

PLAT OF
FIFTY FOUR WEST SUBDIVISION

BEING LOT 2B OF CERTIFICATE OF SURVEY NO. 1834
LOCATED IN THE SW 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M.
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA
PREPARED FOR : MICHAEL CHRISTENSEN HOMES
DECEMBER 2022

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 month of November, 2022, a survey was performed under his supervision of a tract of land to be known as Fifty Four West Subdivision, in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that the monuments found and set are of the character and occupy the positions shown hereon and that the gross area is 30.6148 acres and the net area is 26.2239 acres.

Note:
New property corner monuments will be set after final construction of streets and utilities.

KLJ, INC.

By: _____

Montana License No. 17794 LS

Date: _____

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that the annexed and foregoing plat conforms with Section 76-4-125(1)(d)(i), M.C.A., divisions located within jurisdictional areas that have adopted growth policies pursuant to chapter 1 or within first-class or second-class municipalities for which the governing body certifies, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided.

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

City Engineer's Office

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
 :ss
County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing Fifty Four West Subdivision and found 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 DEDICATION

STATE OF MONTANA)
 :ss
County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That MICHAEL CHRISTENSEN HOMES, the owner of the following described tract of land, does hereby certify that it has caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract being situated in the SW 1/4 of Section 29, T. 1 N., R. 25 E., P.M.M., in the City of Billings, Yellowstone County, Montana; said tract being more particularly described as follows, to-wit:

TRACT 2B OF THE AMENDED TRACT 2 OF CERTIFICATE OF SURVEY 1834 according to the official plat on file in the Office of the Clerk & Recorder of Yellowstone County, Montana, under Document No. 1900549.

Pursuant to Section 76-3-621, M.C.A., the park requirements for this subdivision have been met by filing of original plat of Fifty Four West Subdivision, Document No. _____.

The undersigned hereby grants unto the public, Said tract to be known and designated as Fifty Four West Subdivision, all the lands included in all streets, avenues ways, lanes, shared use paths and right of ways as shown on the annexed plat are hereby granted and donated to the use of the public to have and to hold forever.

The undersigned hereby grants unto all private and public 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 their lines over, under and across the areas designated on the plat as "UTILITY EASEMENT" to have and to hold forever.

The undersigned grants unto the City of Billings for the purpose of site drainage the areas designated as "DRAINAGE EASEMENT" to have and to hold forever.

The undersigned hereby grants private perpetual drainage easements designated as "PRIVATE DRAINAGE EASEMENT" for stormwater drainage. These drainage easements are exclusive to and for the benefit of the lots where said easements cross or are adjacent.

The undersigned grants unto the City of Billings for the purpose of sanitary sewer lines and manholes in areas designated as "SANITARY SEWER EASEMENT" to have and to hold forever

MICHAEL CHRISTENSEN HOMES, a Montana Corporation

By: _____ Title: _____

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 _____, known to me to be the person who signed the foregoing instrument as _____ of MICHAEL CHRISTENSEN HOMES, a Montana corporation, and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State Montana

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 this board.

