

PLAT OF
THE TIMBERS SUBDIVISION

SURVEY COMMISSIONED BY: DAVID AND ALISON MITCHELL

PREPARED BY: IMEG CORP.

DATE: FEBRUARY, 2023

RECORD OWNER: ALKALI TIMBERS, LLC

BEING A PORTION OF TRACT A AND TRACT B OF CERTIFICATE OF SURVEY 3795
 LOCATED IN THE SE1/4, SW1/4, NW1/4, AND NE1/4 OF SECTION 19, T.1N., R.26E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

LEGAL DESCRIPTION AND CERTIFICATE OF DEDICATION

WE DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, ROADS, PARK LAND, ADDITIONAL RIGHT-OF-WAY AND EASEMENTS, BEING A PORTION OF TRACTS A AND B OF CERTIFICATE OF SURVEY 3795 DOCUMENT NUMBER 3985813, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4), SOUTHEAST ONE-QUARTER (SE1/4), SOUTHWEST ONE-QUARTER (SW1/4) AND THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 26 EAST, PRINCIPAL MERIDIAN MONTANA, YELLOWSTONE COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLYMOST CORNER OF TRACT A OF CERTIFICATE OF SURVEY NO. 3795 ON THE CENTERLINE OF ALKALI CREEK ROAD AND BEING A POINT ON A NON-TANGENT CURVE WITH A RADIAL BEARING OF S34°37'41"W, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EASTERLY BOUNDARY OF SAID TRACT A: AN ARC DISTANCE OF 234.94 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT, OF RADIUS 1400.00 FEET AND DELTA 9°38'55" TO A POINT ON A TANGENT LINE; THENCE ALONG SAID TANGENT LINE, N64°59'13"W, 748.64 FEET TO A TANGENT POINT OF CURVATURE; THENCE AN ARC DISTANCE OF 261.23 FEET ALONG SAID TANGENT CURVE TO THE RIGHT, OF RADIUS 1150.00 FEET AND DELTA 13°00'54" TO A POINT ON A NON-TANGENT LINE; THENCE DEPARTING SAID EASTERLY BOUNDARY, S78°19'53"W, 505.03 FEET; THENCE S03°16'08"W, 164.11 FEET; THENCE S83°30'07"W, 40.12 FEET; THENCE N65°45'25"W, 128.76 FEET TO A POINT ON A NON-TANGENT CURVE, SAID POINT HAVING A RADIAL BEARING OF N45°39'08"W; THENCE AN ARC DISTANCE OF 55.86 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT, OF RADIUS 50.00 FEET AND DELTA 63°46'57" TO A POINT ON A NON-TANGENT LINE; THENCE ALONG SAID NON-TANGENT LINE, S55°00'01"W, 200.00 FEET; THENCE N34°59'59"W, 141.40 FEET; THENCE S55°00'01"W, 272.10 FEET; THENCE S43°40'41"W, 292.79 FEET, MORE OR LESS, TO A POINT ON THE LINE COMMON TO TRACTS A AND B OF SAID CERTIFICATE OF SURVEY NO. 3795; THENCE ALONG SAID COMMON LINE, S47°52'34"W, 392.21 FEET; THENCE DEPARTING SAID COMMON LINE, S68°55'38"W, 90.76 FEET; THENCE S18°02'15"W, 200.07 FEET; THENCE S35°42'22"E, 98.92 FEET, MORE OR LESS, TO A CORNER COMMON TO SAID TRACTS A AND B; THENCE ALONG THE COMMON LINE OF SAID TRACTS A AND B, S53°01'08"E, 31.79 FEET; THENCE DEPARTING SAID COMMON LINE, S32°07'15"W, 369.88 FEET; THENCE N72°31'48"E, 185.49; THENCE N51°08'15"E, 168.80 FEET; THENCE N36°31'50"E, 263.57 FEET, MORE OR LESS, TO A POINT ON THE COMMON BOUNDARY LINE OF SAID TRACTS A AND B; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID COMMON LINE: N58°12'21"E, 451.31 FEET; THENCE N44°12'09"E, 204.37 FEET; THENCE DEPARTING SAID COMMON LINE, S07°30'20"E, 157.12 FEET; THENCE N89°30'34"E, 145.84 FEET, MORE OR LESS, TO A POINT ON THE COMMON BOUNDARY LINE OF SAID TRACTS A AND B; THENCE ALONG SAID COMMON BOUNDARY, S41°12'34"E, 143.81 FEET; THENCE DEPARTING SAID COMMON LINE, S34°47'53"E, 154.20; THENCE S48°16'04"W, 280.00 FEET; THENCE S41°43'56"E, 250.93 FEET; THENCE N48°16'04"E, 72.93 FEET; THENCE S41°43'56"E, 179.96 FEET; THENCE S68°11'34"E, 194.22 FEET, MORE OR LESS, TO A POINT ON THE COMMON BOUNDARY OF TRACTS B AND D OF SAID CERTIFICATE OF SURVEY NO. 3795; THENCE ALONG SAID COMMON BOUNDARY, N21°48'26"E, 373.20 FEET TO THE CORNER COMMON TO TRACTS A, B AND D OF SAID CERTIFICATE OF SURVEY NO. 3795; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE COMMON BOUNDARY LINE OF TRACTS A AND D: S84°55'52"E, 410.18 FEET; THENCE N53°25'53"E, 772.89 FEET; THENCE N34°15'15"E, 385.55 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING A TOTAL GROSS AREA OF 56.26 ACRES AND NET AREA OF 46.84 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;

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, THE PARKLAND REQUIREMENT IS MET BY THE PRIVATE PARK AS INDICATED ON THE FACE OF THE PLAT OF THE TIMBERS SUBDIVISION.

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

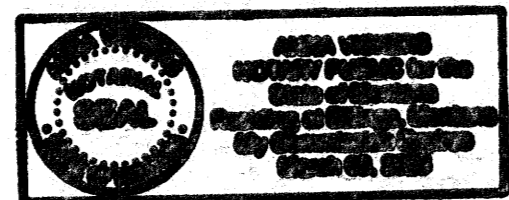
ALKALI TIMBERS, LLC.

SS Alison Mitchell
 ALISON MITCHELL, AUTHORIZED MEMBER OF ALKALI TIMBERS, LLC.

STATE OF Montana
 COUNTY OF Yellowstone

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF February, 2023, BY ALISON MITCHELL, AUTHORIZED MEMBER OF ALKALI TIMBERS, LLC.

