

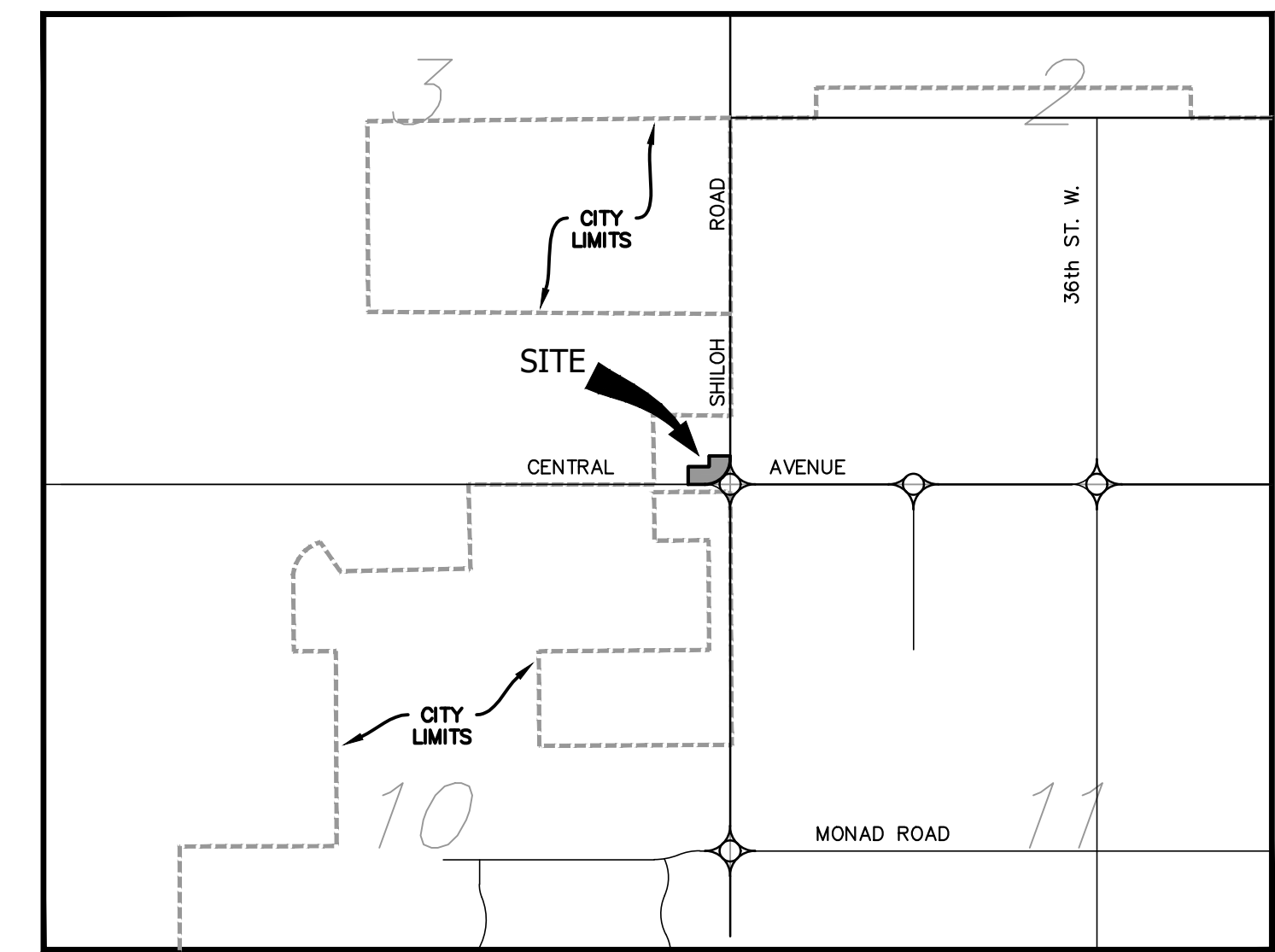
PLAT OF L. J. WELLS SUBDIVISION

BEING AMENDED LOT 1-A, BLOCK 2, CERTIFICATE OF SURVEY No 2727-M
SITUATED IN THE SE1/4 OF SECTION 3, T. 1 S., R. 25 E., P.M.M.
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : LELAND & LORRAINE WELLS FAMILY TRUST

PREPARED BY : **sanbell**

JUNE, 2025
BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
) ss
County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT OF L.J. WELLS 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 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

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
) ss
County of Yellowstone)

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the months of May and June 2025, a survey was performed under his supervision of a tract of land to be known as L.J. WELLS SUBDIVISION in accordance with the Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication; that the monuments found and set are of the character and occupy the positions shown hereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground. The gross area of 1.585 acres and net area of 1.444 acres, more or less.

