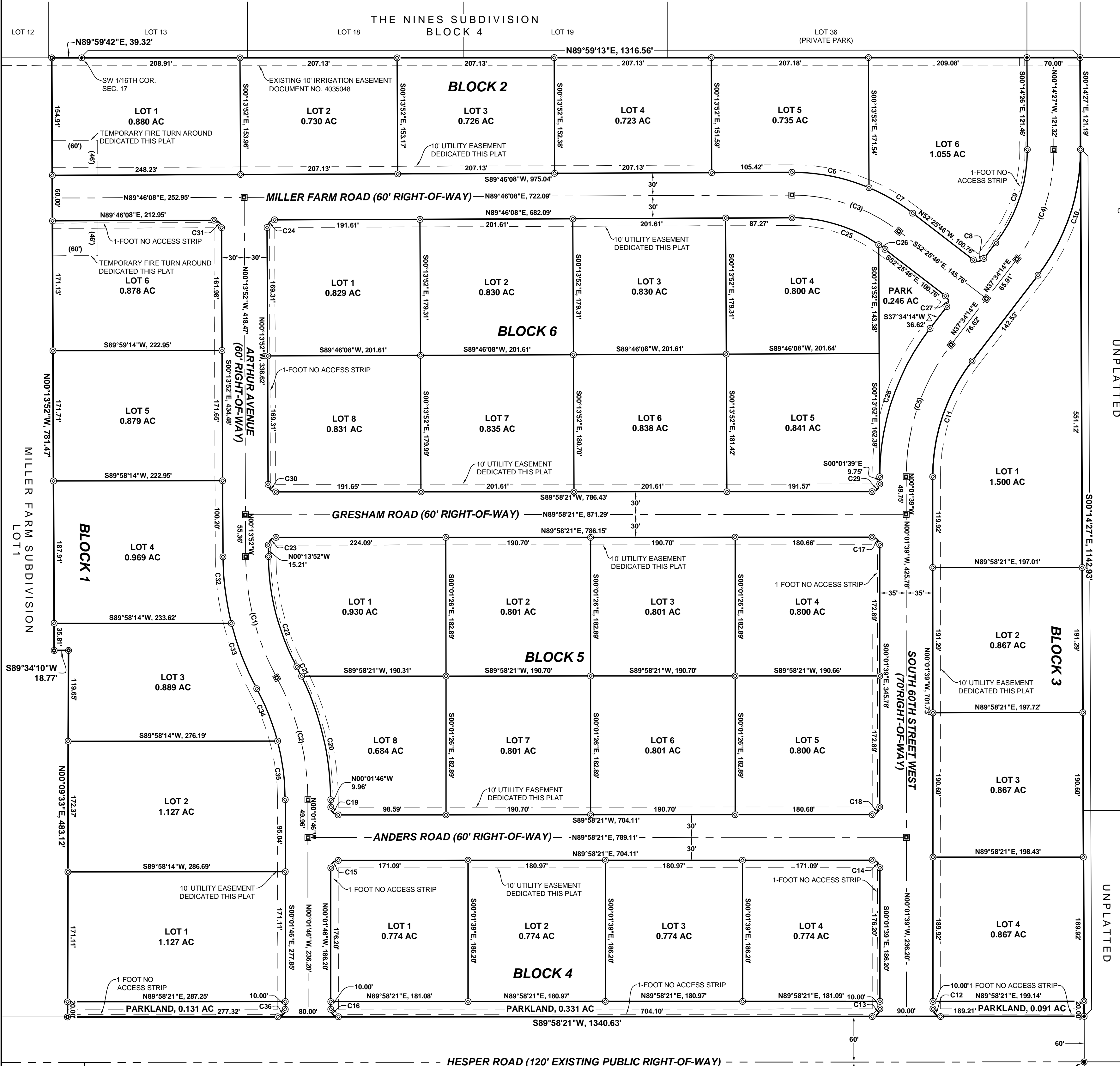


PLAT OF GRESHAM SUBDIVISION

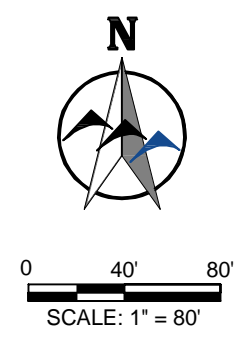
BEING LOT 2 OF MILLER FARM SUBDIVISION, DOCUMENT NO. 4035046
SW 1/4 OF SECTION 17, T. 01 S., R. 25 E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: BIGHORN DRYWALL AND CONSTRUCTION, LLC
DATE SURVEYED: AUGUST 2022
PREPARED BY: WWC ENGINEERING



Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
(C1)	336.00	166.52	28°23'42"	N14°25'43"W	164.82
(C2)	336.00	167.70	28°35'48"	N14°19'40"W	165.97
(C3)	230.00	151.75	37°48'06"	S71°19'49"E	149.01
(C4)	235.00	155.08	37°48'41"	N18°39'53"E	152.29
(C5)	285.00	187.02	37°35'53"	N18°46'17"E	183.69

Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
C6	260.00	104.55	23°02'25"	N78°42'40"W	103.86
C7	260.00	66.98	14°45'41"	N59°48'37"W	66.80
C8	10.00	15.71	90°00'00"	S82°34'14"W	14.15
C9	200.00	131.99	37°48'41"	N18°39'53"E	129.61
C10	270.00	178.18	37°48'41"	S18°39'53"W	174.97
C11	250.00	164.05	37°35'53"	N18°46'17"E	161.13
C12	10.00	15.71	90°00'00"	N45°01'39"W	14.15
C13	10.00	15.71	90°00'00"	S44°58'21"W	14.15
C14	10.00	15.71	90°00'00"	S45°01'39"E	14.15
C15	10.00	15.71	90°00'00"	N44°58'17"E	14.15
C16	10.00	15.71	89°59'53"	N45°01'43"W	14.15
C17	10.00	15.71	90°00'00"	S45°01'39"E	14.15
C18	10.00	15.71	90°00'00"	S44°58'21"W	14.15
C19	10.00	15.71	89°59'53"	N45°01'43"W	14.15
C20	366.00	168.86	26°26'01"	N13°14'47"W	167.37
C21	366.00	13.82	2°09'48"	N27°32'41"W	13.82
C22	306.00	151.65	28°23'42"	N14°25'43"W	150.11
C23	10.00	15.74	90°12'13"	N44°58'21"E	14.17
C24	10.00	15.71	90°00'00"	N44°46'08"E	14.15
C25	200.00	89.65	25°40'55"	S68°11'34"E	88.90
C26	200.00	10.20	2°55'20"	S53°53'26"E	10.20
C27	10.00	15.71	90°00'00"	S7°25'46"E	14.15
C28	320.00	209.99	37°35'53"	S18°46'17"W	206.25
C29	10.00	15.71	90°00'00"	S44°58'21"W	14.15
C30	10.00	15.67	89°47'47"	N45°07'46"W	14.12
C31	10.00	15.71	90°00'00"	S45°13'52"E	14.15
C32	366.00	88.61	13°52'17"	S7°10'01"E	88.40
C33	366.00	92.78	14°31'26"	S21°21'52"E	92.53
C34	306.00	74.56	13°57'35"	S21°38'47"E	74.38
C35	306.00	78.17	14°38'13"	S7°20'53"E	77.96
C36	10.00	15.71	90°00'00"	S44°58'17"W	14.15



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__.

CERTIFICATE OF RIVERSTONE HEALTH

This Subdivision Plat has been reviewed and approved by the Yellowstone City/County Health Department (d/b/a/ RiverStone Health).
Dated this _____ day of _____, 20__.

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 Plat and encompassed by the proposed division have been paid.
Dated this _____ day of _____, 20__.