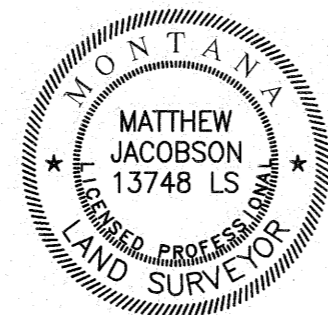
SS [Signature]
 NOTARY PUBLIC



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 2/14/23
 MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR DATE
 MONTANA LICENSE NO. 13748LS



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 Dennis Cook 2/28/23
 PRESIDENT DATE
 ATTEST: [Signature]
 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 76-3-811 (1)(b) M.C.A.

SS [Signature] 3/20/23
 YELLOWSTONE COUNTY TREASURER, deputy DATE

CERTIFICATE OF CITY ATTORNEY

THIS DOCUMENT HAS BEEN REVIEWED BY THE CITY ATTORNEY'S OFFICE AND IS ACCEPTABLE TO FORM.

SS [Signature] 03/20/2023
 CITY ATTORNEY'S OFFICE DATE

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 THE CERTIFICATE OF APPROVAL THIS 16th DAY OF MARCH, 2023.

SS [Signature]
 CITY ENGINEER'S OFFICE

ERRORS AND OMISSION REVIEW:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED AND FOREGOING PLAT FOR ERRORS AND OMISSIONS IN COMPUTATIONS AND DRAFTING.

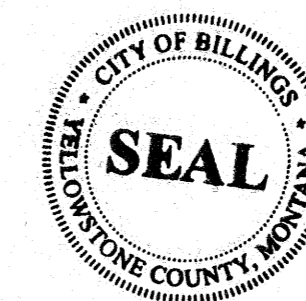
SS [Signature] 1751325 03/16/2023
 EXAMINING LAND SURVEYOR DATE

CERTIFICATE OF APPROVAL: CITY COUNCIL

WE HEREBY CERTIFY THAT WE HAVE EXAMINED THE ANNEXED AND FOREGOING PLAT OF THE TIMBERS 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 27th DAY OF March, 2023.

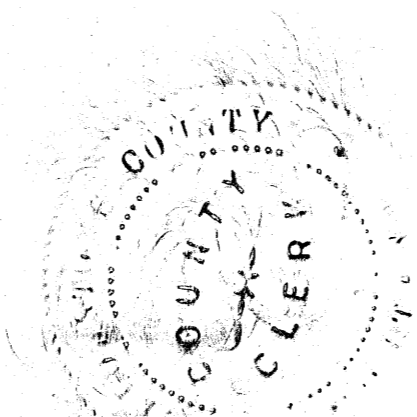
CITY OF BILLINGS, MONTANA

BY: William A. Cole
 MAYOR
 ATTEST: [Signature]
 CITY CLERK



CLERK AND RECORDER FILING INFORMATION

RES: 4044049
 EASEMENTS: 4044050 - 4044064
 MC: 4044065
 HOA: 4044066
 RES: 4044067
 MC: 4044068
 HOA: 4044069
 RES: 4044070



SUBDIVISION IMPROVEMENTS AGREEMENT:

DOCUMENT NO. 4044048

CONSENT TO PLAT:

DOCUMENT NO. 4044047

SP 4044046
 04/04/2023 11:13 AM Pages: 1 of 6 Fees: 66.50
 Billings Clerk & Recorder Yellowstone MT

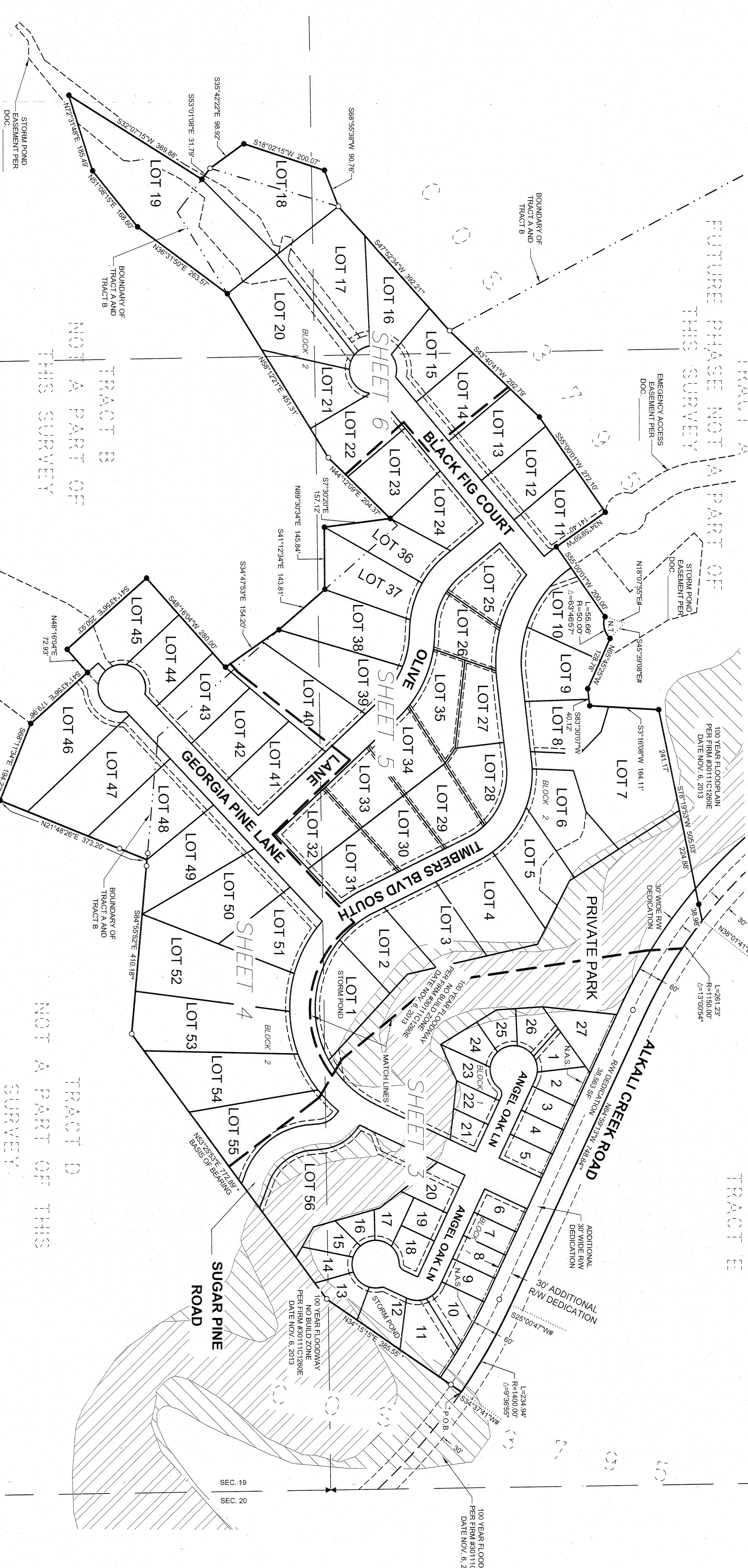


PREPARED BY:
 175 N. 27TH. ST. STE. 1312 PH: 406.248.9000
 BILLINGS, MT FAX: 406.721.5224
 59101 www.imegcorp.com
 IMEG PROJECT NO. 20006040

1/4	SEC.	T.	R.
☒	19	1N.	26E.

