

PEC STANDARD BW.C1B
2/26/2024 12:20:14 PM

LEGEND	
●	PROPERTY CORNER, FOUND AS DESCRIBED
○	PROPERTY CORNER, SET 5/8" REBAR W/ PEC CAP
⊕	SECTION CORNER, FOUND AS DESCRIBED
⊕	QUARTER CORNER, FOUND AS DESCRIBED
—	SURVEY BOUNDARY
- - -	EXISTING PROPERTY LINE
—	PROPERTY LINE
- - -	EASEMENT LINE
- - -	SECTION LINE
- - -	CENTERLINE OF RIGHT-OF-WAY

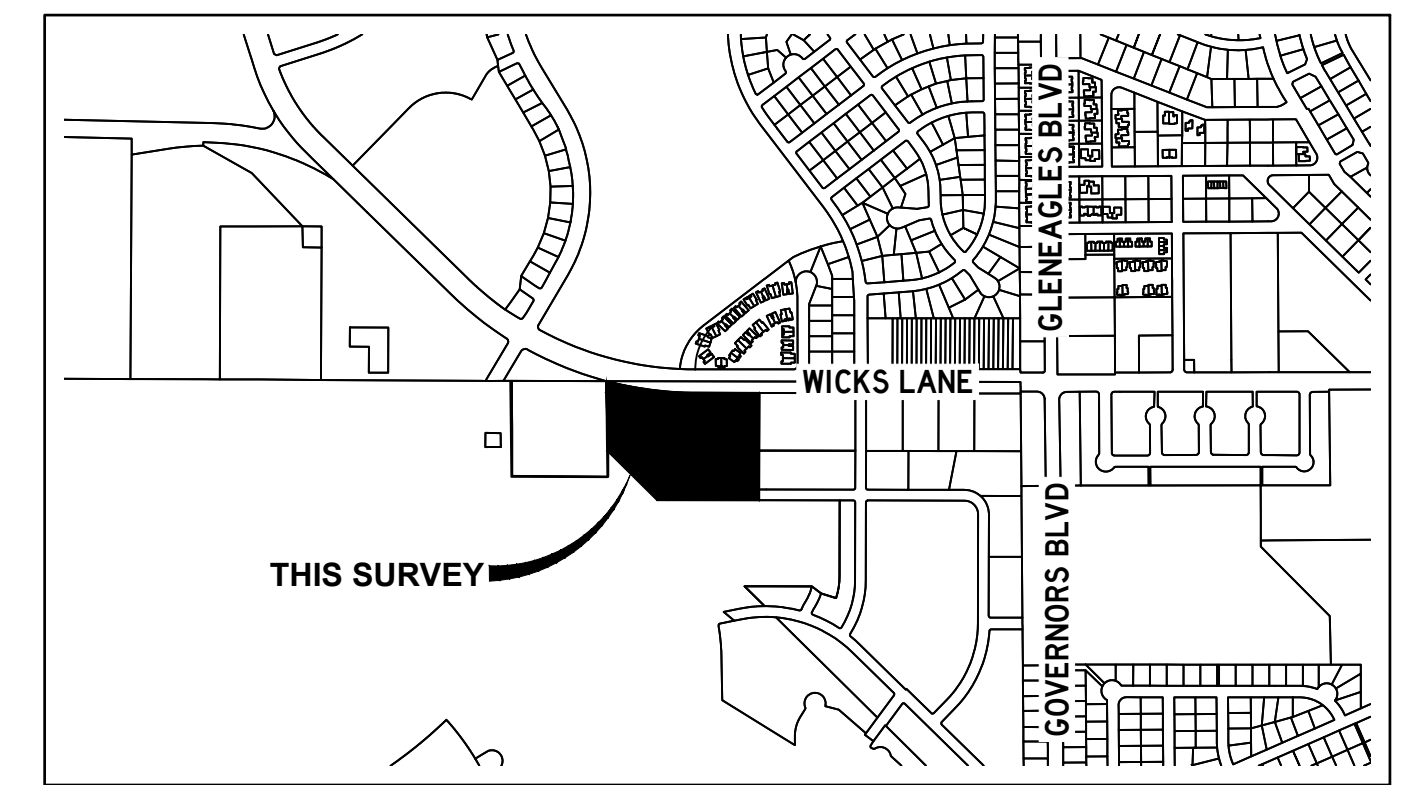
PLAT OF
SKYVIEW RIDGE SUBDIVISION, 2ND FILING
 LOCATED IN THE N 1/2 OF SECTION 20, TOWNSHIP 01 NORTH, RANGE 26 EAST, P.M.M., CITY OF BILLINGS,
 YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : STATE OF MONTANA
 (DEPARTMENT OF NATURAL RESOURCES & CONSERVATION)

PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 9.603 ACRES

JANUARY 2024



VICINITY MAP
 NOT TO SCALE

LEGAL DESCRIPTION AND OWNER CERTIFICATION AND DEDICATION

We, the undersigned owners, do hereby certify that we have cause to be surveyed and platted in to lots, blocks, roads, and other divisions and dedications, as shown on this plat hereunto included, an unplatted tract of land being situated in the N 1/2 of Section 20, Township 01 North, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows:

Beginning at the found YPC at the northwest corner of Lot 1, Block 1 of Skyview Ridge Subdivision, 1st Filing, said point being the Point of Beginning; thence N89° 53' 14"W along the right-of-way for Wicks Lane a distance of 334.25 feet; thence following the same line along a curve to the right having a radius of 1813.11 feet and a central angle of 014° 46' 53" a length of 467.83 feet; thence S00° 39' 29"E along the eastern boundary of Certificate of Survey No. 1904 a distance of 308.70 feet; thence S45° 30' 00"E a distance of 443.38 feet; thence S89° 54' 03"E a distance of 475.87 feet; thence N00° 06' 39"E along the western boundary of Lot 2, Block 1 of Skyview Ridge 1st Filing a distance of 558.29 feet back to the Point of Beginning.

Said tract contains a gross area of 9.603 acres, and a net area of 8.885 acres, more or less.

Said tract to be known and designated as SKYVIEW RIDGE SUBDIVISION, 2ND FILING, and the lands included in all streets, avenues, public rights-of-way and parks as shown on the annexed plat are hereby granted and donated to the use of the public forever.

Dated this ___ day of _____, 20__.

STATE OF MONTANA : DEPARTMENT OF NATURAL RESOURCES & CONSERVATION

By: _____ Attest: _____
 Title: _____ Title: _____

STATE OF MONTANA)
) ss
 County of Lewis & Clark)

On this ___ day of _____, 20__, before me, a Notary Public in and for the State of Montana, personally appeared _____ and _____ as the _____ for the State of Montana Department of Natural Resources and Conservation, known to me to be the persons who signed the foregoing instrument and who acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana
 Printed Name _____
 Residing at _____
 My commission expires _____

CERTIFICATE OF SURVEYOR

I, the undersigned Mark W. Kadrmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of an unplatted tract of land located in the N 1/2 of Section 20, Township 01 North, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana.

Said tract contains a gross area of 9.603 acres, and a net area of 8.885 acres.

Said tract is subject to all easements and rights-of-way of record or apparent on the ground.

This survey was conducted in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, MCA.



Mark W. Kadrmas, PLS 51414LS
 Registered Land Surveyor
 State of Montana

CERTIFICATE OF APPROVAL

STATE OF MONTANA)
) ss
 County of Yellowstone)

We hereby certify that we have examined the plat of SKYVIEW RIDGE SUBDIVISION, 2ND FILING and find that the said plat conforms with the requirements of the laws of the State of Montana and the requirements of the Yellowstone County Board of Planning. It is therefore approved and the dedication to 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 the CITY OF BILLINGS, MONTANA this ___ day of _____, 20__.

CITY OF BILLINGS, MONTANA

By: _____
 Mayor

Attest: _____
 City Clerk

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.

Date _____ President _____

Executive Secretary _____

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments assessed and levied on the land have been paid per 76-3-611(1)(b) and 76-3-207(3), MCA.

Date _____ Yellowstone County Treasurer
 Deputy _____

CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City Attorney's office and is acceptable as to form.

Date _____ Reviewed by _____

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the foregoing plat for errors and omissions in computations and drafting.

