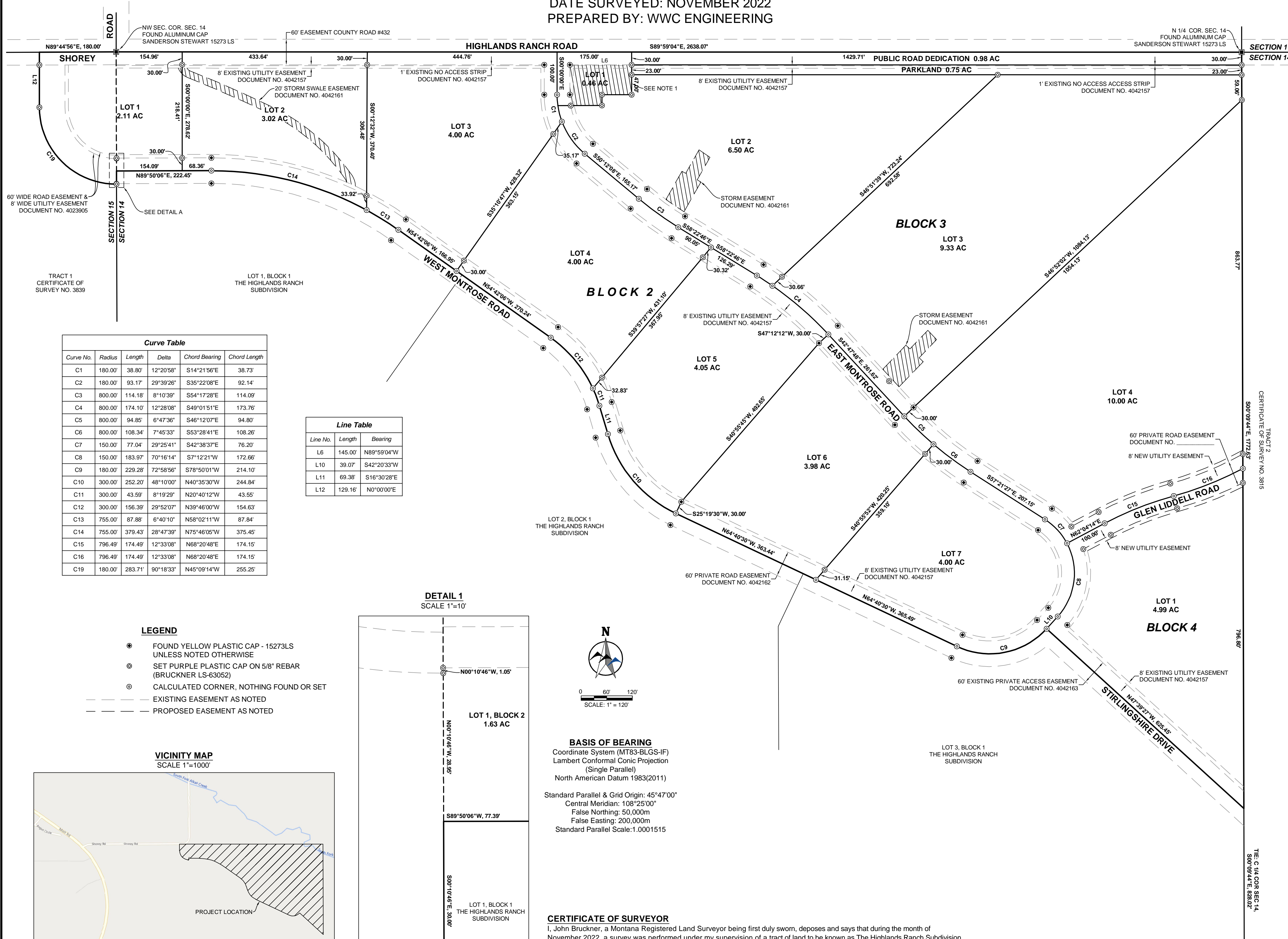


# THE HIGHLANDS RANCH SUBDIVISION, 2ND FILING

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

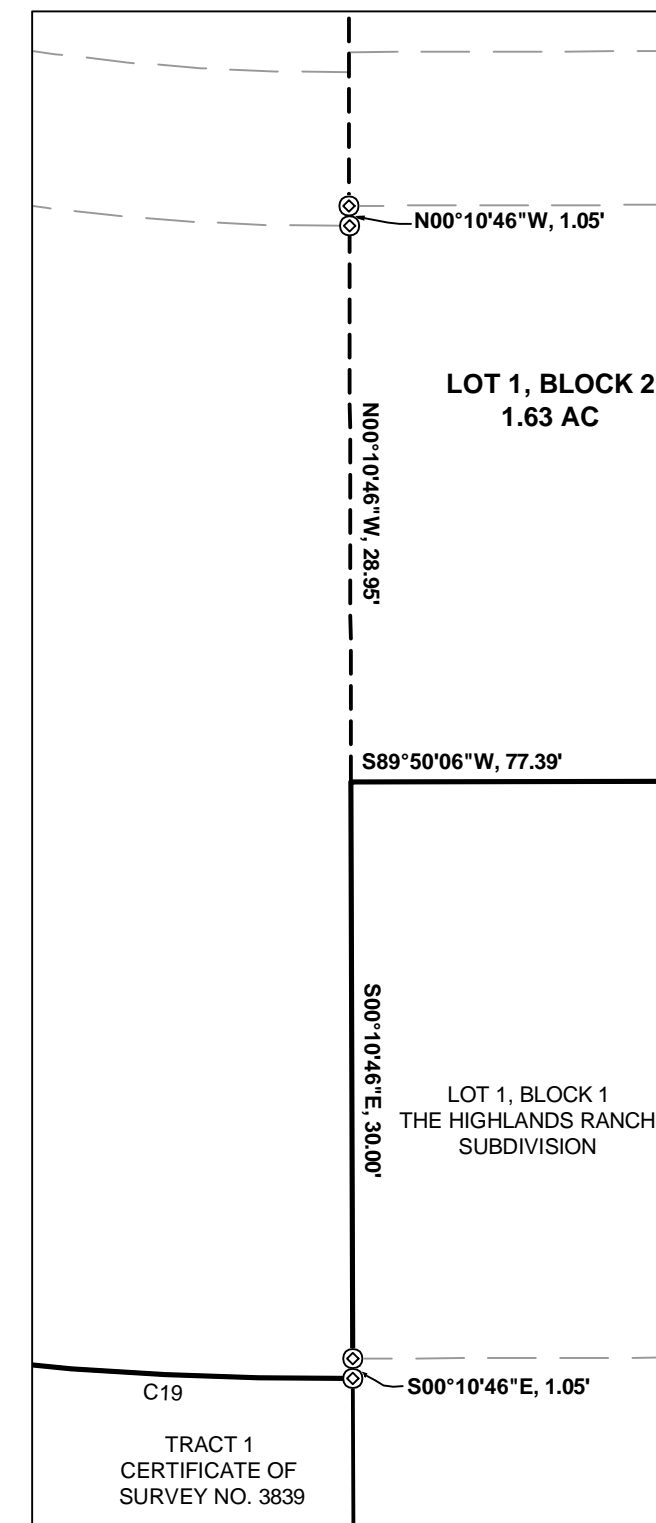
PREPARED FOR: THE HIGHLANDS RANCH, LLC  
DATE SURVEYED: NOVEMBER 2022  
PREPARED BY: WWC ENGINEERING



Curve 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°04'12"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 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