PLAT OF THE TIMBERS SUBDIVISION

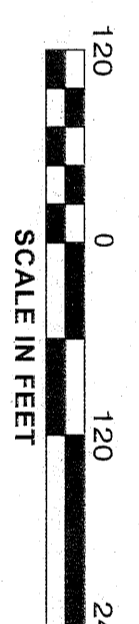
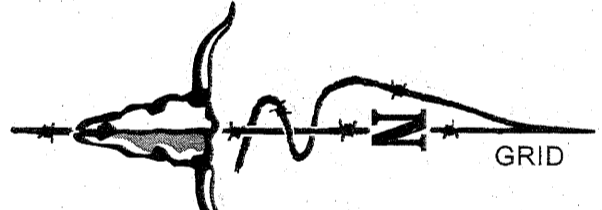
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 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA



LEGEND

- = FOUND 5/8\" 24\" REBAR WITH 1/4\" YPC (JACOBSON, 137481.S)
- = SET 5/8\" 24\" REBAR WITH 1/4\" YPC (JACOBSON, 137481.S)
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- PAE = PRIVATE ACCESS EASEMENT
- UE = UTILITY EASEMENT
- PUE = PUBLIC ACCESS EASEMENT
- N.A.S. = 1\" WIDE NO ACCESS STRIP (EXAGGERATED FOR CLARITY)
- N.T. = NON TANGENT CURVE

TOTAL SUBDIVISION AREA:
 56.28 ACRES (GROSS)
 9.62 ACRES (ROADS)
 4.77 ACRES (PARK)
 46.84 ACRES (NET)

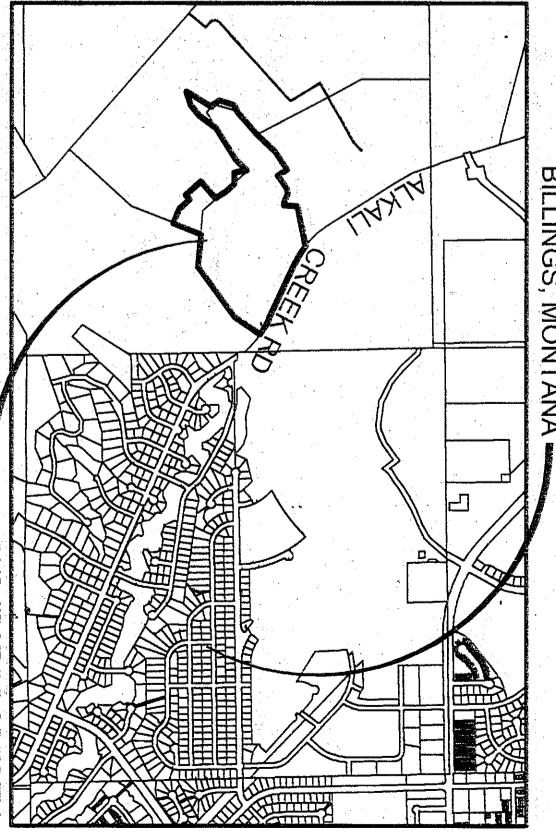


SCALE IN FEET

100 YEAR FLOODPLAIN
 PER FIRM #30111C1280E
 DATE NOV. 8, 2013

1/4	SEC.	T.	R.
19	N.	26E	

SP
 4044046
 02/14/2023 11:13 AM Paper: 2 x 4 1/2
 02/14/2023 11:13 AM Plot: 2 x 4 1/2
 02/14/2023 11:13 AM Plot: 2 x 4 1/2



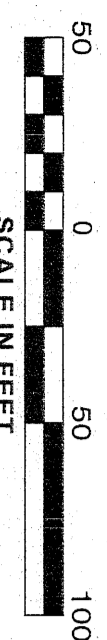
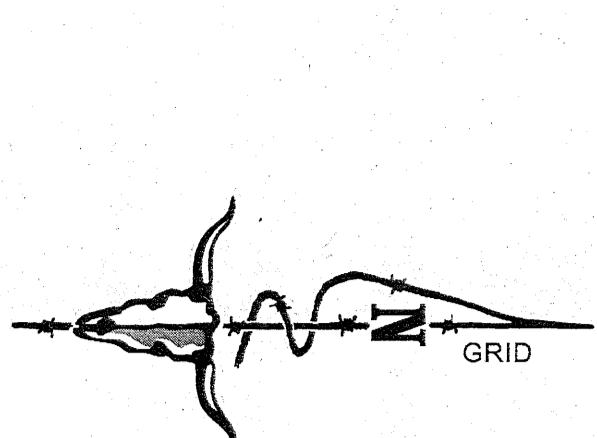
PREPARED BY:
IMEG
 175 N. 27TH, ST., STE. 1312 PH: 406.248.9900
 BILLINGS, MT FAX: 406.221.5224
 89101 www.imegcorp.com
 MEC PROJECT NO. 2006040

