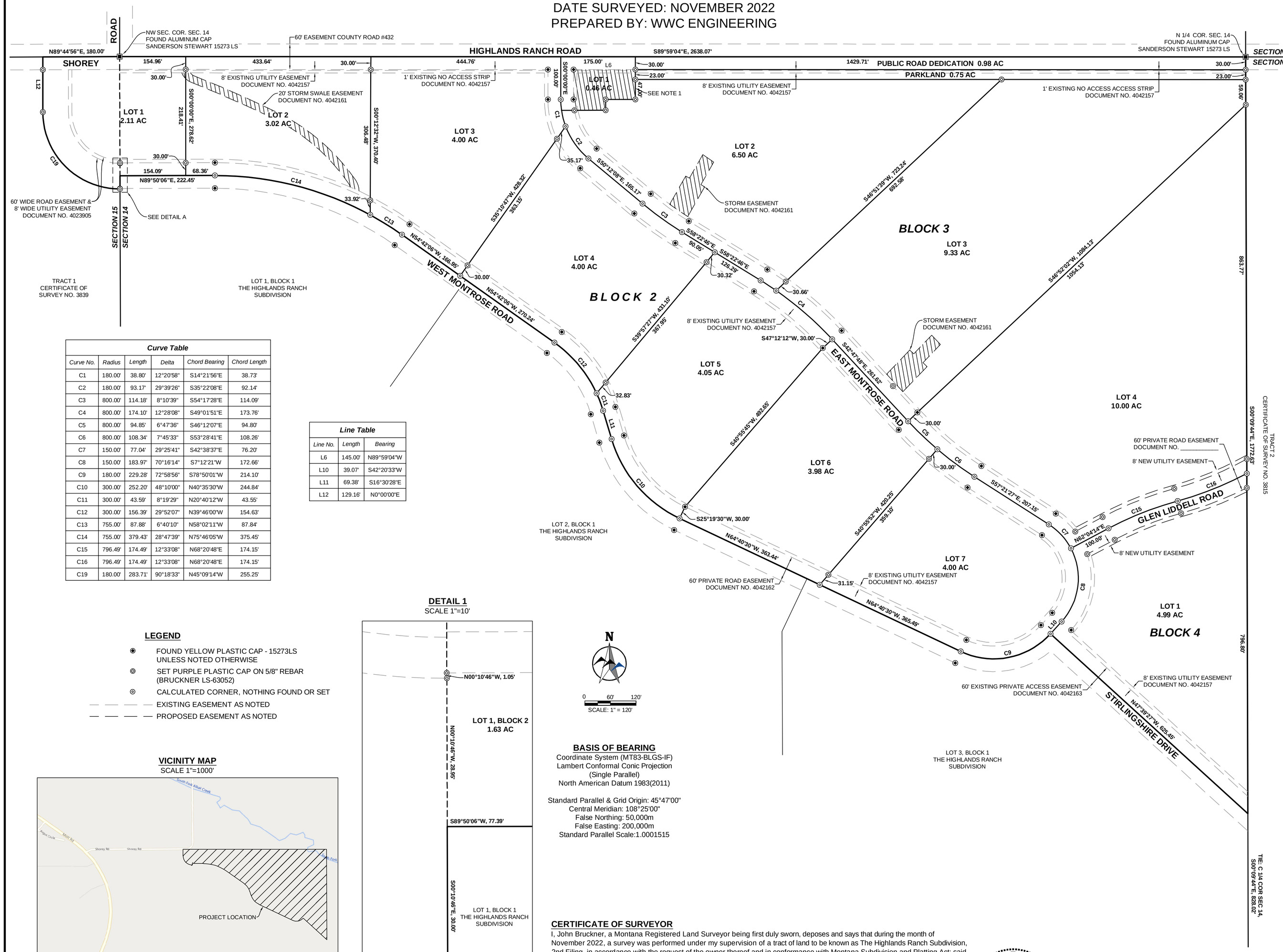
THE HIGHLANDS RANCH SUBDIVISION, 2ND FILING

