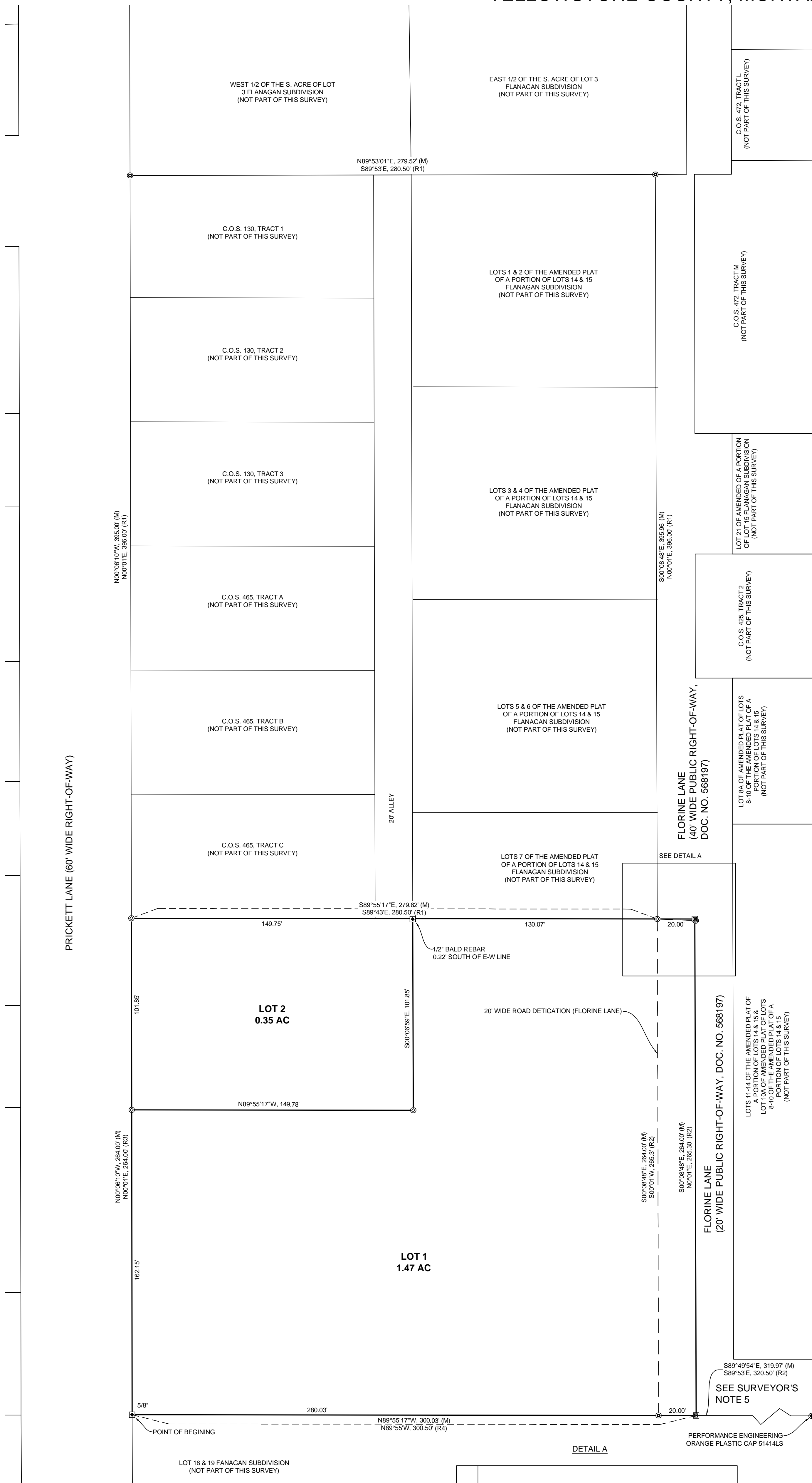


GROVE VENTURES MINOR SUBDIVISION

BEING THE SOUTH 264' OF LOT 14 OF FLANAGAN SUBDIVISION DOCUMENT NO. 4782
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 26 EAST, P.M.M.,
YELLOWSTONE COUNTY, MONTANA



LANDOWNER'S CERTIFICATION

I, Jim Mosier, the owner of the following tract of land, do hereby certify that it has caused to be surveyed, subdivided, and platted into lots, blocks, and streets as shown on this plat, a tract of land previously described as the South 264' of Lot 14 of Flanagan Subdivision, Document No. 4782, located in the NE1/4 of the NE1/4 of Section 8, Township 1 South, Range 26 East, P.M.M., Yellowstone County Montana, more particularly described as follows:

Beginning at the southwest corner of Lot 14 of Flanagan Subdivision Document No. 4782, thence along the west boundary of said Lot 14, N00°06'10\"/>

Said tract contains 1.82 acre, more or less, along with and subject to any easements of record or implied.
Said tract shall be known and designated as "GROVE VENTURES MINOR SUBDIVISION".