SANBELL
By: _____
JESSE R. BURNS
Montana License No. 87940LS
Date: _____

SUBDIVISION IMPROVEMENT AGREEMENT

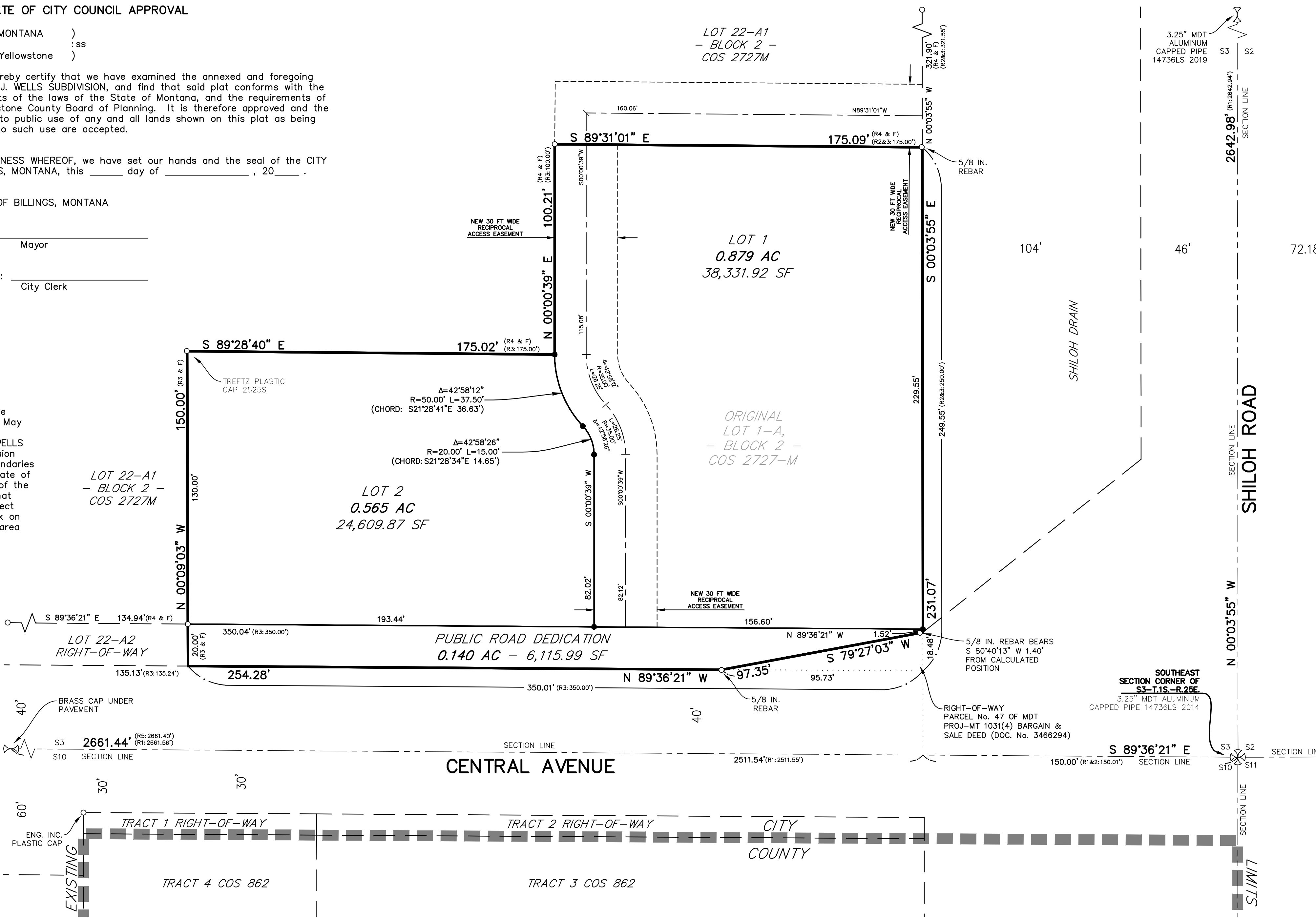
Document No. _____

CONSENT TO PLATTING

Document No. _____

RECIPROCAL ACCESS AGREEMENT

Document No. _____



CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that annexed and foregoing plat conforms with Section 76-4-125(1)(d)(i), M.C.A., 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.

IN WITNESS WHEREOF, I have executed this CERTIFICATE OF APPROVAL this ____ day of _____, 20__.

City Engineer's Office

CERTIFICATE OF CITY ATTORNEY

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

Date: _____

Reviewed by: _____

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b)/ 76-3-207(3), M.C.A.

By: _____
Deputy

Date: _____

ERRORS AND OMISSIONS REVIEW

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

Examining Land Surveyor

Date

BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS; HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001518. THE GRID TO GROUND COMBINED SCALE FACTOR AT THE NORTHWEST CORNER OF LOT 1-A, WHICH IS A 1" YELLOW PLASTIC CAP MARKED "TREFTZ 2525S", IS 1.0001515265; THE CONVERGENCE ANGLE SURVEY = -0°08'4.3". DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- ⊗ FOUND PLSS SECTION CORNER, AS NOTED
- ⊗ FOUND PLSS QUARTER-SECTION CORNER, AS NOTED
- FOUND SURVEY MONUMENT, A REBAR WITH PLASTIC CAP MARKED "SANDERSON STEWART 15273LS", OR AS NOTED
- SET 5/8" X 18" REBAR WITH PLASTIC CAP MARKED "SANBELL 87940LS", OR AS NOTED

RECORD INFO:

- R = RECORD DISTANCE F = FOUND MEASUREMENT
- R1: SHILOH ESTATES SUBDIVISION (SPRING, 1974)
 - R2: C.O.S. 2727-M (LUND, 1992)
 - R3: C.O.S. 2727-M AMENDING LOTS 1 & 22 (TREFTZ, 1997)
 - R4: C.O.S. 2727-M AMENDING LOT 22-A (PEZOLDT, 2020)