Date President

Executive Secretary

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

CERTIFICATE OF CITY ATTORNEY

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

Date: _____

Reviewed by: _____

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 Licence #

Date

CURVE TABLE					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	2'02'11"	428.00'	15.21'	N 88°53'24" W	15.21'
C2	9'43'55"	428.00'	72.70'	N 83°00'21" W	72.61'
C3	7'28'18"	372.00'	48.51'	S 81°52'32" E	48.48'
C4	4'16'02"	372.07'	27.71'	S 87°44'43" E	27.70'
C5	6'52'35"	472.00'	56.65'	N 86°40'57" E	56.61'
C6	6'52'35"	528.00'	63.37'	S 86°40'57" W	63.33'
C7	3'44'26"	372.00'	24.29'	N 88°02'17" W	24.28'
C8	8'01'40"	372.00'	52.12'	N 82°09'13" W	52.08'
C9	7'46'03"	428.00'	58.02'	S 82°01'25" E	57.98'
C10	4'02'50"	428.32'	30.26'	S 87°55'54" E	30.25'
C11	1'02'29"	372.00'	6.76'	S 89°21'32" E	6.76'
C12	12'45'50"	372.00'	82.87'	S 82°27'22" E	82.70'
C13	3'15'14"	372.00'	21.13'	S 74°26'50" E	21.12'
C14	24'22'53"	109.00'	46.38'	S 60°37'47" E	46.03'
C15	26°51'26"	131.00'	61.41'	N 61°52'03" W	60.85'
C16	14°36'44"	345.00'	87.98'	N 82°36'08" W	87.75'
C17	14°36'44"	255.00'	65.03'	N 82°36'08" W	64.86'
C18	16°47'50"	131.00'	38.41'	S 83°41'41" E	38.27'
C19	22°11'09"	109.00'	42.21'	N 81°00'02" W	41.94'
C20	1'26'32"	428.00'	10.77'	S 70°37'44" E	10.77'
C21	33°28'19"	39.00'	22.78'	N 54°36'50" W	22.46'
C22	12°51'40"	435.00'	97.64'	S 80°36'53" E	97.44'
C23	33°28'19"	39.00'	22.78'	S 73°23'05" W	22.46'
C24	38°50'17"	52.50'	35.59'	S 38°25'59" W	34.91'
C25	153°41'24"	52.50'	140.83'	S 57°49'51" E	102.24'
C26	12°58'21"	52.50'	11.89'	N 38°50'16" E	11.86'
C27	6°52'35"	528.00'	63.37'	N 86°40'57" E	63.33'
C28	4°29'45"	472.00'	37.04'	S 85°29'32" W	37.03'
C29	82°34'52"	52.50'	75.67'	S 16°23'44" E	69.29'
C30	48°38'16"	52.50'	44.57'	N 49°12'51" E	43.24'
C31	33°12'11"	52.50'	30.42'	S 89°51'56" E	30.00'
C32	41°09'13"	52.50'	37.71'	S 52°41'14" E	36.90'
C33	11°46'06"	400.00'	82.16'	N 84°01'26" W	82.01'
C34	11°44'23"	405.67'	83.12'	S 84°00'35" E	82.97'
C35	6°52'35"	500.00'	60.01'	N 86°40'57" E	59.97'
C36	6°52'35"	500.00'	60.01'	S 86°40'57" W	59.97'
C37	21°07'54"	300.00'	110.65'	N 79°20'32" W	110.02'
C38	21°06'10"	400.00'	147.33'	S 79°19'41" E	146.49'
C39	205°30'02"	52.50'	188.30'	S 44°53'54" E	102.41'
C40	205°34'33"	52.50'	188.37'	N 45°06'06" E	102.40'
C41	12°54'47"	205.00'	46.20'	N 06°19'19" W	46.10'

LINE TABLE		
Line #	Bearing	Distance
L1	N 45°04'39" E	14.15'
L2	S 44°54'29" E	14.14'
L3	N 89°54'29" W	24.79'
L4	N 78°08'23" W	19.38'
L5	S 78°08'23" E	32.69'
L6	N 45°06'06" E	14.14'
L7	N 44°53'54" W	14.15'
L8	S 89°52'46" E	17.15'
L9	S 83°14'39" W	4.51'
L10	S 83°14'39" W	22.39'
L11	N 45°05'31" E	14.14'
L12	N 89°54'29" W	24.79'
L13	N 78°08'23" W	52.06'
L14	S 78°08'23" E	29.01'
L15	S 78°08'23" E	23.06'
L16	S 44°53'54" E	14.15'
L17	S 45°06'06" W	14.14'
L18	N 89°54'29" W	7.85'
L19	N 44°54'29" W	14.14'
L20	N 45°05'31" E	14.14'
L21	S 89°54'29" E	7.85'
L22	S 44°53'54" E	14.15'
L23	N 45°06'06" E	14.14'
L24	S 44°53'54" E	14.15'
L25	S 45°06'06" W	14.14'
L26	N 44°53'54" W	14.15'
L27	N 45°06'06" E	14.14'
L28	S 89°52'46" E	23.67'
L29	N 83°14'39" E	106.97'
L30	N 83°14'39" E	28.31'
L31	N 83°14'39" E	78.66'
L32	S 45°47'06" E	13.93'
L33	S 45°06'06" W	14.14'
L34	S 44°53'54" E	14.15'
L35	N 45°06'06" E	14.14'
L36	N 89°54'29" W	71.79'
L37	S 78°08'23" E	51.48'
L38	S 83°14'39" W	106.97'
L39	N 89°52'46" W	18.37'
L40	S 89°54'29" E	54.85'
L41	S 68°46'35" E	40.57'
L42	N 00°33'45" E	18.28'