THE TIMBERS SUBDIVISION

PLAT OF

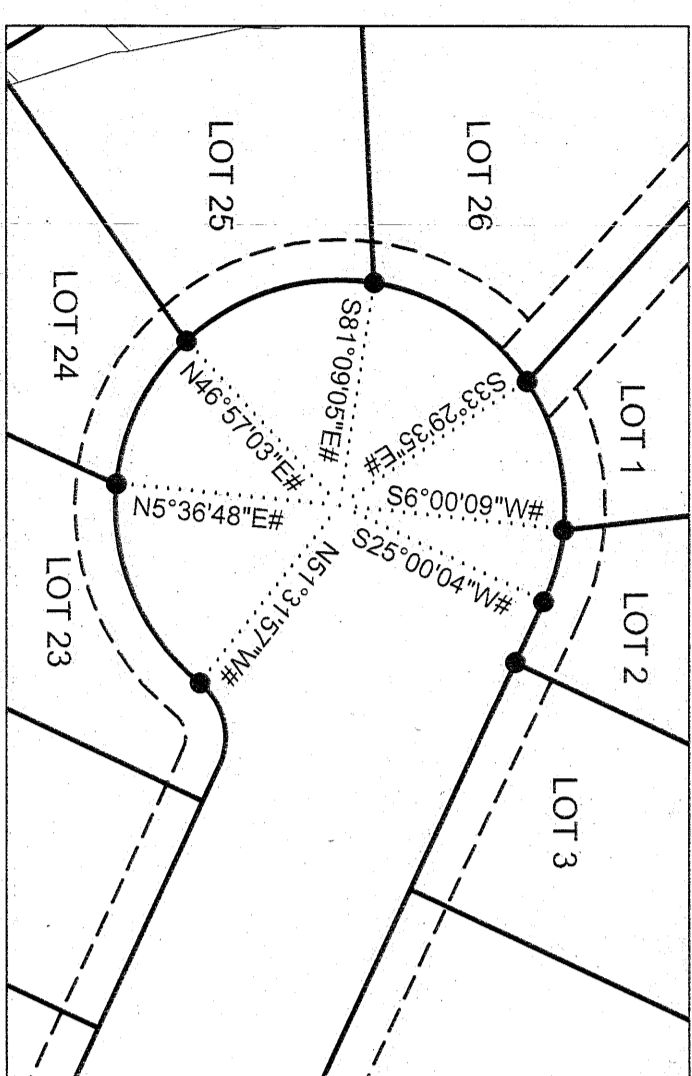
BEING A PORTION OF TRACT A AND TRACT B OF CERTIFICATE OF SURVEY 3795
 LOCATED IN THE SE1/4, SW1/4, NW1/4, AND NE1/4 OF SECTION 19, T.1N, R.26E, P.M.M.,
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

SP 4044046



SCALE IN FEET

100 YEAR FLOODPLAIN
 PER FIRM #3011C1280E
 DATE NOV. 6, 2013



MATCH LINE
 PAGE 4 & 5

100 YEAR FLOODPLAIN
 NO BUILD ZONE
 PER FIRM #3011C1280E
 DATE NOV. 6, 2013

PAE AND U.E.
 FOR THE BENEFIT
 OF LOT 27

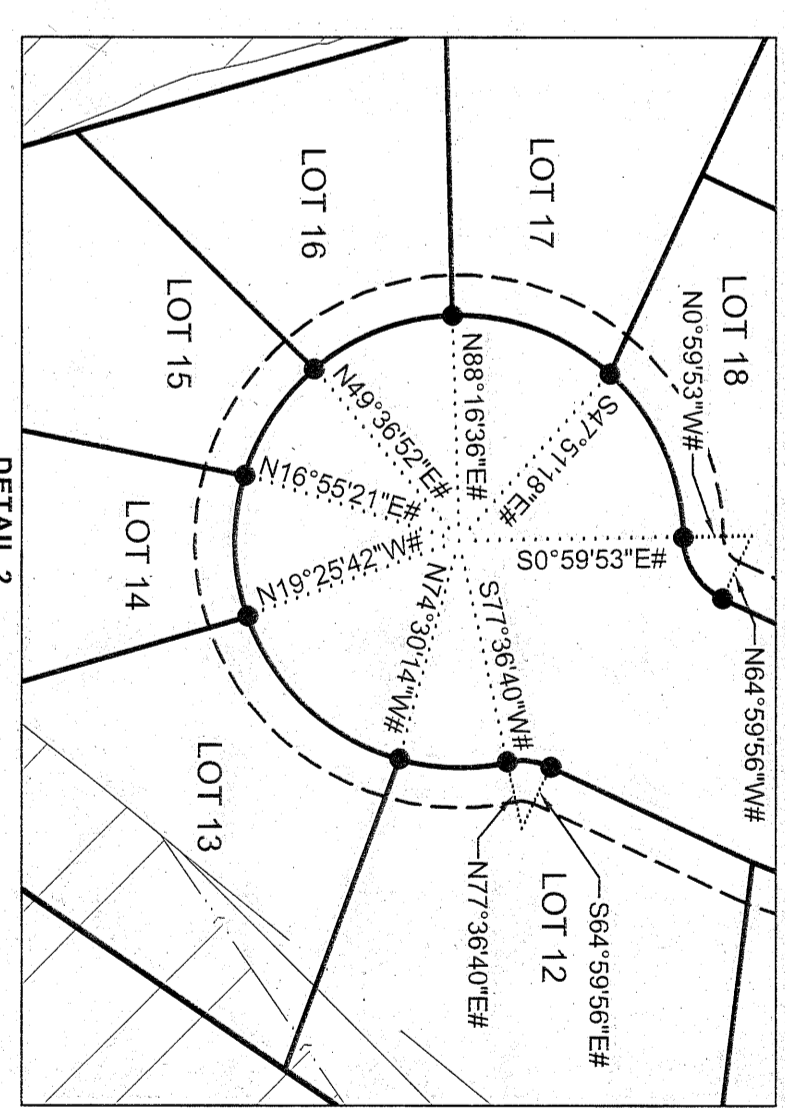
PRIVATE PARK
 207,635 SF

ANGEL OAK LANE

CREEK ROAD

TIMBERS BLVD SOUTH
 60' WIDE PUBLIC RW

SUGAR PINE ROAD
 60' WIDE PUBLIC RW



Curve #	Length	Radius	Delta
C1	22.71	17.00	76.3201°
C2	55.85	56.00	57.0849°
C3	40.40	56.00	47.2001°
C4	50.72	56.00	57.5552°
C5	46.89	56.00	47.3930°
C6	38.60	56.00	39.2943°
C7	18.98	56.00	18.9995°
C8	44.73	59.50	43.0429°
C9	48.73	59.50	46.5531°
C10	11.09	17.00	37.2324°
C11	27.25	56.00	27.5506°
C12	53.83	56.00	55.0432°
C13	35.53	56.00	36.2103°
C14	31.95	56.00	32.4131°
C15	37.79	56.00	38.3944°
C16	42.88	56.00	43.5206°
C17	45.80	56.00	46.5125°
C18	18.99	17.00	64.0003°
C19	5.50	3.50	90.0000°