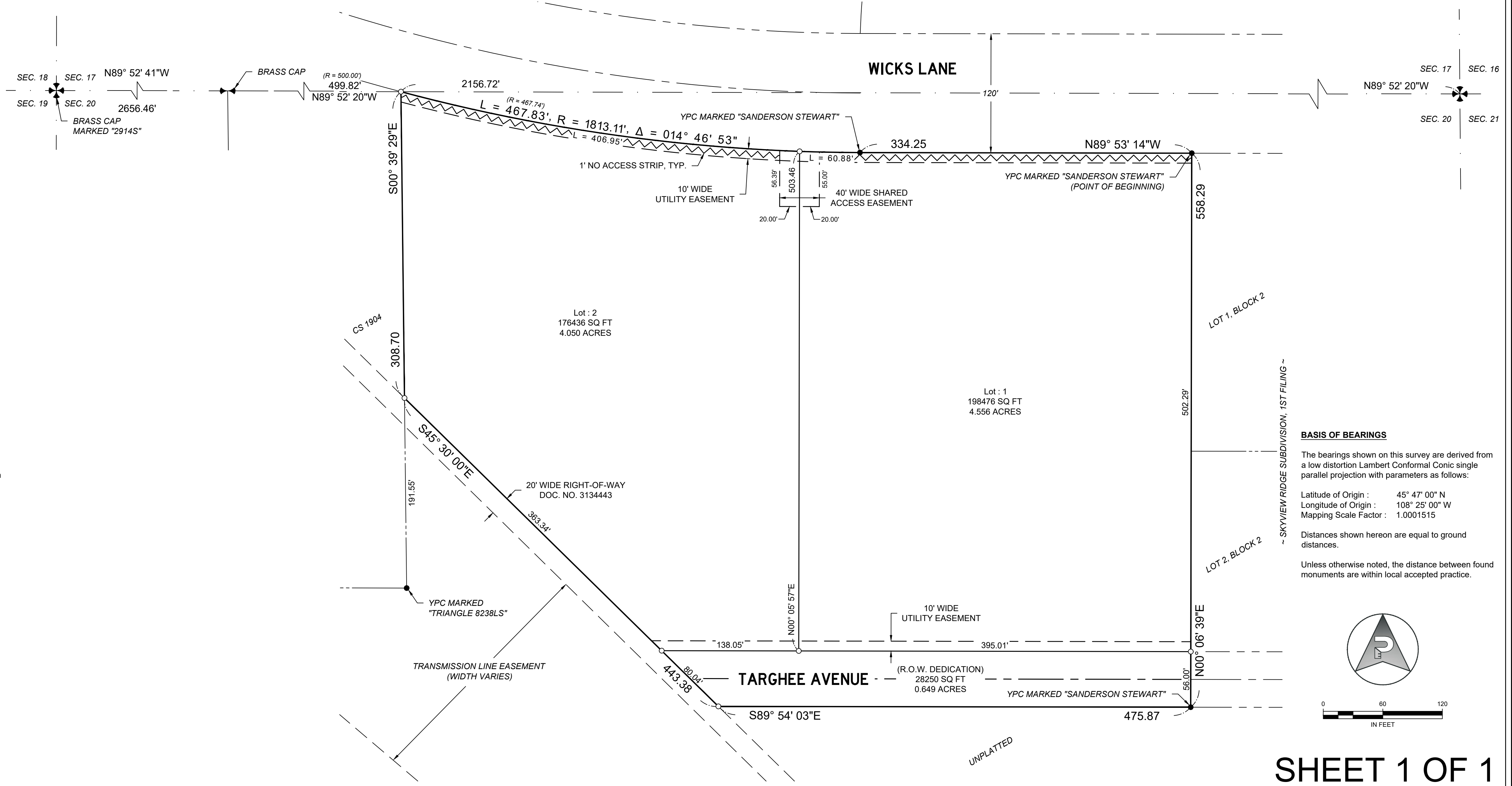
Dated this ___ day of _____, 20__.

Examining Land Surveyor _____

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that the annexed and foregoing plat conforms with Sections 76-4-125(1)(d) MCA for the removal of sanitary restrictions since the plat is located within 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.

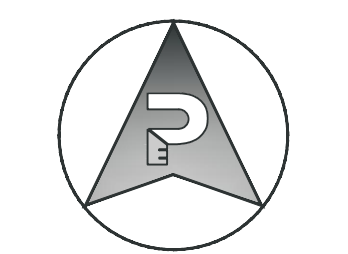
Date _____ City Engineer's Office _____



BASIS OF BEARINGS
 The bearings shown on this survey are derived from a low distortion Lambert Conformal Conic single parallel projection with parameters as follows:
 Latitude of Origin : 45° 47' 00" N
 Longitude of Origin : 108° 25' 00" W
 Mapping Scale Factor : 1.0001515

Distances shown hereon are equal to ground distances.

Unless otherwise noted, the distance between found monuments are within local accepted practice.



C:\Users\Taylon\PEC\Dropbox\Proprietary\2023-01-19 Skyview Ridge DNRC LandCAD\Plats\23-01-19 SR DNRC Final Plat.dwg