Dated this _____ day of _____, 2024.

By: _____
Jim Mosier

ACKNOWLEDGEMENT

State of _____)
County of _____) :SS

On this _____ day of _____, 2024, before me, the undersigned a Notary Public for the State of _____, personally appeared Jim Mosier, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Notary Public for the State of _____

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____

Reviewed by _____

CERTIFICATE OF APPROVAL

STATE OF MONTANA)
County of Yellowstone) : ss

We do hereby certify that we have examined the plat of GROVE VENTURES MINOR SUBDIVISION, 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 City of Billings/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____

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA

By: _____
Commissioner

By: _____
Commissioner

By: _____
Commissioner

Attest: _____
Clerk and Recorder

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 _____, 2024

Treasurer
Yellowstone County, MT

CERTIFICATE OF COUNTY ATTORNEY

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

Dated this _____ day of _____, 20____

Reviewed by _____

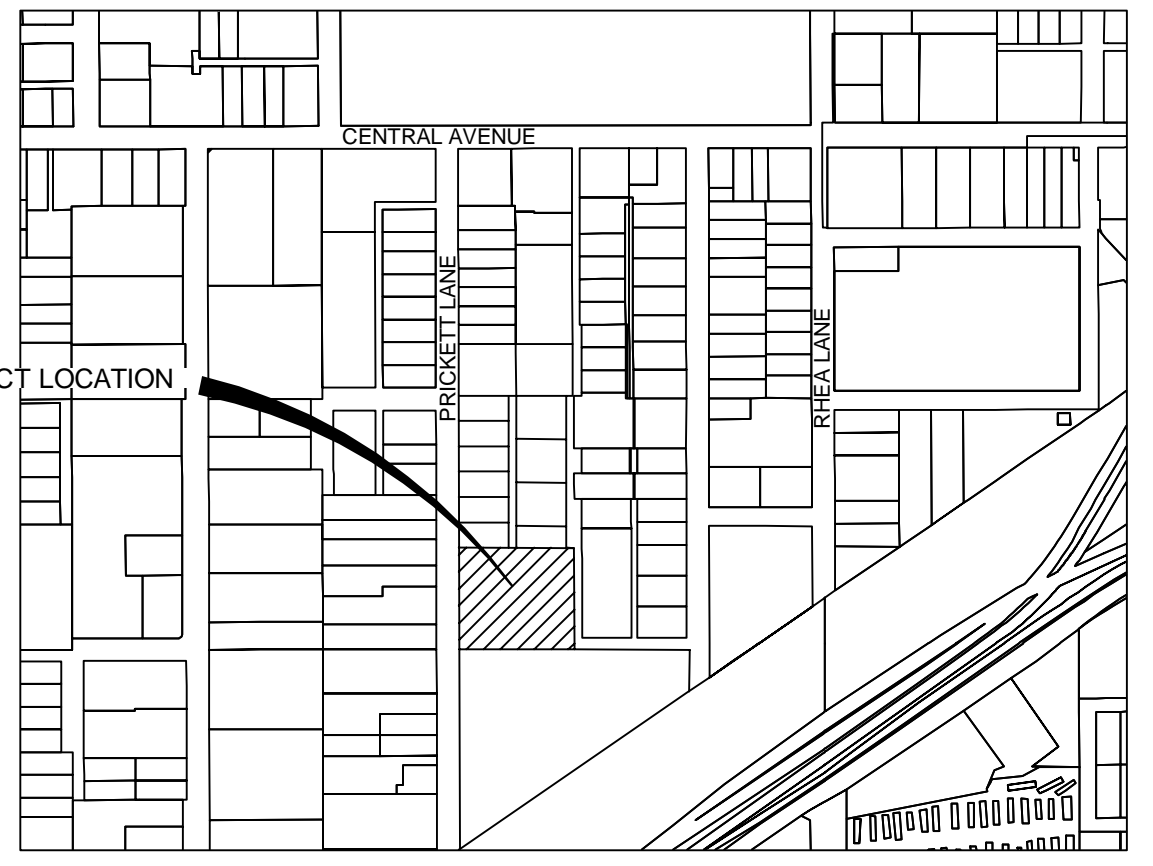
NOTICE OF PLANNING BOARD APPROVAL

STATE OF MONTANA)
County of YELLOWSTONE) :ss

This Subdivision 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 _____



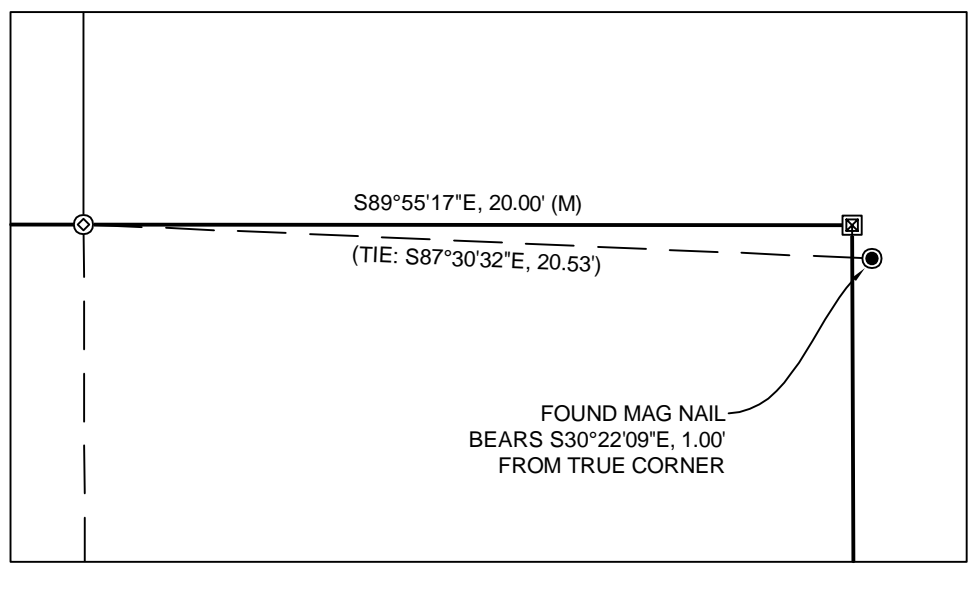
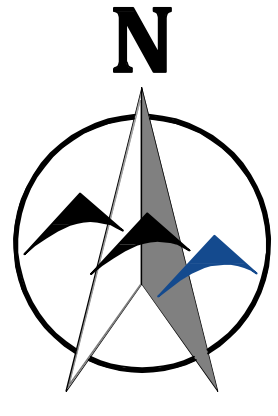