CERTIFICATE OF FILING BY CLERK AND RECORDER

This plat has been approved for filing by the City of Billings/Yellowstone County Board of Planning and conforms to the recommendations of this board.
President _____ Date _____
Executive Secretary _____ Date _____

AREA DATA	BASIS OF BEARING
36 RESIDENTIAL LOTS	30.964 ACRES
4 PARKS/TRAILS	.799 ACRES
NET AREA	31.763 ACRES
ROAD DEDICATION	7.403 ACRES
GROSS AREA	39.166 ACRES

CERTIFICATE OF DEDICATION

KNOW ALL BY THESE PRESENTS: That Bighorn Drywall & Construction, LLC, the owner of the following described tract of land, does hereby certify that it has caused to be surveyed, subdivided and platted into lots, blocks, and streets as shown on the annexed plat, said tract being situated within the SW1/4 of Section 17, T.01S., R.25E., P.M.M., Yellowstone County, Montana, being Lot 2 of Miller Farm Subdivision filed as Document No. 4035046 in the office of the Yellowstone County Clerk and Recorder.

The undersigned hereby grants unto all utility companies, as such as defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair and removal of their lines over, under and across the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever.

Said tract of land contains a gross area of 39.166 acres and net area of 30.964 acres, more or less, and is subject to any easements, reservations, or other encumbrances that have been legally acquired.

Pursuant to Section 76-3-621(1), the parkland dedication shall be provided by land and cash donation.

Said tract to be known and designated as Gresham Subdivision, and the lands included in Miller Farm Road, Gresham Road, Anders Road, Arthur Street, and South 80th Street West as shown on the annexed plat are hereby granted and donated to the use of the public forever.

Bighorn Drywall & Construction, LLC
Heath Olson, Managing Member

ACKNOWLEDGEMENT

State of _____)
County of _____)
SS

on this _____ day of _____, 20__, before me, the undersigned a notary public for the State of _____, personally appeared Heath Olson, Managing Member of Bighorn Drywall & Construction, LLC known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

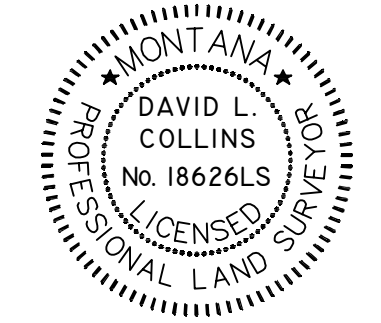
Notary Public for the State of _____

CERTIFICATE OF SURVEYOR

I, David L. Collins, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of August 2022, a survey was performed under his supervision of a tract of land to be known as PLAT OF GRESHAM 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 this _____ day of _____, 20__.

David L. Collins
Registration Number 18626LS



CERTIFICATE OF APPROVAL

STATE OF MONTANA)
County of Yellowstone)
: SS

We do hereby certify that we have examined the PLAT OF GRESHAM SUBDIVISION, and find that said plat conforms with the requirements of the laws of the State of Montana and approves it.

IN WITNESS WHEREOF, we have set our hands and the seal of Yellowstone County, Montana, this _____ day of _____, 20__.

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA

By: _____
Commissioner
By: _____
Commissioner
By: _____
Commissioner

Attest: _____
Clerk and Recorder

NOTICE OF APPROVAL

STATE OF MONTANA)
County of Yellowstone)
: SS

This plat has been approved for filing by the City of Billings/Yellowstone County Board of Planning and conforms to the recommendations of this board.

President _____ Date _____
Executive Secretary _____ Date _____

VICINITY MAP
1" = 1500'



QTR.	SEC.	TWP.	RGE.
17	01S.	25E.	

GRESHAM SUBDIVISION

JOB #: 2022-195

REVISIONS

Date	By

550 S. 24TH ST. W., SUITE 201
BILLINGS, MT 59102
(406) 894-2210

WWC ENGINEERING

- LEGEND**
- FOUND PURPLE PLASTIC CAP (BRUCKNER 63052 LS)
 - FOUND YELLOW PLASTIC CAP (SANDERSON STEWART 83775)
 - FOUND BRASS CAP
 - SET 5/8" REBAR W/ PURPLE PLASTIC CAP (COLLINS 18626LS)
 - SET CENTERLINE MONUMENT
 - NEW PROPERTY LINE
 - SUBDIVISION BOUNDARY
 - - - EASEMENT DEDICATED THIS PLAT AS NOTED
 - - - EXISTING EASEMENT AS NOTED