

AMENDED PLAT OF LOTS 3A-1A, 3A-4, & 3A-5, BLOCK 1 OF POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING

SITUATED IN THE SE1/4 OF SECTION 8, T. 1 S., R. 26 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : CITY OF BILLINGS

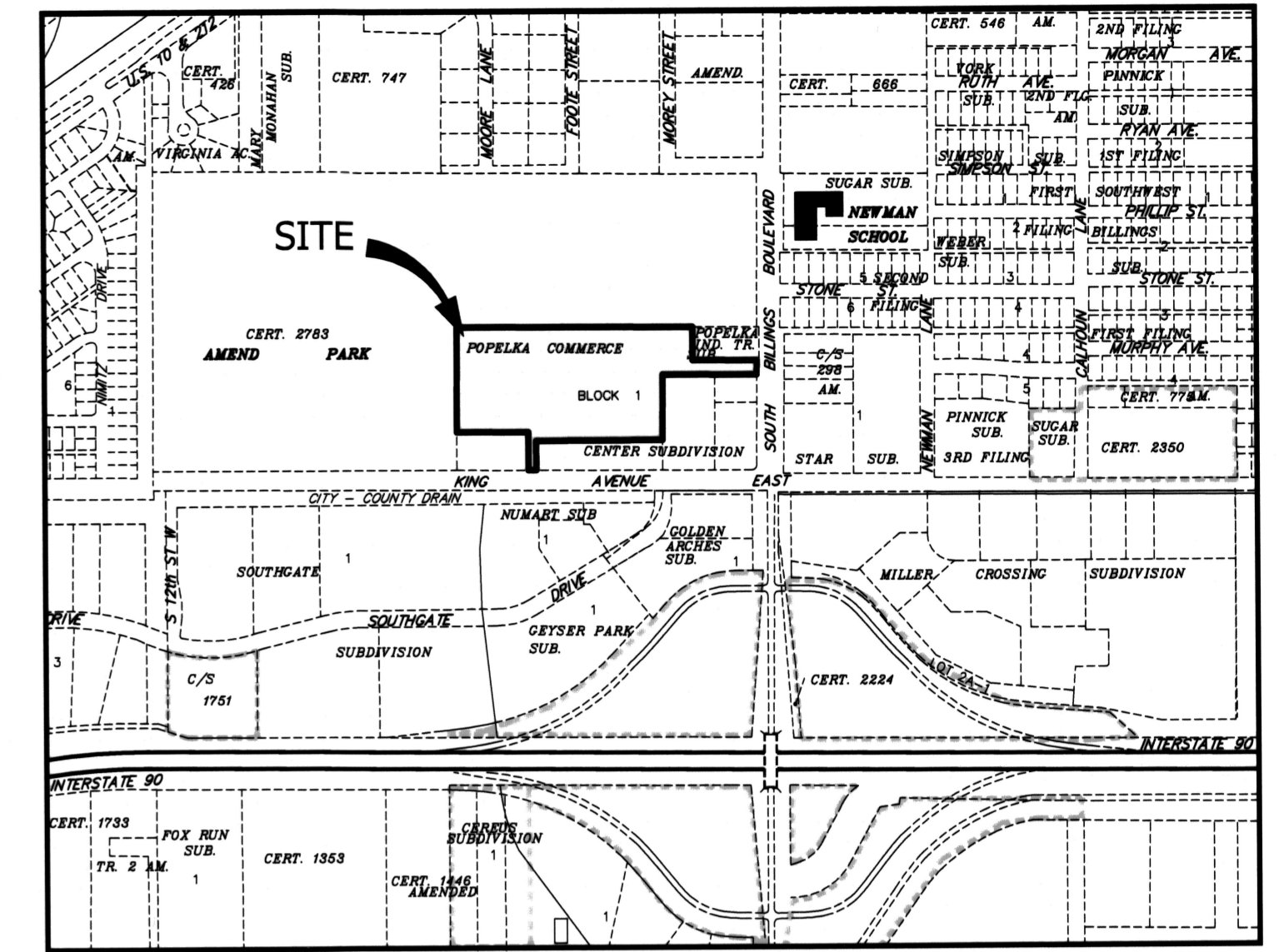
FEBRUARY, 2025

PREPARED BY : **sanbell**

BILLINGS, MONTANA



60 30 0 60 120
SCALE: 1" = 60'