- LEGEND**
- = FOUND 5/8"x24" REBAR WITH 1-1/4" YPC (JACOBSON, 13748(S))
 - = SET 5/8"x24" REBAR WITH 1-1/4" YPC (JACOBSON, 13748(S))
 - ⊙ = SET 5/8"x24" REBAR WITH 1-1/4" YPC (JACOBSON, 13748(S))
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 - PAE = PRIVATE ACCESS EASEMENT
 - U.E. = UTILITY EASEMENT
 - P.U.E. = PUBLIC ACCESS EASEMENT
 - N.A.S. = 1" WIDE NO ACCESS STRIP (EXAGGERATED FOR CLARITY)
 - N.T. = NON TANGENT CURVE

PREPARED BY:
IMEG
 175 N. 27TH ST. STE. 1312 PH. 405.248.9000
 BILLINGS, MT. FAX. 405.271.5224
 59101 www.imegcorp.com
 IMEG PROJECT NO. 2008040

1/4	SEC.	T.	R.
19 <td>26E <td></td> <td></td> </td>	26E <td></td> <td></td>		

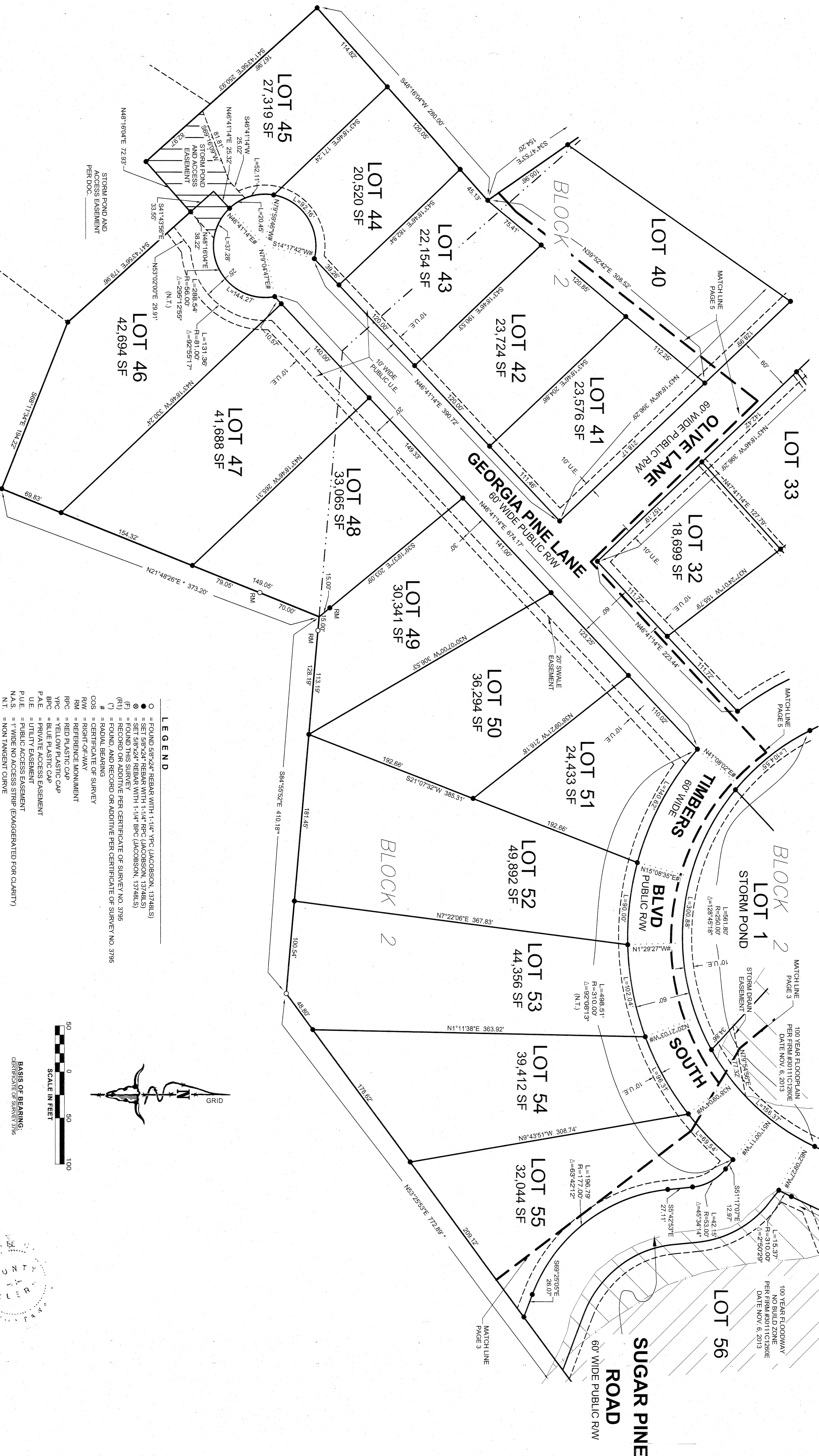
SHEET 3 OF 6
 THE TIMBERS SUBDIVISION
 SUBDIVISION OF THE CITY OF BILLINGS

SEC. 19
 SEC. 20

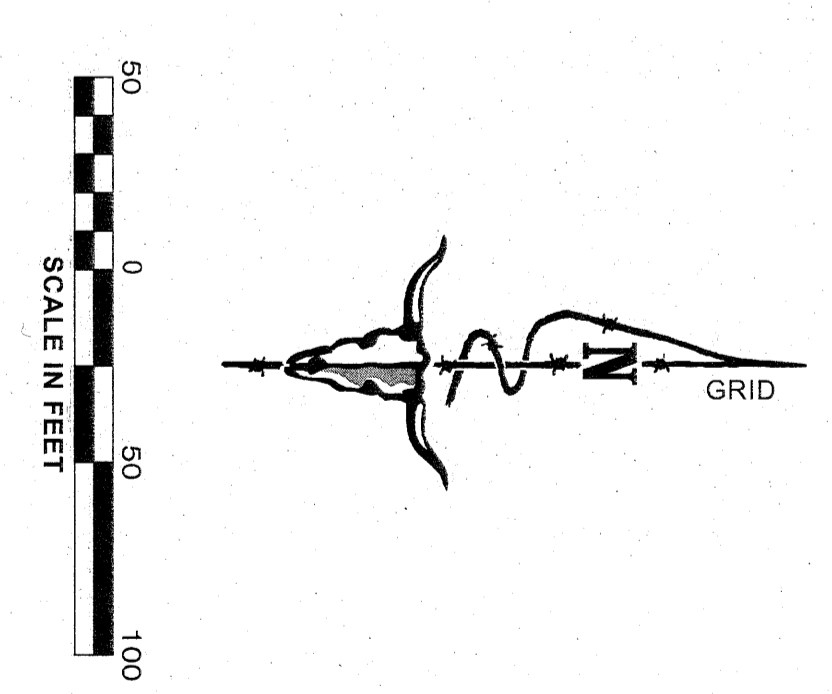
PLAT OF THE TIMBERS SUBDIVISION

BEING A PORTION OF TRACT A AND TRACT B OF CERTIFICATE OF SURVEY 3795

LOCATED IN THE SE1/4, SW1/4, NW1/4, AND NE1/4 OF SECTION 19, T.1N., R.26E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA



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PREPARED BY:
IMEG
175 N. 27TH ST. STE. 1312
BILLINGS, MT 59101
PH: 406.248.9000
FAX: 406.271.5224
WWW.IMEG.CORP.COM
MEG PROJECT NO. 2006040

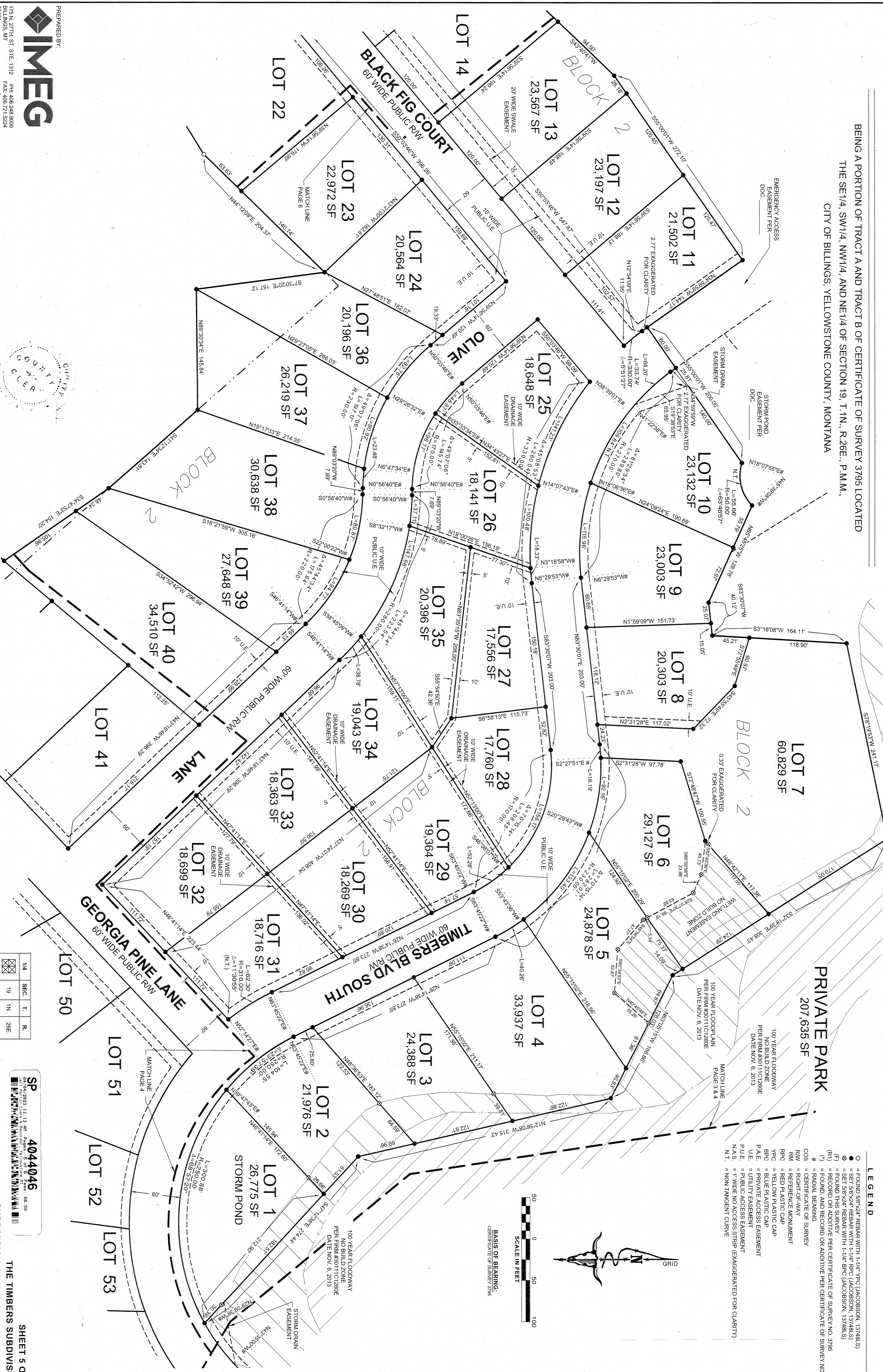
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19	1N	28E	

SP
04/08/2023 11:13 AM
4044046
SUBDIVISION OF THE CITY OF BILLINGS

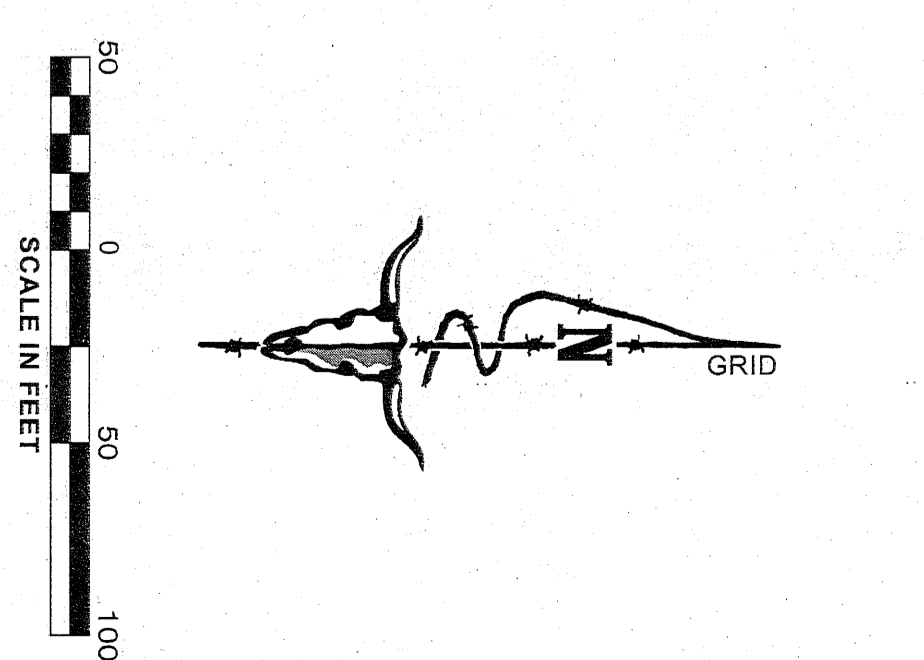
SHEET 4 OF 6
THE TIMBERS SUBDIVISION
SUBDIVISION OF THE CITY OF BILLINGS

PLAT OF THE TIMBERS SUBDIVISION

BEING A PORTION OF TRACT A AND TRACT B OF CERTIFICATE OF SURVEY 3795 LOCATED THE SE1/4, SW1/4, NW1/4, AND NE1/4 OF SECTION 19, T.1N., R.26E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA



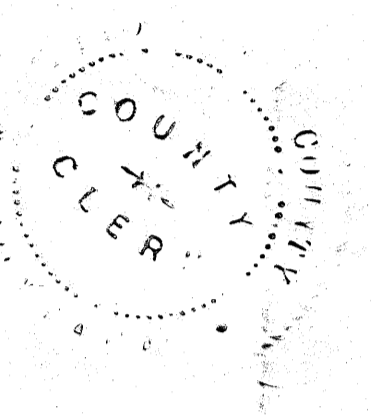
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 - N.T. = NON TANGENT CURVE



BASIS OF BEARING:
CERTIFICATE OF SURVEY 3795

PREPARED BY:
IMEG

175N. 27TH. ST. STE. 1312 PH. 406.248.9000
BILLINGS, MT. FAX. 406.271.5224
www.imeg.com
MEG PROJECT NO. 2008040



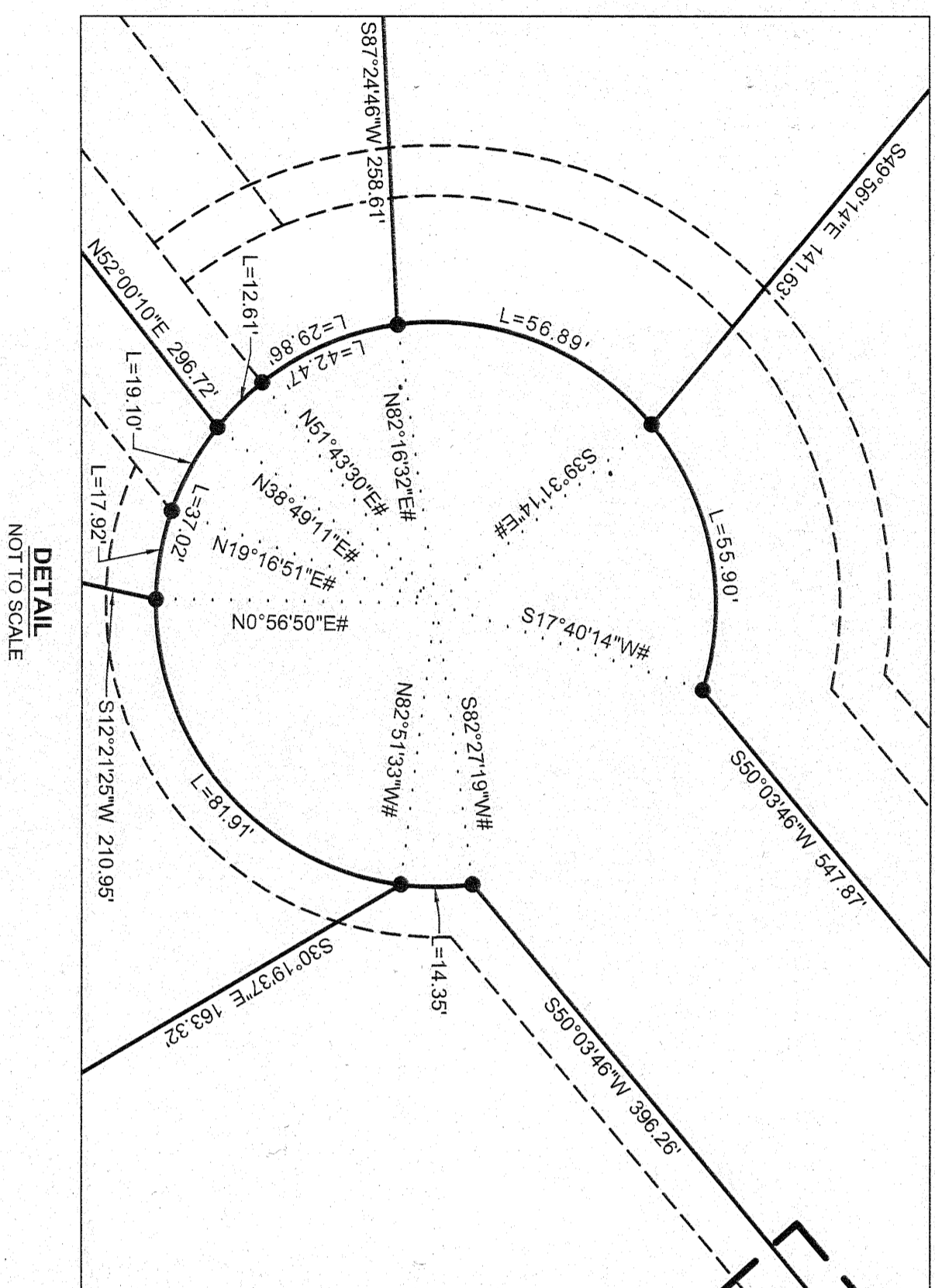
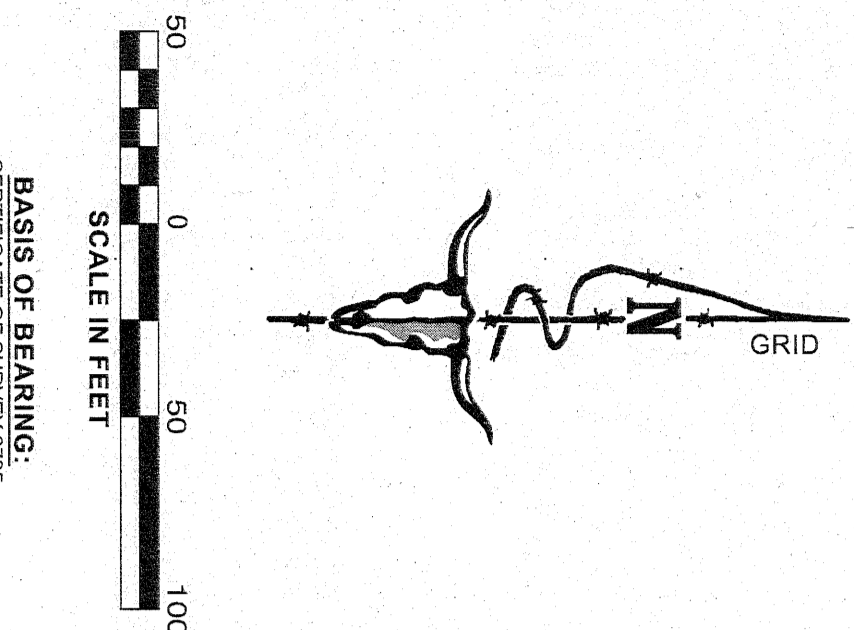
1/4	SEC. T.	R.
19	1N.	26E.

