PZX-23-00080

PLOT STANDARD BW.CTB
8/24/23 7:07:32 PM

PLAT OF AMENDED LOT 6, BLOCK 2, OF
FALCON RIDGE ESTATES SUBDIVISION, SECOND FILING

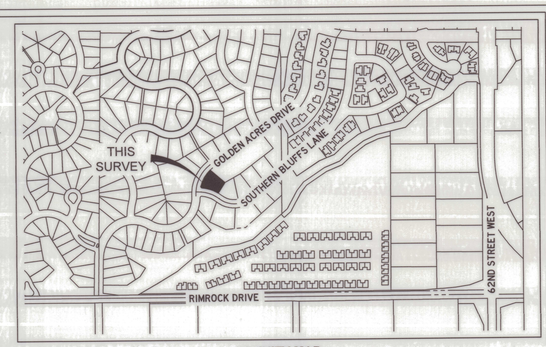
BEING LOT 6, BLOCK 2 OF FALCON RIDGE ESTATES SUBDIVISION, SECOND FILING
LOCATED IN THE SE 1/4 OF SECTION 25, T. 1 N., R. 24 E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : CHRISTOPHER T. MARKS

PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA IN SUBDIVISION : ± 0.327 ACRES

AUGUST 2023



VICINITY MAP
SCALE: 1" = 500'

LEGEND

⊗	PROPERTY CORNER NOT FOUND, NOT SET
●	FOUND PROPERTY CORNER, AS DESCRIBED
○	SET PROPERTY CORNER, 5/8" REBAR W/ "PEC" CAP
⊡	FOUND CENTERLINE MONUMENT
———	EXISTING PROPERTY LINE
———	PROPOSED PROPERTY LINE
— — — —	EASEMENT LINE, AS DESCRIBED
———	SURVEY BOUNDARY
——— – ———	RIGHT-OF-WAY CENTERLINE
——— – – ———	RIGHT-OF-WAY LINE
(R = XXX.XX')	RECORD DISTANCE

CERTIFICATE OF DEDICATION

We, the undersigned owners, do hereby certify that we have cause to be surveyed and platted in to lots, blocks, roads and other divisions and dedications, as shown on this plat hereunto included, said tract of land being situated in the SE 1/4 of Section 25, T. 1 N., R. 24 E., P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as Lot 6 of Block 2 of Falcon Ridge Estates Subdivision, Second Filing (Doc. No. 3882227).

Said tract contains 0.327 acres, more or less, in net and gross.

The undersigned hereby grants unto 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 lines over, under, and across the areas dedicated on the plat as "Utility Easement" to have and hold forever.

This survey is not subject to review by the Montana Department of Environmental Quality pursuant to 76-4-125(1)(d)(i), MCA as certified pursuant to 76-4-127, MCA.

Dated this 21 day of August, 2023.

Christopher T. Marks

STATE OF MONTANA)
:ss
County of Yellowstone)

On this 21 day of August, 2023 before me, a Notary Public in and for the State of Montana, personally appeared *Christopher T. Marks*, 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 Montana
Printed Name Tamara Frank
Residing at Laurel, MT
My commission expires 12.02.2026

TAMARA FRANK NOTARIAL SEAL STATE OF MONTANA

TAMARA FRANK
NOTARY PUBLIC for the
State of Montana
Residing at Laurel, Montana
My Commission Expires
December 2, 2026

CERTIFICATE OF CITY ATTORNEY

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

Date Reviewed By

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.

9/7/2023 Date
President

Executive Secretary

BILLINGS - YELLOWSTONE COUNTY BOARD OF PLANNING MONTANA SEAL

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the foregoing plat for errors and omissions in computations and drafting.

Dated this _____ day of _____, 20__.

Reviewed by _____

CERTIFICATE OF COUNTY TREASURER

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

Date Yellowstone County Treasurer
Deputy

CERTIFICATE OF SURVEYOR

I, the undersigned Mark W. Kadrmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in the SE 1/4 of Section 25, T. 1 N., R. 24 E., P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as Lot 6 of Block 2 of Falcon Ridge Estates Subdivision, Second Filing. (Doc. No. 3682227)

Said tract containing a net and gross area of 0.327 acres, more or less.

Said tract 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.

