

3/10/2025 12:37:04 PM
PE STANDARD.CTB

LEGEND	
●	PROPERTY CORNER, FOUND AS DESCRIBED
○	PROPERTY CORNER, SET 5/8" REBAR W/ PE CAP
—	SURVEY BOUNDARY
- - -	EXISTING PROPERTY LINE
— — —	PROPOSED PROPERTY LINE
- - - - -	RIGHT-OF-WAY LINE
- - - - -	EASEMENT LINE
(R = XX.XX)	RECORD DISTANCE

PLAT OF
NALKUK SUBDIVISION
 BEING TRACT 1A OF AMENDED TRACT 1 OF CERTIFICATE OF SURVEY NO. 2350
 LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 01 SOUTH,
 RANGE 26 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

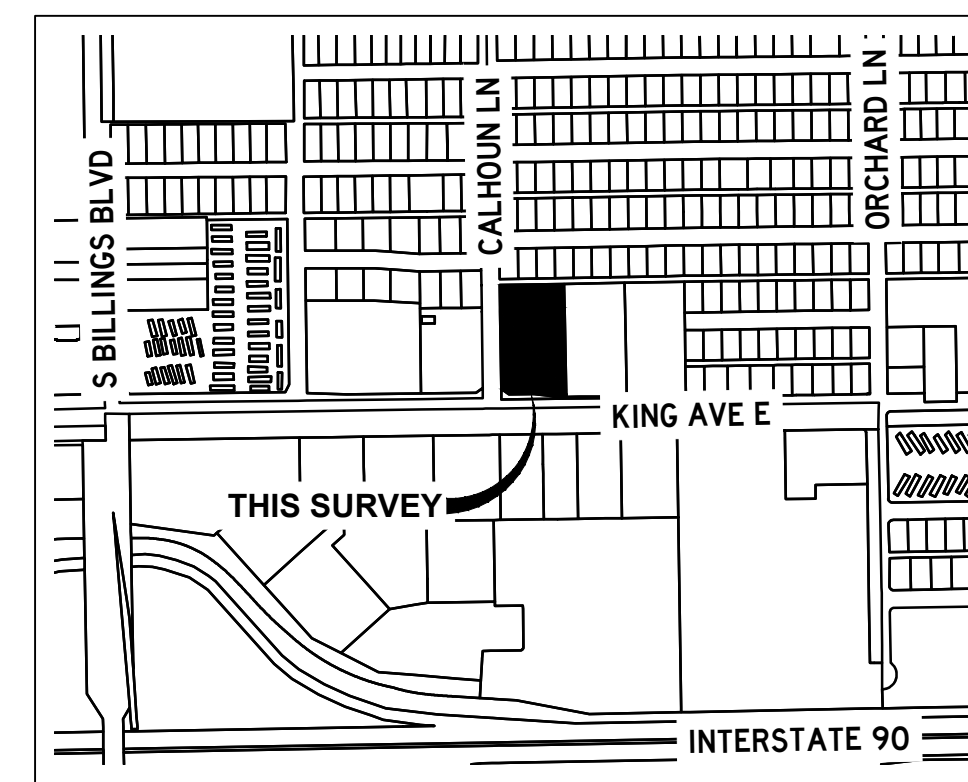
PREPARED FOR : 5PE, LLC



PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 1.876 ACRES

SEPTEMBER 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 SE 1/4 of the SW 1/4 of Section 9, Township 01 South, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana.

Said tract contains a net and gross area of 1.876 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.

Dated this _____ day of _____, 20_____.

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 NALKUK 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 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

ERRORS AND OMISSIONS REVIEW

I hereby certify that the following plat was duly examined for errors and computations in drafting.

Dated this _____ day of _____, 20_____.

Examining Land Surveyor

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that the foregoing plat conforms with Sections 76-4-125(1)(d), MCA, as said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

Dated this _____ day of _____, 20_____.

City Engineer's Office

CERTIFICATE OF COUNTY TREASURER

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

Dated this _____ day of _____, 20_____.

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.

Dated this _____ day of _____, 20_____.

Reviewed by _____

LEGAL DESCRIPTION AND OWNER CERTIFICATION AND DEDICATION

The undersigned owner(s) do hereby certify that they have caused 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:

Being Tract 1A of Amended Tract 1 of Certificate of Survey No. 2350 (Doc. No. located in the SE 1/4 of the SW 1/4 of Section 9, Township 01 South, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana.

Said tract contains a net and gross area of 1.876 acres, more or less.