BEING LOT 4, BLOCK 1 OF THE HIGHLANDS RANCH SUBDIVISION, DOCUMENT NO. 4042157 AND LOT 5A, BLOCK 1 OF AMENDED PLAT OF LOT 5, BLOCK 1 OF THE HIGHLANDS RANCH SUBDIVISION, DOCUMENT NO. 4042167, WITHIN THE NW1/4 OF SECTION 14 AND THE E1/2 OF SECTION 15, T.1N., R.24E., P.M.M. YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: THE HIGHLANDS RANCH, LLC
DATE SURVEYED: NOVEMBER 2022
PREPARED BY: WWC ENGINEERING



Curve Table					
Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
C1	180.00'	38.80'	12°20'58"	S14°21'56"E	38.73'
C2	180.00'	93.17'	29°39'26"	S35°22'08"E	92.14'
C3	800.00'	114.18'	8°10'39"	S54°17'28"E	114.09'
C4	800.00'	174.10'	12°28'08"	S49°01'51"E	173.76'
C5	800.00'	94.85'	6°47'36"	S46°12'07"E	94.80'
C6	800.00'	108.34'	7°45'33"	S53°28'41"E	108.26'
C7	150.00'	77.04'	29°25'41"	S42°38'37"E	76.20'
C8	150.00'	183.97'	70°16'14"	S7°12'21"W	172.66'
C9	180.00'	229.28'	72°58'56"	S78°50'01"W	214.10'
C10	300.00'	252.20'	48°10'00"	N40°35'30"W	244.84'
C11	300.00'	43.59'	8°19'29"	N20°40'12"W	43.55'
C12	300.00'	156.39'	29°52'07"	N39°46'00"W	154.63'
C13	755.00'	87.88'	6°40'10"	N58°02'11"W	87.84'
C14	755.00'	379.43'	28°47'39"	N75°46'05"W	375.45'
C15	796.49'	174.49'	12°33'08"	N68°20'48"E	174.15'
C16	796.49'	174.49'	12°33'08"	N68°20'48"E	174.15'
C19	180.00'	283.71'	90°18'33"	N45°09'14"W	255.25'

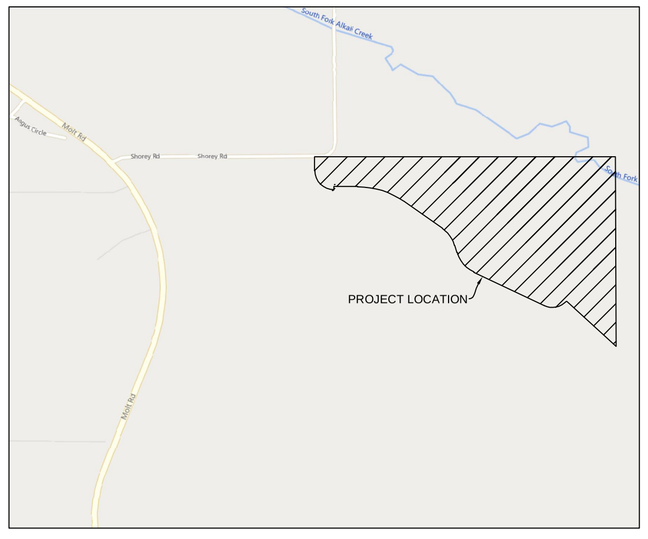
Line Table		
Line No.	Length	Bearing
L6	145.00'	N89°59'04"W
L10	39.07'	S42°20'33"W
L11	69.38'	S16°30'28"E
L12	129.16'	N0°00'00"E

LEGEND

- FOUND YELLOW PLASTIC CAP - 15273LS UNLESS NOTED OTHERWISE
- SET PURPLE PLASTIC CAP ON 5/8" REBAR (BRUCKNER LS-63052)
- CALCULATED CORNER, NOTHING FOUND OR SET
- EXISTING EASEMENT AS NOTED
- PROPOSED EASEMENT AS NOTED

