

PRELIMINARY PLAT OF
LES SCHWAB SUBDIVISION

BEING LOT 4E-3, BLOCK 1 OF AMENDED PLAT OF LOTS 2A-4-A, 2A-5-A, 3A & 4E, BLOCK 1
SHILOH CROSSING SUBDIVISION
LOCATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST, P.M.M.
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: SFP-E, LLC

SURVEYED BY: ESSEX SURVEYING
1350 PK ROAD
SHEPHERD, MT 59079
(406) 665-5188

SURVEY DATE: JANUARY 2024

0' 15' 30' 60'

SCALE: 1" = 30'

SURVEYED:

LINE	BEARINGS	DISTANCE
L1	S 58°19'59" E	26.96'
L2	N 89°50'11" E	65.62'

SITE INFORMATION

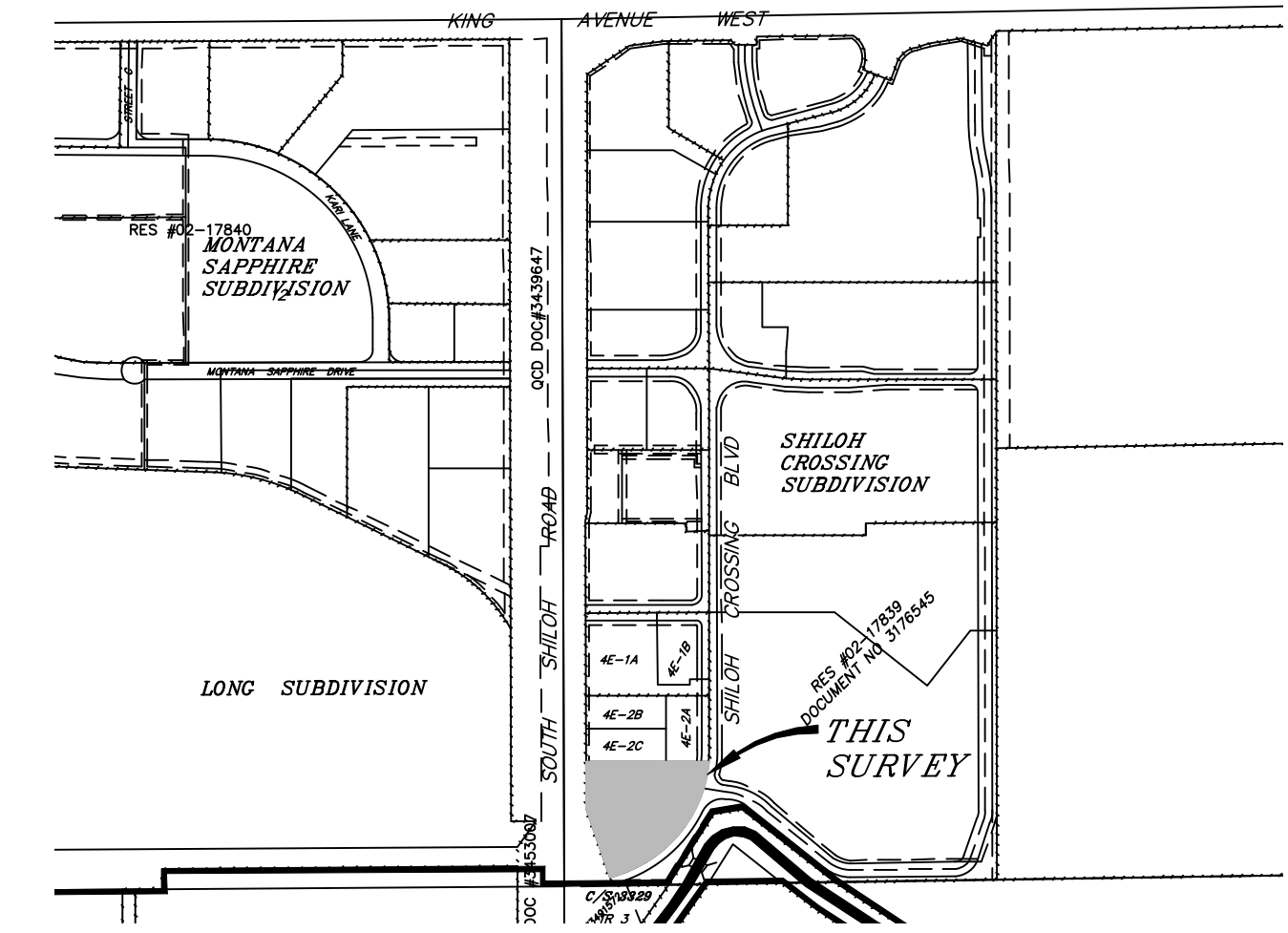
GROSS AREA 2.164 ACRES
NET AREA 2.164 ACRES
NUMBER OF LOTS 2
MAX. LOT SIZE 1.402 ACRES
MIN. LOT SIZE 0.762 ACRES
ZONING COMMUNITY COMMERCIAL
LAND USE MIXED USE