SP 4044046
SHEET 5 OF 6

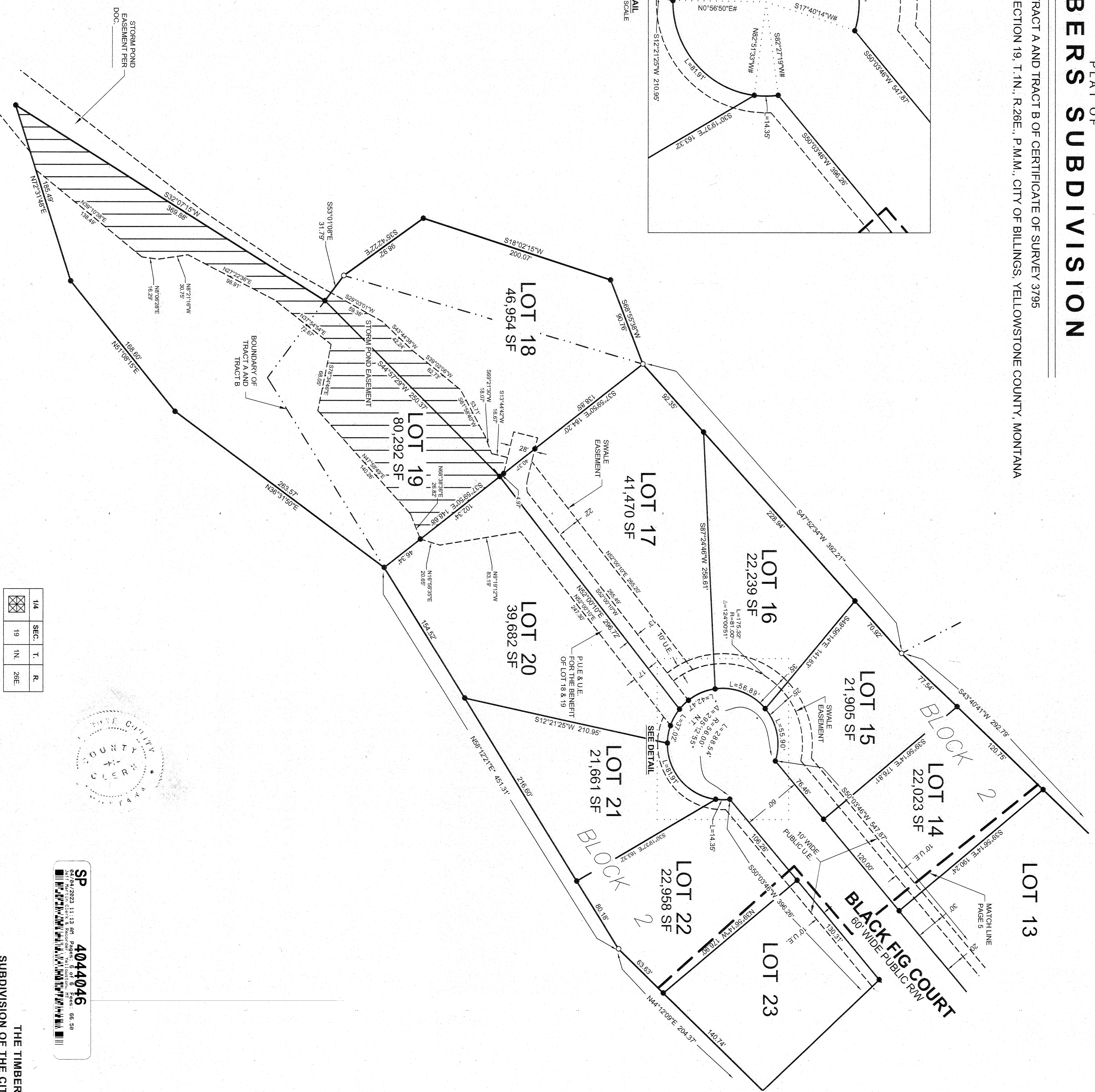
THE TIMBERS SUBDIVISION
SUBDIVISION OF THE CITY OF BILLINGS

PLAT OF THE TIMBERS SUBDIVISION

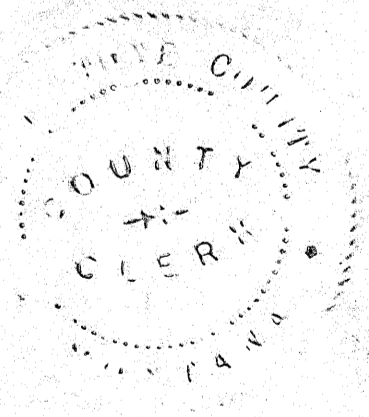
BEING A PORTION OF TRACT A AND TRACT B OF CERTIFICATE OF SURVEY 3795
LOCATED IN THE SE1/4, SW1/4, NW1/4, AND NE1/4 OF SECTION 19, T.1N., R.26E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA



- LEGEND**
- = FOUND 5/8\"/>
 - = SET 5/8\"/>
 - ⊙ = SET 5/8\"/>
 - (R1) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (1) = FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - # = RADIAL BEARING
 - COS = CERTIFICATE OF SURVEY
 - RM = RIGHT-OF-WAY
 - RPC = REFERENCE MONUMENT
 - RPC = RED PLASTIC CAP
 - YPC = YELLOW PLASTIC CAP
 - PAE = PRIVATE ACCESS EASEMENT
 - UE = UTILITY EASEMENT
 - P.U.E. = PUBLIC ACCESS EASEMENT
 - N.A.S. = T-WIDE NO ACCESS STRIP (EXAGGERATED FOR CLARITY)
 - N.T. = NON TANGENT CURVE



1/4	SEC.	T.	R.
19	1N	28E	



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PREPARED BY
IMEG
 175 N. 27TH ST. STE. 1312
 BILLINGS, MT 59101
 PH: 406.248.9000
 FAX: 406.271.5224
 www.imegpp.com
 IMEG PROJECT NO. 2008040