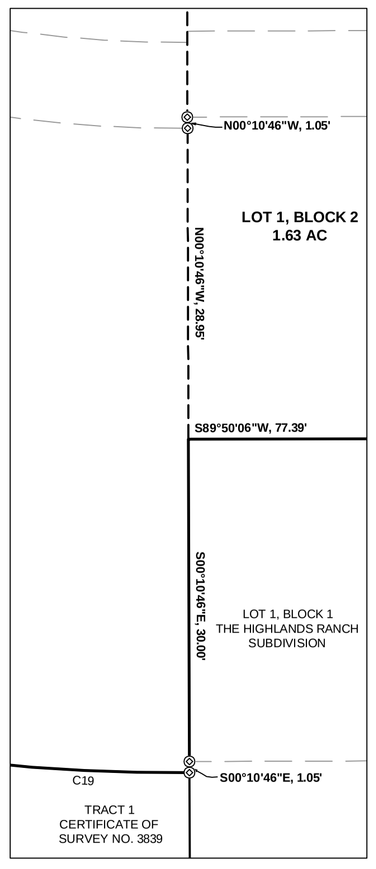
VICINITY MAP

SCALE 1"=1000'



DETAIL 1

SCALE 1"=10'



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

CERTIFICATE OF SURVEYOR

I, John Bruckner, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of November 2022, a survey was performed under my supervision of a tract of land to be known as The Highlands Ranch Subdivision, 2nd Filing, 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 this _____ day of _____, 20___

_____
John Bruckner
Registration Number 63052 LS

PRELIMINARY

MONTANA JOHN BRUCKNER No. 63052 LS LICENSED LAND SURVEYOR

NOTE
1. THE HATCHED AREA IN LOT 1, BLOCK 3 IS AN EXISTING TURNAROUND, DRY HYDRANT, AND STORM WATER EASEMENT, DOCUMENT NO. 4042160

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 parcels the first being situated within the NW1/4 of Section 14 and the E1/2 of Section 15, T.01N., R.24E., P.M.M., Yellowstone County, Montana, and more particularly described as Lot 4, Block 1 of The Highlands Ranch Subdivision, Document No. 4042157 and Lot 5A, Block 1 of Amended Plat of Lot 5, Block 1 of The Highlands Ranch Subdivision, Document No. 4042167 said lots containing 58.185 acres in gross and net, more or less.

The above described tract of land is to be known and designated as The Highlands Ranch Subdivision, 2nd Filing, 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 the Parkland.

We further hereby certify that this plat is exempt from review by MDEQ pursuant to ARM 17.36.605(2)(a) "a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed on the parcel."

Dated this _____ day of _____, 20___

The Highlands Ranch, LLC, a Montana Limited Liability Company

_____ _____
Thomas Graham Troop, Managing Member Kim Marie Troop, Managing Member

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 Thomas Graham Troop and Kim Marie Troop, as managing members of The Highlands Ranch, LLC, a Montana Limited Liability Company, 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)
: ss
County of YELLOWSTONE)

We do hereby certify that we have examined the plat of The Highlands Ranch Subdivision, 2nd Filing, 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___

_____
Chairman

_____
Commissioner

_____
Commissioner

Attest: _____
Clerk and Recorder

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.

_____
President Date

_____
Executive Secretary Date

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 Subdivision Plat has been reviewed by the County Attorney's Office and is acceptable to form.

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

THE HIGHLANDS RANCH SUBDIVISION, 2ND FILING
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR:
THE HIGHLANDS RANCH, LLC
2415 ASH STREET
BILLINGS, MT 59101

PREPARED BY:
WWC ENGINEERING
550 S. 24TH ST. W., SUITE 201
BILLINGS, MT 59102
(406) 884-2210
www.wwcengineering.com

PROJECT NO. 2022-499
DESIGNED BY: WWC
DRAWN BY: JPM
CHECKED BY: JMB
DATE: FEB. 2022

NO.	REVISION	BY	DATE

SHEET
1 OF 1