 - R5: C.O.S. 1648 (O'BRIEN, 1977)

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
) ss
County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That the Leland & Lorraine Wells Family Trust, the owner of the following described tract of land, does hereby certify that they have caused to be surveyed, subdivided and platted into lots as shown on the annexed plat, said lot being situated in the SE1/4 OF SECTION 3, T. 1 S., R. 25 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Lot 1-A of Block 2 of Certificate of Survey No. 2727-M, according to the official plat thereof on file in the office of the Clerk and Recorder of Yellowstone County, Montana under Document No. 1862477, EXCEPTING THEREFROM all that land conveyed to the Montana Department of Transportation by Bargain and Sale Deed on file under Document No. 3466294, containing an area of 1.585 acres, more or less, subject to all easements of record or apparent on the ground.

There is no park requirement for this minor subdivision pursuant to Section 76-3-621(1)(a) M.C.A.

Said tract to be known and designated as L.J. WELLS SUBDIVISION, and the undersigned hereby dedicates unto the City of Billings the land designated "PUBLIC ROAD DEDICATION" as shown on the annexed plat is hereby granted and donated to the use of the public forever.

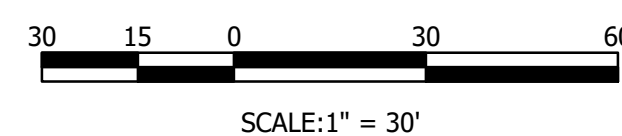
OWNER: Leland and Lorraine Wells Family Trust

Daniel W. Wells, Trustee

STATE OF MONTANA)
) ss
County of Yellowstone)

On this ____ day of _____, 20__, before me, the undersigned Notary Public for the State of Montana, personally appeared Daniel W. Wells, known to me to be the person who signed the foregoing instrument as Trustee to the Leland and Lorraine Wells Family Trust and who acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana



SCALE: 1" = 30'