

# PEILA SUBDIVISION

BEING TRACT A-2-A OF CERTIFICATE OF SURVEY NO. 3443, DOCUMENT NO. 3555853  
 WITHIN THE N1/2 OF SECTION 17, T.2N., R.27E., P.M.M.  
 YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: MATT PEILA  
 DATE SURVEYED: JULY 2022  
 PREPARED BY: WWC ENGINEERING

## LEGAL DESCRIPTION AND PROPERTY OWNER CERTIFICATE OF DEDICATION

State of Montana )  
 ) SS  
 County of Yellowstone )  
 KNOW ALL BY THESE PRESENTS: That we, the undersigned owners, do hereby certify that we, have caused to be surveyed, subdivided, and platted into lots blocks roads and alleys and other divisions and dedications, as shown by this plat hereunto included, the following described tract of land, to wit:

The parcel situated within the N1/2 of Section 17, T.2N., R.27E., P.M.M., Yellowstone County, Montana, and more particularly described as Tract A-2-A of Certificate of Survey No. 3443, Document No. 3555853; said tract containing 66.31 acres in gross and 77.66 acres net, more or less, exclusive of the dedicated 60' rights-of-way for High Noon Drive, Rio Lobo Circle, True Grit Street, Trumbo Circle, and the extension of Molly Drive and Molly Drive West.

The above described tract of land is to be known and designated as PEILA SUBDIVISION, Yellowstone County, Montana. The undersigned do hereby grant unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair, removal of lines over, under and across the areas designated on the plat as Utility Easement to have and hold forever. The lands designated as public right-of-way are hereby granted and dedicated to the use of the public forever shall include High Noon Drive, Rio Lobo Circle, True Grit Street, Trumbo Circle, and the extension of Molly Drive and Molly Drive West, as shown on the plat.

I also hereby certify that Lot 1, Block 1 and Lot 6, Block 4 are exempt from review by Montana DEQ pursuant to 17.36.605(2)(a).  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### Matt Peila ACKNOWLEDGMENTS

State of Montana )  
 ) SS  
 County of Yellowstone )  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned a notary public for the State of \_\_\_\_\_, personally appeared \_\_\_\_\_ as Matt Peila, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that he executed the same.

### Notary Public for the State of \_\_\_\_\_

### CERTIFICATE OF APPROVAL STATE OF MONTANA

County of YELLOWSTONE )  
 We do hereby certify that we have examined the plat of PEILA SUBDIVISION, and find that said plat conforms with the requirements of the laws of the State of Montana and that the requirements for park donation have been met to the satisfaction of the Yellowstone County Board of Planning. It is therefore approved and the dedication to the 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 Yellowstone County, Montana, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Commissioner \_\_\_\_\_

Commissioner \_\_\_\_\_

Chairman \_\_\_\_\_

Affiant: \_\_\_\_\_  
 Clerk and Recorder

### 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.

President \_\_\_\_\_ Date \_\_\_\_\_

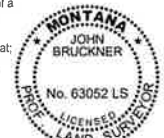
Executive Secretary \_\_\_\_\_ Date \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

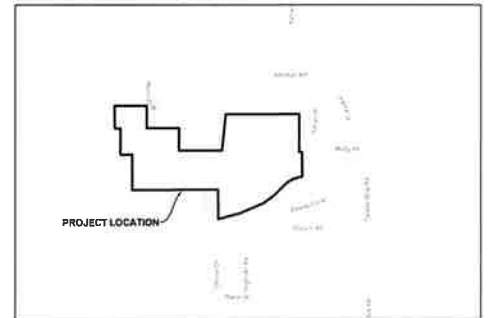
I, John Bruckner, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of July 2022, a survey was performed under my supervision of a tract of land to be known as PEILA SUBDIVISION, in accordance with the request of the owner thereof and in conformance with Montana Subdivision and Platting Act, said subdivision being in accordance with the Landowner's Certificate and as shown on the plat that the monuments found and set are of the character and occupy the positions hereon.

Dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

John Bruckner  
 Registration Number 63052 LS



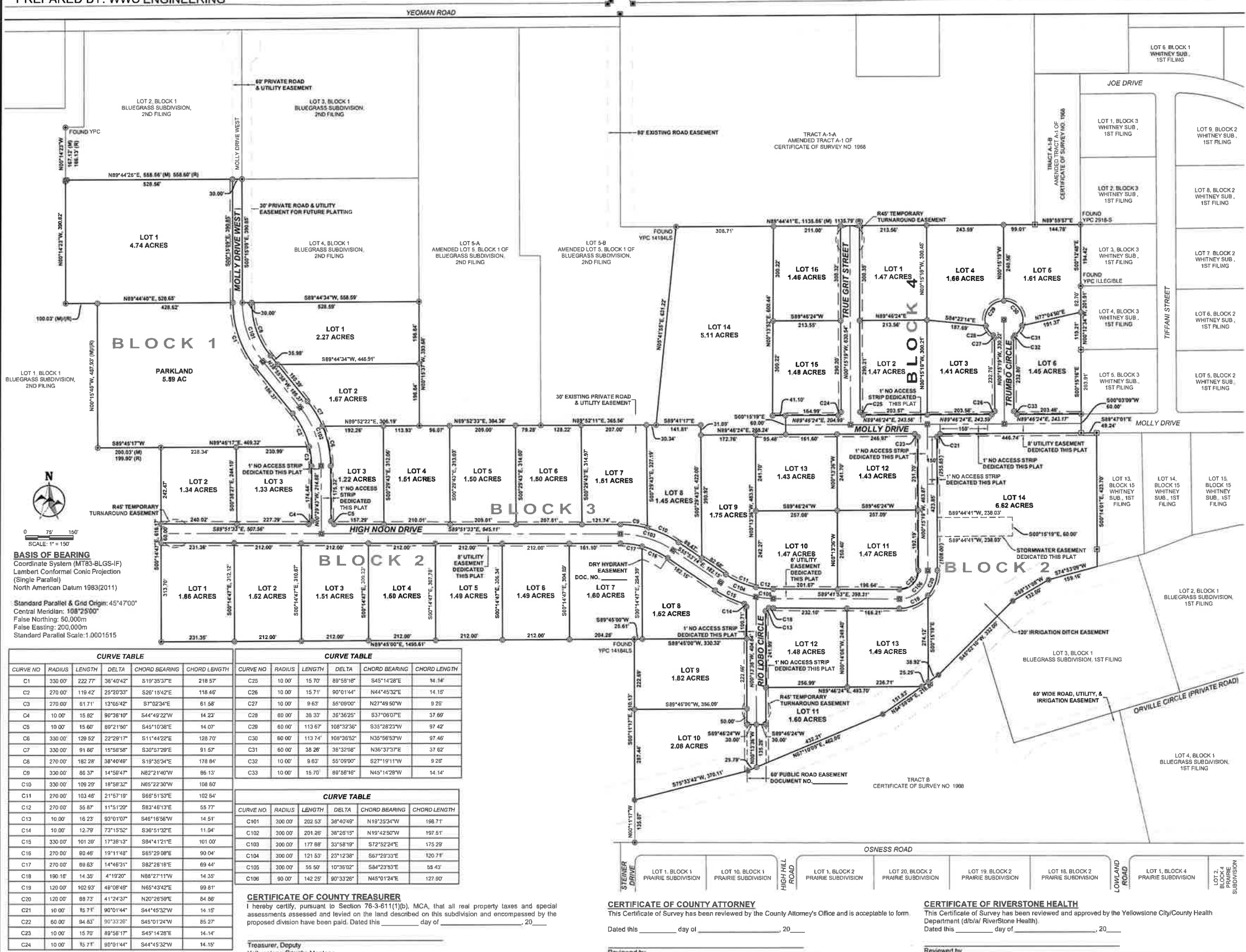
### VICINITY MAP



### LEGEND

- ⊞ NOTHING SET OR FOUND
- ⊞ FOUND REBAR
- ⊞ FOUND IRON PIPE
- ⊞ FOUND PLASTIC CAP - TREETZ 2525 UNLESS NOTED OTHERWISE
- ⊞ FOUND ALUMINUM CAP - ESSEX 14184LS
- ⊞ SET PURPLE PLASTIC CAP ON 5/8" REBAR (BRUCKNER LS-63052)
- ⊞ SET ALUMINUM CAP ON 5/8" REBAR (WWC ENGINEERING PLS 63052)

TRACT A-2-A OF CERTIFICATE OF SURVEY NO. 3443  
**PEILA SUBDIVISION**  
 YELLOWSTONE COUNTY, MONTANA  
 PREPARED FOR: MATT PEILA  
 2202 MAIN STREET  
 BILLINGS, MT 59105  
 PREPARED BY: WWC ENGINEERING  
 550 N. 15TH ST., SUITE 201  
 BILLINGS, MT 59102  
 406.254.2215  
 WWW.WWCENGINEERING.COM  
 PROJECT NO: 2022-020  
 SHEET NO: \_\_\_\_\_ OF \_\_\_\_\_