LOCATION MAP
SCALE: 1" = 500'

DEED REFERENCE: WARRENTY DEED DOC. NO. 4071562

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

SURVEYOR'S NOTES

- The field survey was completed in May 2024.
- This survey was requested by the Jim Mosier.
- Not all easements are shown on this survey. Parcels shown are subject to any and all easements of record or implied.
- All dimensions shown hereon are in units of international feet.
- Florine Lane (30' wide public right-of-way, Document Number 568197)



LEGEND	
⊠	CALCULATED POSITION, NOTHING FOUND OR SET
●	FOUND 1" O.D. IRON PIPE
⊙	FOUND ORANGE PLASTIC CAP (PERFORMANCE LS51414)
⊛	FOUND BALD REBAR AS NOTED
⊜	SET 5/8" X 24" REBAR W/ YELLOW PLASTIC CAP (ZISKA 18636LS)
—	BOUNDARY THIS SURVEY
- - -	ADJACENT BOUNDARY
- · - · -	EASEMENT LINE AS NOTED
(M)	MEASURED DISTANCE
(R1)	CERTIFICATE OF SURVEY NO. 465 (DOCUMENT NO. 485003)
(R2)	AMENDED PLAT OF LOTS 14 & 15 FLANAGAN SUBDIVISION (DOCUMENT NO. 568197)
(R3)	WARRENTY DEED (DOCUMENT NO. 4071562)
(R4)	FLANAGAN SUBDIVISION (DOCUMENT NO. 4782)

SURVEY IS NOT VALID UNLESS SEAL CONTAINS THE SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF SURVEYOR

JAKE
PROFESSIONAL LAND SURVEYOR

QRTR.	SEC.	TWP.	RGE.
⊠	8	1S.	26E.

CERTIFICATE OF SURVEY

JOB#: 2024-063

WWC ENGINEERING

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

DATE: 2024-06-27

SCALE: 1" = 30'