08/15/2023
Mark W. Kadrmas, PLS 51414LS
Registered Land Surveyor
State of Montana

MONTANA MARK W. KADRMAS No. 51414 LS LICENSED LAND SURVEYOR

CERTIFICATE OF APPROVAL

STATE OF MONTANA)
:ss
County of Yellowstone)

We hereby certify that we have examined the Plat of AMENDED LOT 6, BLOCK 2, OF FALCON RIDGE ESTATES SUBDIVISION, SECOND 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 of 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 CITY ENGINEER'S OFFICE

I hereby certify that I have examined the annexed plat and find that it conforms with Section 76-4-125(1)(d), MCA, since said plat is inside a master planning area and is provided with municipal facilities for the supply of water and the disposal of sewage, storm drainage, and solid waste.

Dated this _____day of _____, 20_____.

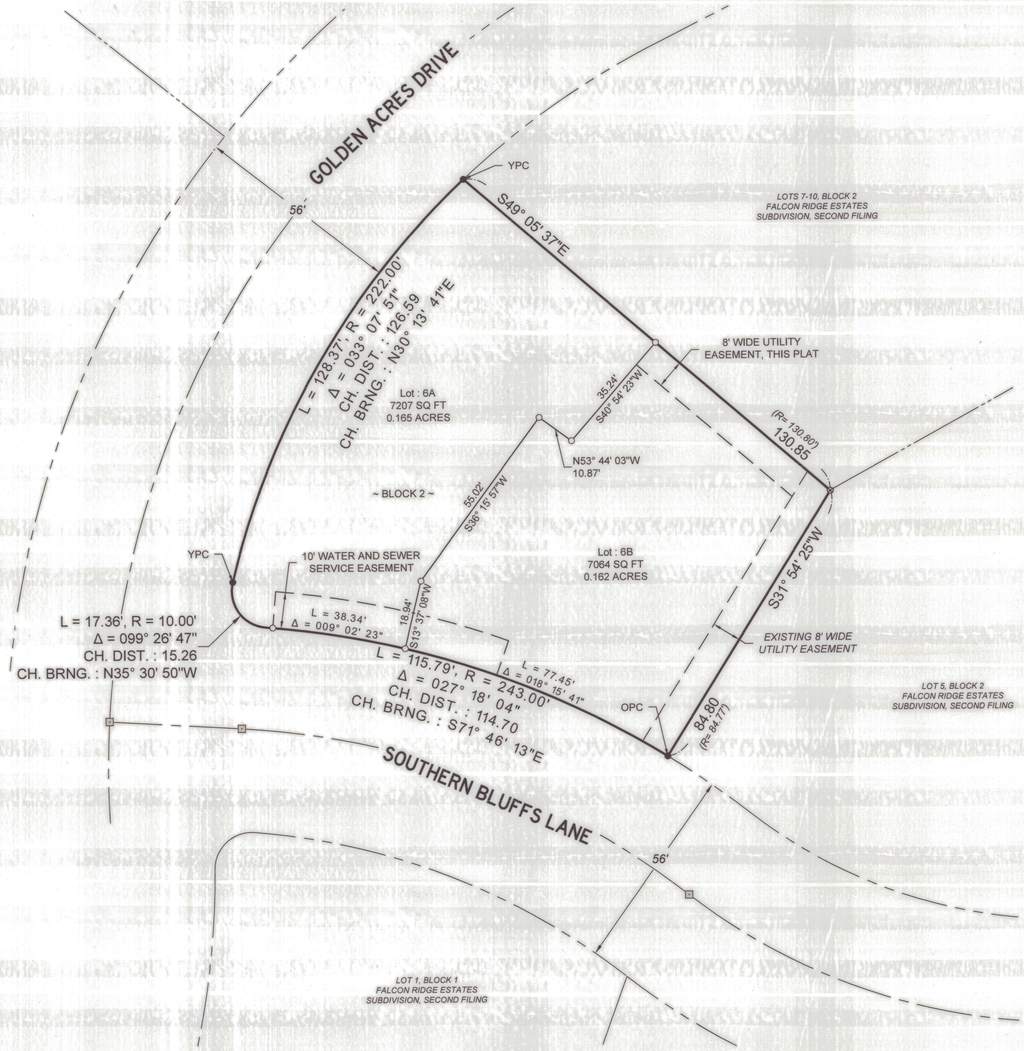
City Engineer's Office

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____

WATER AND SEWER SERVICE EASEMENT

Document No. _____



CLERK AND RECORDER FILING INFORMATION

BASIS OF BEARINGS

Bearings shown on this survey are derived from 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

Grid distances shown hereon are, for practical purposes, equal to ground distances.

0 20 40
IN FEET

SHEET 1 OF 1

C:\Users\KinsleeTodd\PEC Billings Dropbox\Chris Marks\2022-142 6433 Southern Bluffs Lane\CAD\DWG\Plats\22-142 Final Plat.dwg