

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.,
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: GROVE VENTURES
DATE SURVEYED: MAY 2024
PREPARED BY: WWC ENGINEERING

LEGAL DESCRIPTION AND PROPERTY OWNER CERTIFICATE OF DEDICATION

I, Jim Mosier, Managing Partner of GV Prickett LLC, 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., City of Billings, Yellowstone County Montana, more particularly described as follows:

Beginning at the southwest corner of Lot 14 of Flanagan Subdivision Document No. 4782, thence from said Point of Beginning along the west boundary of said Lot 14, N00°06'10"W, 264.00', thence S89°55'17"E, 299.82', thence along the east boundary of said Lot 14, S00°08'48"E, 264.00', thence along the south boundary of said Lot 14, N89°55'17"W, 300.03', to the Point of Beginning.

Said tract contains 1.82 acres, more or less, along with and subject to any easements of record or implied.

We further certify that this subdivision is exempt from parkland dedication in accordance with M.C.A. 76-3-621(3)(d) a park dedication is not required for a subdivision in which one additional parcel is created.

We also further certify that Lot 1 and Lot 2 are exempt from D.E.Q. review in accordance with A.R.M. 17.36.605(2)(b)(ii) the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130 M.C.A.

Said tract shall be known and designated as "GROVE VENTURES MINOR SUBDIVISION", City of Billings, Yellowstone County, Montana. The lands designated as public right-of-way are hereby granted and dedicated to the use of the public forever shall include Florine Lane, as shown on this plat.

Dated this _____ day of _____, 20__.

By: _____
GV Prickett LLC
Jim Mosier, Managing Partner

ACKNOWLEDGEMENT

State of Montana)
County of Yellowstone)

On this _____ day of _____, 20__, before me, the undersigned a Notary Public for the State of _____, personally appeared Jim Mosier, Managing Partner of GV Prickett LLC, 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 CITY COUNCIL APPROVAL

STATE OF MONTANA)
County of Yellowstone)

We 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 the requirements of the 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 hereby 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)
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 CITY ENGINEER'S OFFICE

I hereby certify that I have examined the annexed plat and find that it conforms with Section 76-4-125(1)(d) MCA, removing sanitary restrictions since the plat is inside a master planning area and is provided with municipal facilities for the supply of water and disposal of sewage and solid waste.

Dated this _____ day of _____, 20__.

City Engineer's Office

CERTIFICATE OF CITY ATTORNEY

This Amended Plat has been reviewed by the City Attorney's Office and is acceptable to form.

Dated this _____ day of _____, 20__.

Reviewed by _____

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__.

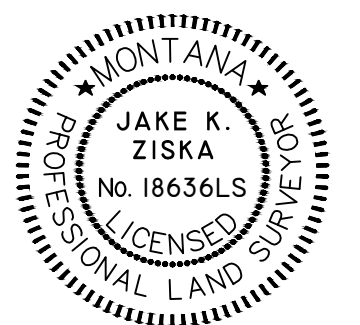
Treasurer
Yellowstone County, Montana

CERTIFICATE OF SURVEYOR

I, Jake K. Ziska, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of May 2024, a survey was performed under my supervision of a tract of land to be known as GROVE VENTURES MINOR 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; and that the monuments found and set are of the character and occupy the positions shown hereon.