VICINITY MAP
NOT TO SCALE

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 (AS PUBLISHED IN THE ROCKY MOUNTAIN COORDINATE REFERENCE SYSTEM HANDBOOK); HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. THE GRID TO GROUND COMBINED SCALE FACTOR AT THE NORTHEAST CORNER TRACT 2A-1A, A 3/4" O.D. IRON PIPE, IS 0.9999943210; THE CONVERGENCE ANGLE IS -0°12'46". DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- ⊗ FOUND PLSS SECTION CORNER, AS NOTED
- FOUND SURVEY MONUMENT, A YELLOW PLASTIC CAP MARKED "SANDERSON STEWART 15273LS", OR AS NOTED
- SET 5/8" X 18" LONG REBAR WITH YELLOW PLASTIC CAP MARKED "SANBELL B7940LS"

NOTE: AT TIME OF SURVEY, THE SITE WAS UNDER CONSTRUCTION AND ANY MONUMENTATION SET MOST LIKELY WILL NOT SURVIVE, PER ARM 24-183.1101(1)(d) THE NEW CORNER MONUMENTS WILL BE SET ON OR BEFORE MARCH 30TH, 2026 AFTER MOST OF THE CONSTRUCTION OF IMPROVEMENTS HAS TAKEN PLACE.

RECORD INFO:

- R = RECORD DISTANCE F = FOUND MEASUREMENT
- R1: POPELKA INDUSTRIAL TRACTS SUB, 1ST FILING (O'BRIEN 613ES, 1967)
 - R1: C.O.S. 2783 (KNAPP 8377LS, 1992)
 - R2: POPELKA COMMERCE CENTER SUB (KNAPP 8377LS, 2001)
 - R3: POPELKA COMMERCE CENTER SUB, 2ND FILING (BERTRAM 18972LS, 2014)
 - R4: POPELKA COMMERCE CENTER SUB, 2ND FILING AMENDING 3A-1 & 3A-3 (KNAPP 8377LS, 2015)

PURPOSE OF SURVEY: RELOCATION OF BOUNDARY LINES

The undersigned owners hereby certify that the purpose of this survey is to relocate the common boundary lines between adjoining properties within a platted subdivision, that five (5) or fewer lots are being affected, and that no additional tracts are being hereby created. Therefore this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d), M.C.A., "(d) for five or fewer lots within a platted subdivision, the relocation of common boundaries"

Pursuant to ARM 24.183.1104(1)(f)(iii)(C), "The area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with Lots 3A-4 & 3A-5, BLOCK 1, POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING & LOT 3A-1A, BLOCK 1, OF THE AMENDED PLAT OF POPELKA COMMERCE CENTER SUBDIVISION on which said area is described, unless said area is included with or excluded from adjoining tracts of record."

LOTS 3A-1A2, 3A-4A, & 3A-5A are excluded from sanitation review by the Department of Environmental Quality pursuant to 76-4-125(d)(iii), M.C.A., as certified pursuant to MCA 76-4-127 as a division or previously divided parcels of land that are exempt from the Montana Platting Act review under 76-3-207(1)(d).

OWNER: LOTS 3A-4 & 3A-5, BLOCK 1, POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING, & LOT 3A-1A, BLOCK 1, OF THE AMENDED PLAT OF POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING

CITY OF BILLINGS

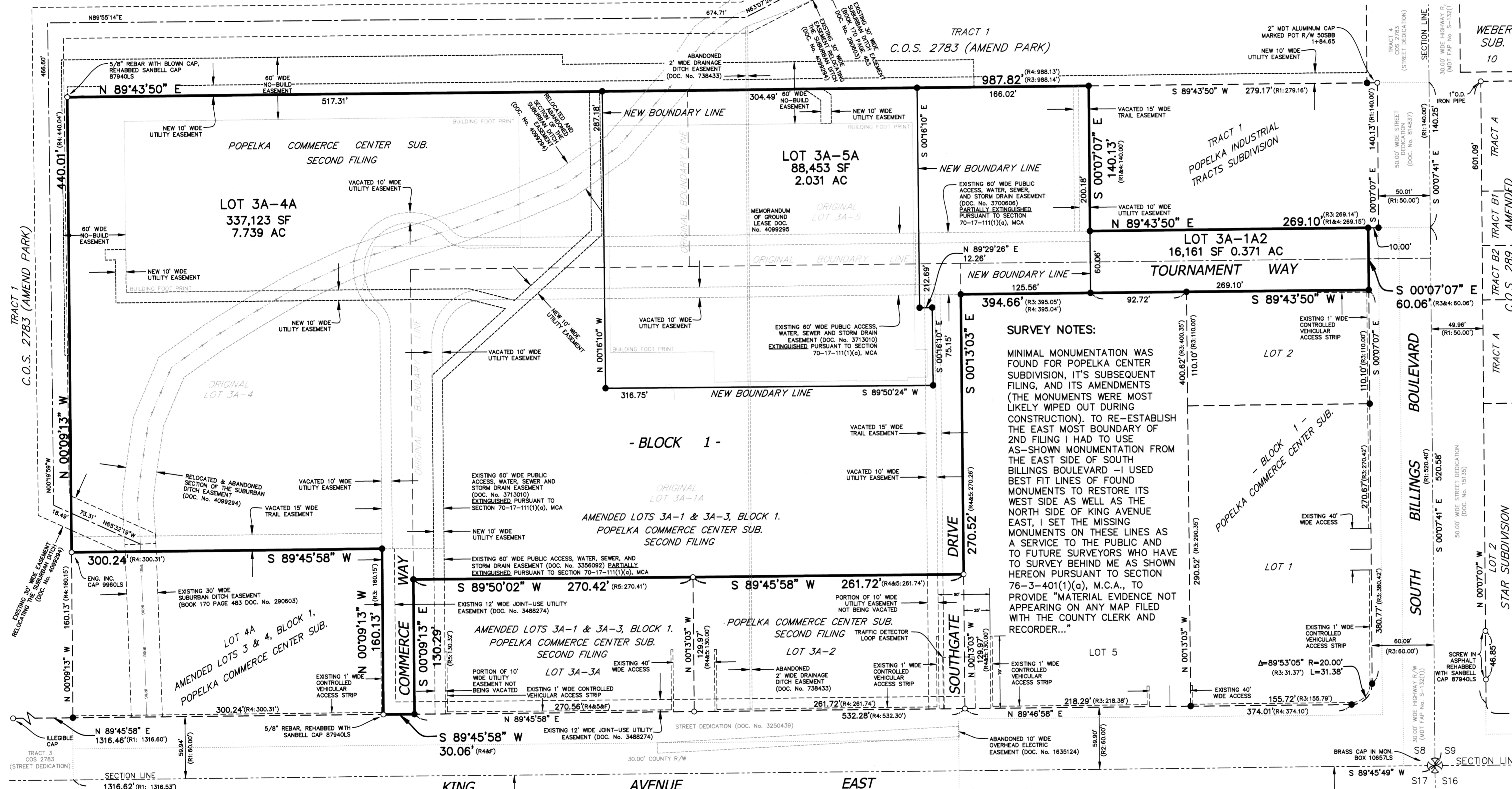
By: WILLIAM A. COLE

Title: MAYOR

STATE OF MONTANA)
County of Yellowstone) ss

On this _____ day of _____, 20____, before me, the undersigned Notary Public for the State of Montana, personally appeared William A. Cole, known to me to be the persons who signed the foregoing instrument as Mayor of the City of Billings, 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



CERTIFICATE OF SURVEYOR

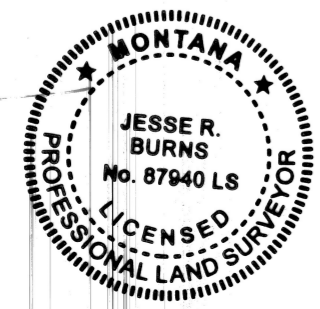
STATE OF MONTANA)
County of Yellowstone) ss

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the months of December, 2024 & January, 2025, a survey was performed under his supervision of a tract of land situated in southeast 1/4 of Section 8, T. 1 S., R. 26 E., P.M.M. in the City of Billings, Yellowstone County, Montana being more particularly described as follows, to wit:

Lots 3A-4 and 3A-5, Block 1, POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING, & LOT 3A-1A, Block 1, of the AMENDED PLAT OF POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING filed respectively under Document No.'s 3713010 and 3766027 at the Office of the Clerk and Recorder of Yellowstone County.

That the monuments found and set are of the character and occupy the positions shown hereon, that said survey and the plot hereof shows true and correct dimensions and that the plot conforms with the work on the ground.

SANBELL
By: Jesse R. Burns
JESSE R. BURNS
Montana License No. 87940LS
Date: 10/14/25



VACATION OF EXISTING UTILITY EASEMENTS

DOC. No. _____
DOC. No. _____

VACATION OF EXISTING TRAIL EASEMENTS VACATION

DOC. No. _____
DOC. No. _____

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.

Date: _____
Yellowstone County Treasurer
By: _____
Deputy

GRANT OF EASEMENT FOR THE RELOCATION OF THE SUBURBAN DITCH

DOC. No. 4099294

DECLARATION OF NO-BUILD EASEMENT

DOC. No. _____

CERTIFICATE OF RIVERSTONE HEALTH

This survey plat has been reviewed and approved by Riverstone Health.

Health Officer or Authorized Representative
Yellowstone City/County Health Department
dba Riverstone Health