LEGEND

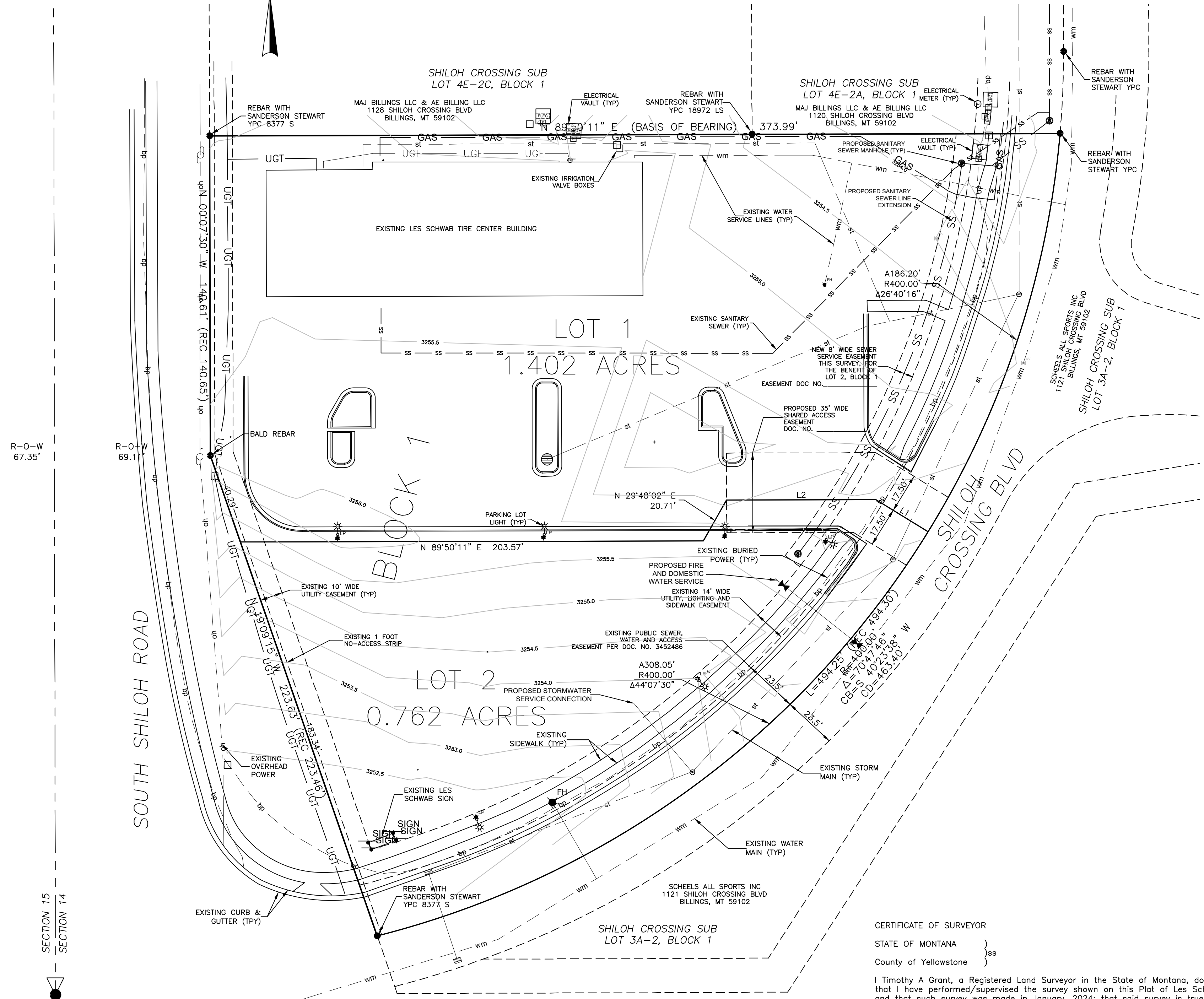
- PROPERTY CORNER FOUND - AS NOTED
- PROPERTY CORNER SET - 5/8" X 24" REBAR WITH A YELLOW PLASTIC CAP MARKED "T GRANT - 17513"