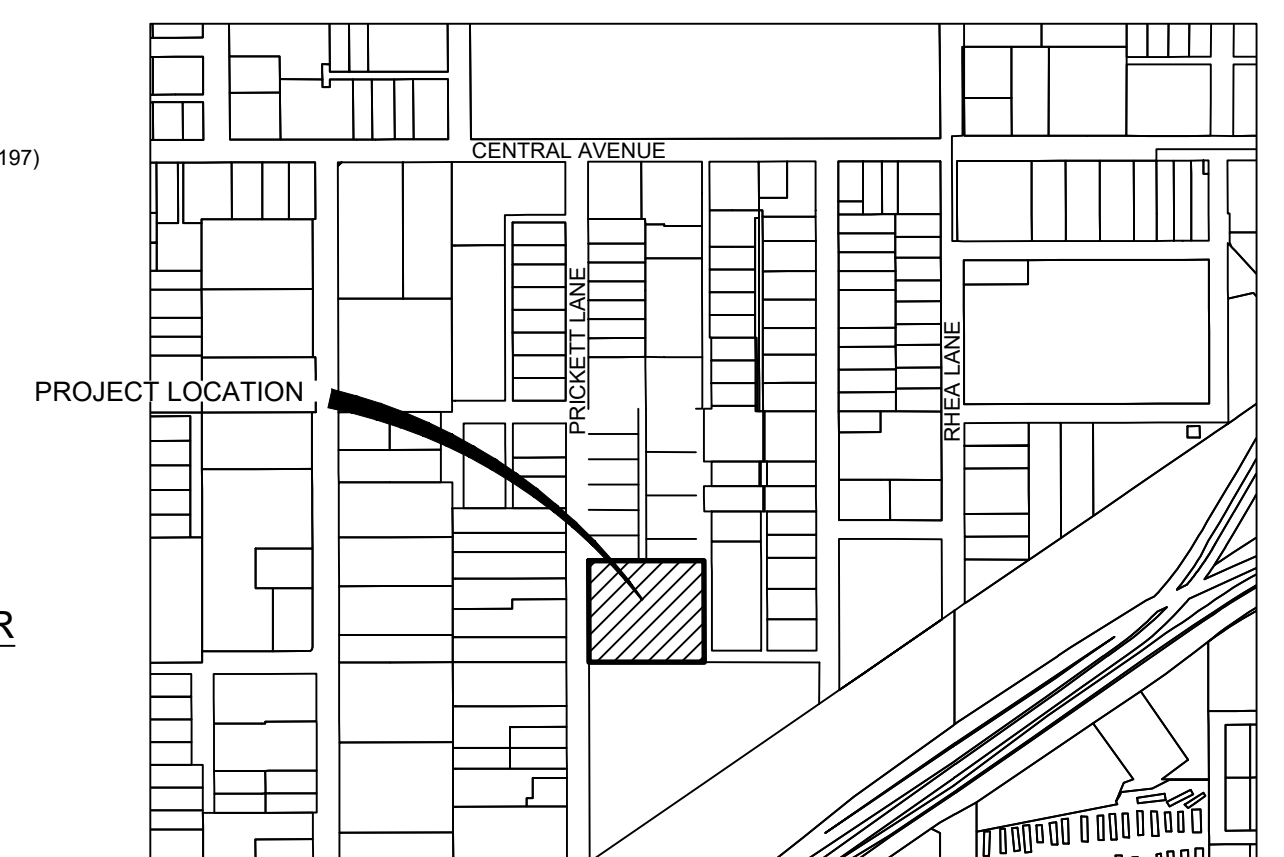
Dated this _____ day of _____, 20__.

Jake K. Ziska
Registration Number 18636 LS



LOCATION MAP

0 250' 500'
SCALE: 1" = 500'



CERTIFICATE OF FILING BY CLERK AND RECORDER

ASSOCIATED DOCUMENTS

Subdivision Improvements Agreement - Document No. _____
Consent to Plat - Document No. _____

LEGEND

- CALCULATED POSITION, NOTHING FOUND OR SET
- FOUND 1" OUTER DIAMETER IRON PIPE OR AS NOTED
- 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
- (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) WARRANTY DEED (DOCUMENT NO. 4071562)
- (R4) FLANAGAN SUBDIVISION (DOCUMENT NO. 4782)

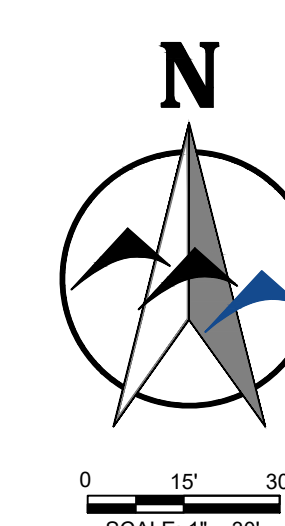
DEED REFERENCE: WARRENTY DEED DOC. NO. 4071562

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

- This survey was requested by Jim Mosier.
- All dimensions shown hereon are in units of International Feet.
- All easements may not be shown. Parcels shown hereon are subject to any and all easements of record or implied.



DETAIL A

SCALE: 1" = 5'