**BASIS OF BEARING**  
 Coordinate System (MT83-BLGS-IF)  
 Lambert Conformal Conic Projection  
 (Single Parallel)  
 North American Datum 1983(2011)  
 Standard Parallel & Grid Origin: 45°47'00"  
 Central Meridian: 108°25'00"  
 False Northing: 50,000m  
 False Easting: 200,000m  
 Standard Parallel Scale: 1.0001515

CURVE TABLE					CURVE TABLE						
CURVE NO	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH	CURVE NO	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	330.00'	222.77'	38°40'42"	S19°35'37"E	218.57'	C25	10.00'	15.70'	89°58'18"	S45°14'28"E	14.14'
C2	270.00'	119.42'	25°20'33"	S26°15'42"E	118.46'	C26	10.00'	15.71'	90°01'44"	N44°45'32"E	14.15'
C3	270.00'	61.71'	13°05'42"	S7°02'34"E	61.58'	C27	10.00'	9.63'	85°09'00"	N27°49'50"W	9.29'
C4	10.00'	15.82'	90°38'10"	S44°49'22"W	14.23'	C28	80.00'	38.33'	36°38'25"	S37°08'07"E	37.69'
C5	19.00'	15.60'	80°21'50"	S45°10'36"E	14.07'	C29	60.00'	113.67'	108°32'36"	S35°28'23"W	97.42'
C6	330.00'	126.52'	22°29'17"	S11°44'22"E	128.70'	C30	60.00'	113.74'	108°36'52"	N35°56'53"W	97.46'
C7	330.00'	91.66'	15°58'58"	S30°57'29"E	91.57'	C31	60.00'	38.26'	36°32'08"	N36°37'37"E	37.62'
C8	270.00'	182.28'	38°40'48"	S19°35'34"E	178.84'	C32	10.00'	9.63'	55°09'00"	S27°19'11"W	9.26'
C9	330.00'	86.37'	14°58'47"	N82°21'40"W	86.13'	C33	10.00'	15.70'	80°58'18"	N45°14'28"W	14.14'
C10	330.00'	109.29'	18°58'32"	N65°22'30"W	108.80'						
C11	270.00'	103.46'	21°57'19"	S66°51'53"E	102.84'						
C12	270.00'	55.87'	11°51'20"	S83°46'13"E	55.77'						
C13	10.00'	16.23'	93°01'07"	S46°18'58"W	14.51'						
C14	10.00'	12.79'	73°15'52"	S36°51'32"E	11.94'						
C15	330.00'	101.59'	17°38'13"	S84°41'21"E	101.00'						
C16	270.00'	80.46'	19°11'48"	S65°29'08"E	90.04'						
C17	270.00'	89.63'	14°46'31"	S82°28'18"E	89.44'						
C18	190.16'	14.35'	4°19'20"	N88°27'11"W	14.35'						
C19	120.00'	102.97'	48°08'49"	N65°43'42"E	99.81'						
C20	120.00'	88.72'	41°24'37"	N20°26'59"E	84.86'						
C21	10.00'	15.71'	90°01'44"	S44°45'32"W	14.15'						
C22	60.00'	84.63'	90°33'28"	S45°01'24"W	85.27'						
C23	10.00'	15.70'	89°58'17"	S45°14'28"E	14.14'						
C24	10.00'	15.71'	90°01'44"	S44°45'32"W	14.15'						

**CERTIFICATE OF COUNTY TREASURER**  
 I hereby certify, pursuant to Section 76-3-611(1)(b), MCA, that all real property taxes and special assessments assessed and levied on the land described on this subdivision and encompassed by the proposed division have been paid. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Treasurer, Deputy  
 Yellowstone County, Montana

**CERTIFICATE OF COUNTY ATTORNEY**  
 This Certificate of Survey has been reviewed by the County Attorney's Office and is acceptable to him.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Reviewed by \_\_\_\_\_

**CERTIFICATE OF RIVERSTONE HEALTH**  
 This Certificate of Survey has been reviewed and approved by the Yellowstone City/County Health Department (d/b/a RiverStone Health).  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Reviewed by \_\_\_\_\_