BASIS OF BEARINGS

GPS OBSERVATION OF THE NORTH LINE OF
LOT 4E-3, BLOCK 1
SHILOH CROSSING SUBDIVISION



VICINITY MAP
SCALE NONE



OWNER'S CERTIFICATION AND PROPERTY DESCRIPTION

State of Montana)
County of Yellowstone)
We, the undersigned property owners, certify that we have caused to be surveyed, subdivided and plotted into lots and blocks as shown by the plat hereunto annexed, the following described land, to-wit:
Being Lot 4E-3, Block 1, of Amended Plat Of Lots 2A-4-A, 2A-5-A, 3A & 4E, Block 1, Shiloh Crossing Subdivision, Document No. 3611452, situated in the Northwest 1/4 of Section 14, Township 1 South, Range 25 East, P.M.M., City of Billings, Yellowstone County, State of Montana. Containing a gross and net area of 2.164 Acres), more or less, and all according to the attached Subdivision Plat. Subject to all easements and/or rights-of-way of record, apparent on the ground or reserved per this survey.

No parkland is being dedicated to the public pursuant to Section 76-3-621(3)(d), MCA.
The herein described tract of land is to be known and designated as:

LES SCHWAB SUBDIVISION

The undersigned hereby grants unto all utility companies, as such are 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.

SFP-E, LLC

By: _____

AS: _____

State of Montana)

County of Yellowstone)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public for the State of Montana, personally appeared _____, known to me to be the person whose name is subscribed as _____ to the within instrument, and acknowledged to me that they executed the same.

Notary Public for the State of Montana

Printed Name of Notary

Residing at _____

My Commission expires _____

CERTIFICATE OF APPROVAL BY CITY ENGINEERS OFFICE

State of Montana)
County of Yellowstone)

I hereby certify that the annexed and foregoing Plat conforms with Section 76-4-125(1)(c), M.C.A., "divisions made for purposes other than the construction of water supply or sewage and solid waste disposal facilities as the department specifies by rule and 76-4-127(2)(g), M.C.A., "certification that adequate municipal or county water and/or sewer district facilities for the supply of water and disposal of sewage and solid waste will be provided".

IN WITNESS WHEREOF, I have executed this Certificate of Approval, this ____ day of _____, 20____

City Engineers Office

CITY ATTORNEY APPROVAL

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

Dated this ____ day of _____, 20____

Reviewed by: _____

COUNTY TREASURER'S CERTIFICATION OF TAX PAYMENT

I hereby certify that all real property taxes and special assessments assessed and levied on the land above described are paid pursuant to 76-3-611(1)(b)M.C.A. and 76-3-207(3), M.C.A.

Date: _____

Yellowstone County Treasurer

By: _____

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____

DECLARATION OF RECIPROCAL ACCESS EASEMENT

Document No. _____

PRIVATE SANITARY SEWER EASEMENT

Document No. _____

CLERK AND RECORDER FILING INFORMATION

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing Amended Plat for errors and omissions in computations and drafting and find that said survey conforms with the requirements of the laws of the State of Montana, and said survey conforms to the adjoining additions, plats and surveys of the City of Billings already filed as nearly as circumstances will permit.

Examining Land Surveyor

Date

NOTICE OF PLANNING BOARD APPROVAL

State of Montana)
County of Yellowstone)

This Plat of Les Schwab Subdivision, 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 SURVEYOR

STATE OF MONTANA)
County of Yellowstone)

I, Timothy A Grant, a Registered Land Surveyor in the State of Montana, do hereby certify that I have performed/supervised the survey shown on this Plat of Les Schwab Subdivision and that such survey was made in January, 2024; that said survey is true and complete as shown and the monuments found and set are of the character and occupy the positions shown thereon. Said survey was made in accordance with the Montana Subdivision and Platting Act, Title 76, Chapter 3, MCA.

Dated this ____ day of _____, 20____

Timothy A Grant, 17513 LS

