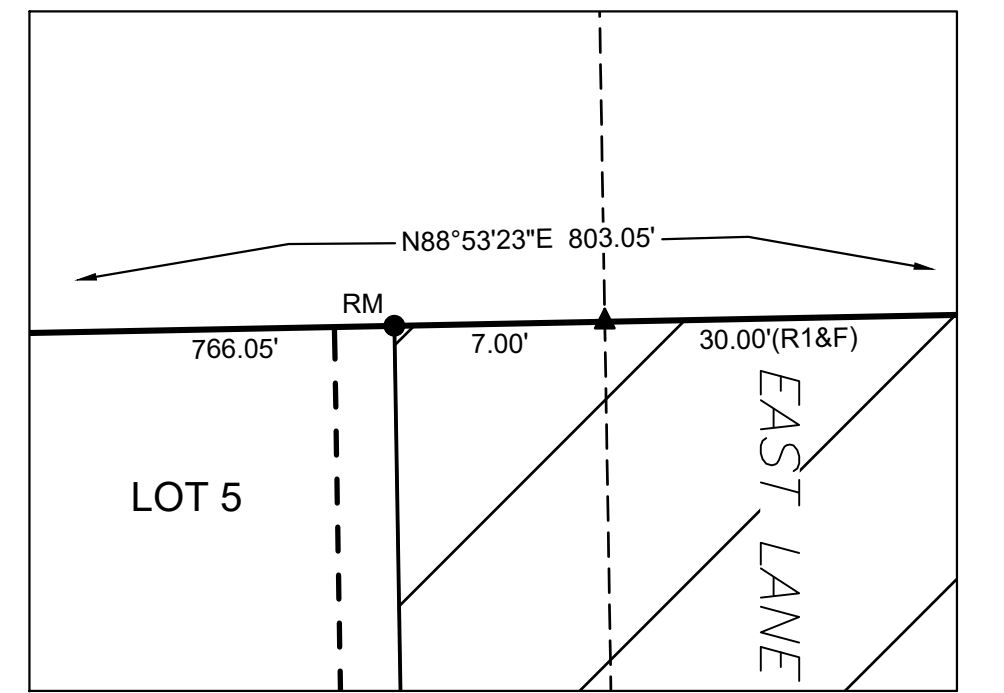
LOCATED IN THE NE1/4 AND NW1/4 OF SECTION 24, T.1S., R.25E., P.M.M., CITY OF BILLINGS YELLOWSTONE COUNTY, MONTANA



**BASIS OF BEARING:**  
STATE PLANE MONTANA - ZONE 2500  
GROUND (TRUE) DISTANCES  
GRID NORTH

**TOTAL SUBDIVISION AREA:**  
43.37 ACRES (GROSS)  
5.10 ACRES (ROADS)  
0.00 ACRES (PARK)  
44.27 ACRES (NET)

- LEGEND**
- = SET 5/8"x24" REBAR WITH 1-1/4" RPC (JACOBSON, 13748LS)
  - △ = SET 5/8"x24" REBAR WITH 1-1/4" BPC (JACOBSON, 13748LS)
  - = FOUND 1-1/4" YPC (SANDERSON STEWART, 8377LS)
  - ⊙ = FOUND 1-1/4" YPC (SANDERSON STEWART, 15273LS)
  - ▲ = FOUND 2" ALUM. CAP (SANDERSON STEWART, 15273LS)
  - = FOUND 2" ALUM. CAP (SANDERSON STEWART, 8377LS)
  - = FOUND 1-1/4" YPC (ILLEGIBLE)
  - = FOUND 5/8" REBAR WITH BROKEN YPC
  - (F) = FOUND THIS SURVEY
  - (R1) = RECORD OR ADDITIVE PER AMENDED C.O.S. 3535
  - C.O.S. = CERTIFICATE OF SURVEY
  - R/W = RIGHT-OF-WAY
  - RM = REFERENCE MONUMENT
  - YPC = YELLOW PLASTIC CAP
  - RPC = RED PLASTIC CAP
  - BPC = BLUE PLASTIC CAP
  - U.E. = UTILITY EASEMENT
  - N.A.S. = NO ACCESS STRIP (EXAGGERATED FOR CLARITY)
  - A.E. = ACCESS EASEMENT
  - ▨ = PUBLIC R/W DEDICATION PER THIS PLAT



UNPLATTED  
N1/2S1/2NE1/4 SEC. 24

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1/4	SEC.	T.	R.
☒	24	1S.	25E.