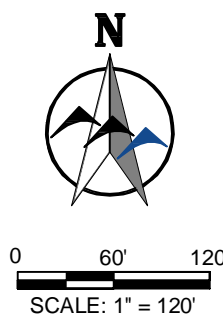
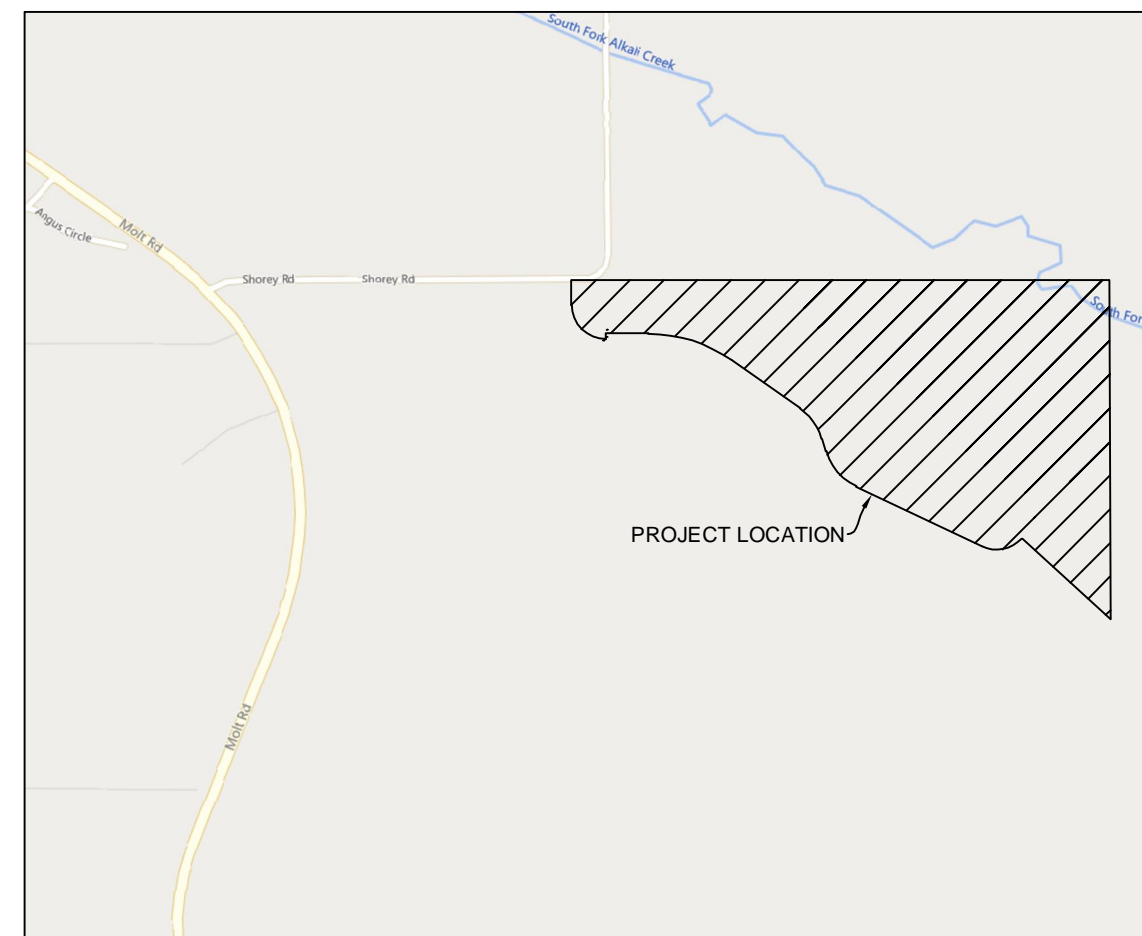
DETAIL 1  
SCALE 1"=10'



**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'



**BASIS OF BEARING**

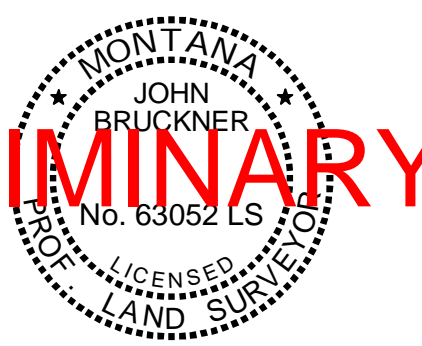
Coordinate System (MT83-BLGS-IF)  
Lambert Conformal Conic Projection  
(Single Parallel)  
North American Datum 1983(2011)  
Standard Parallel & Grid Origin: 45°47'00"  
Central Meridian: 108°25'00"  
False Northing: 50,000m  
False Easting: 200,000m  
Standard Parallel Scale: 1.0001515

**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**

**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 \_\_\_\_\_

<b>THE HIGHLANDS RANCH SUBDIVISION, 2ND FILING</b> YELLOWSTONE COUNTY, MONTANA		PREPARED BY: <b>WWC ENGINEERING</b> 556 S. 24TH ST. W., SUITE 201 BILLINGS, MT 59102 (406) 894-2219 www.wwcengineering.com	
PREPARED FOR: THE HIGHLANDS RANCH, LLC 2415 ASH STREET BILLINGS, MT 59101	PROJECT NO. 2022-499 NO. _____ REVISION _____ BY _____ DATE _____	DESIGNED BY: <b>JBC</b> DRAWN BY: <b>JBC</b> CHECKED BY: <b>JBC</b> DATE: <b>FEB 2022</b>	SHEET <b>1 OF 1</b>