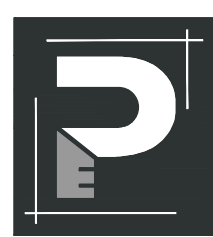


PLAT OF ZIMMERMAN HOME PLACE SUBDIVISION, 5TH FILING

BEING LOTS 2 & 3, BLOCK 1 OF ZIMMERMAN HOME PLACE SUBDIVISION, 3RD FILING
LOCATED IN THE SW 1/4 OF SECTION 34, TOWNSHIP 01 NORTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS,
YELLOWSTONE COUNTY, MONTANA

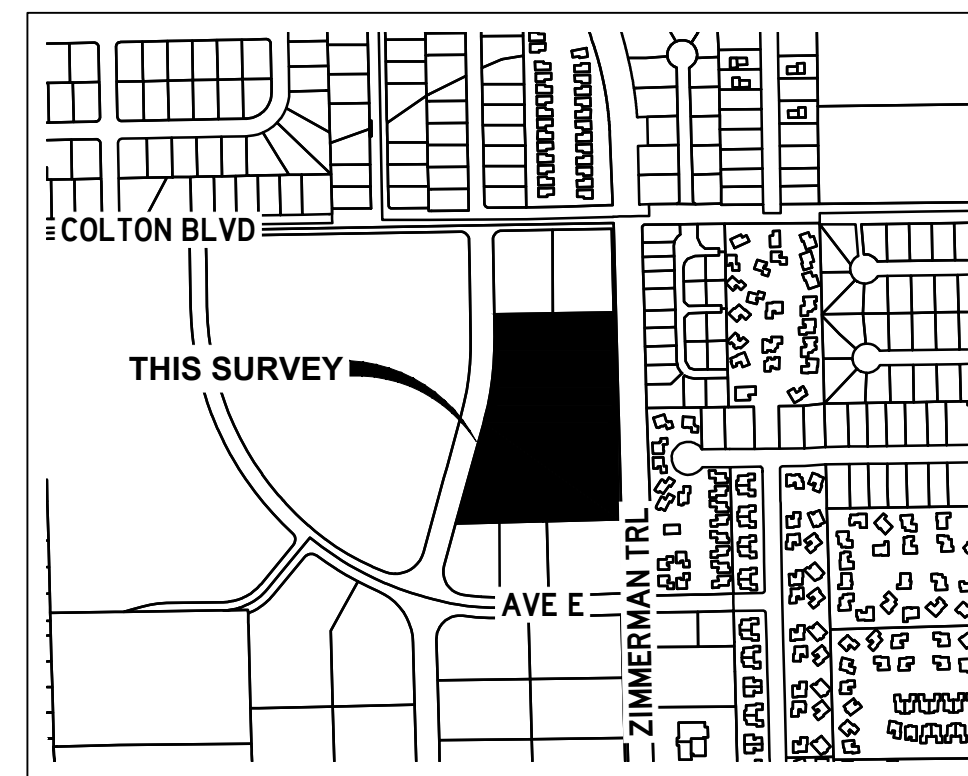
PREPARED FOR : HIGHLANDS ZHP SUBDIVISION, LLC
L & L ZHP SUBDIVISION, LLC
LUDWIG CONSULTING, LLC



PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 7.512 ACRES

JUNE 2024



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF SURVEYOR

I, the undersigned Mark W. Kadmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in the SW 1/4 of Section 34, Township 01 North, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana.

Said tract contains a net and gross area of 7.512 acres, more or less.

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 Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, MCA.

Mark W. Kadmas, 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 ZIMMERMAN HOME PLACE SUBDIVISION, 5TH FILING and find that 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 hereby accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA this _____ day of _____, 2024.

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 said board.

Date _____ President _____

Executive Secretary _____

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that the annexed and foregoing plat conforms with Section 76-4-125(1)(d), MCA for the removal of sanitary restrictions since the plat is inside 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 _____

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per Sections 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 _____

LEGEND	
●	PROPERTY CORNER, FOUND AS DESCRIBED
○	PROPERTY CORNER, SET 5/8" REBAR W/ PE CAP
■	FOUND CENTERLINE MONUMENT
—	SURVEY BOUNDARY
---	PROPOSED PROPERTY LINE
---	EXISTING PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE

LEGAL DESCRIPTION AND OWNER CERTIFICATION AND DEDICATION

The undersigned owner(s) do hereby certify that they have cause to be surveyed and platted into lots, blocks, roads, and other divisions and dedications, as shown on this plat hereunto included, the following tract of land, to-wit:

Lots 2 & 3, Block 1 of Zimmerman Home Place Subdivision, 3rd Filing (Document No. 4042636).

Said tracts contain a net and gross area of 7.512 acres, more or less.

Dated this _____ day of _____, 2024.

HIGHLANDS ZHP SUBDIVISION, LLC

Preston Lees, Manager

STATE OF MONTANA)
 :SS
County of Yellowstone)

On this _____ day of _____, 2024, before me, a Notary Public in and for the State of Montana, personally appeared Preston Lees as the Manager of HIGHLANDS ZHP SUBDIVISION, LLC, known to me to be the person 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 _____

L & L ZHP SUBDIVISION, LLC

Preston Lees, Manager

STATE OF MONTANA)
 :SS
County of Yellowstone)

On this _____ day of _____, 2024, before me, a Notary Public in and for the State of Montana, personally appeared Preston Lees as the Manager of L & L ZHP SUBDIVISION, LLC, known to me to be the person 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 _____

LUDWIG CONSULTING, LLC

Brian Ludwig, Owner

STATE OF MONTANA)
 :SS
County of Yellowstone)

On this _____ day of _____, 2024, before me, a Notary Public in and for the State of Montana, personally appeared Brian Ludwig as the Owner of LUDWIG CONSULTING, LLC, known to me to be the person 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 _____

CLERK AND RECORDER FILING INFORMATION

Subdivision Improvements Agreement
Document No. _____
Reciprocal Access Easement
Document No. _____
Sign Easement
Document No. _____

BASIS OF BEARINGS

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 are ground.

Unless otherwise noted, record distances between found monuments are within local accepted practice.