Said tract to be known as NALKUK SUBDIVISION.

The undersigned 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 lines over, under, and across the areas designated on the plat as "Utility Easement" to have an hold forever.

The parkland dedication requirement...

Dated this _____ day of _____, 20_____.

5PE, LLC

(Printed Name) (Title)

STATE OF _____)
County of _____)SS

On this _____ day of _____, 20_____, before me, a Notary Public in and for the State of _____, personally appeared _____ as the _____ of 5PE, 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 _____
Printed name _____
Residing at _____
My commission expires _____

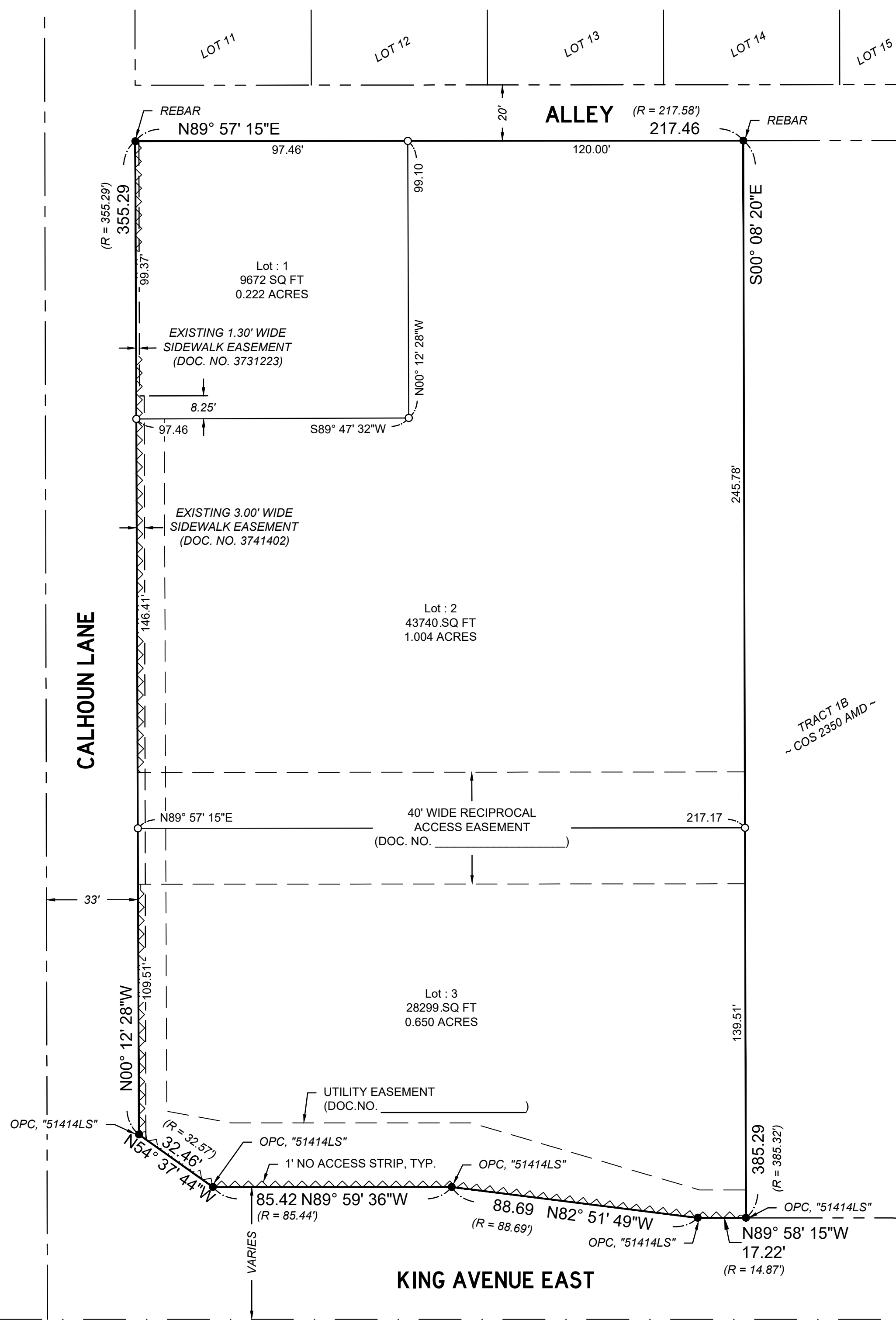
CLERK AND RECORDER FILING INFORMATION

Reciprocal Access Easement

Doc. No. _____

Utility Easement

Doc. 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.