SUBDIVISION IMPROVEMENT AGREEMENT

Document No. _____

DECLARATION AND RESTRICTIONS

Document No. _____

STORM WATER FACILITY MAINTENANCE AGREEMENT

Document No. _____

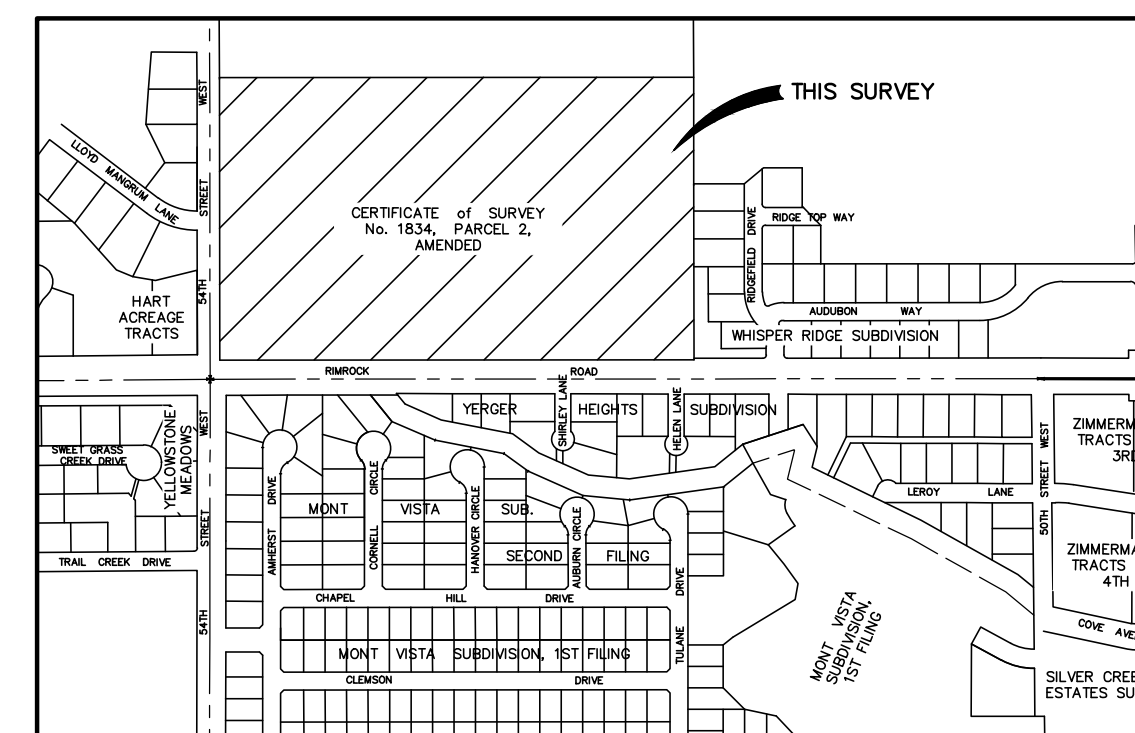
PREPARED BY:

2611 Gabel Road
P.O. Box 80303
Billings, MT 59108



FIFTY FOUR WEST SUBDIVISION

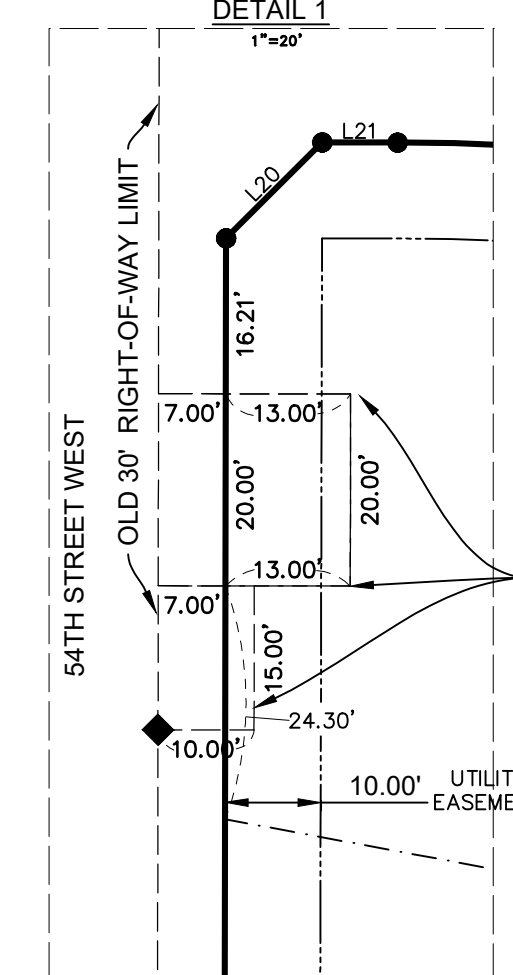
BEING LOT 2B OF CERTIFICATE OF SURVEY NO. 1834
LOCATED IN THE SW 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M.
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA
PREPARED FOR : MICHAEL CHRISTENSEN HOMES
JUNE 2026



VICINITY MAP

LEGEND

- Found Section Corner
- Found Monument, YPC, ENG INC 9960LS
- Found Monument, YPC, SANDERSON STEWART 8377S
- Found Monument, YPC, ZUCK ENG 6966S
- Set 2' Witness Corner See Survey Notes
- Set Block Corners with Monument Box
- Yellow Plastic Cap
- Set 5/8" Rebar with YPC 17794
- Calculated Position—Nothing Set
- Private Drainage Easement
- Drainage Easement
- Utility Easement
- Adjacent Property
- Lot Lines



SURVEY NOTES:

- WITNESS CORNERS WERE SET 2' NORTH ON LINE FROM THE SOUTH PROPERTY LINES IN BLOCK 8, LOTS 1-7 AND BLOCK 7, LOT 9, WITH 5/8" REBAR AND A YPC MARKED 17794LS DUE TO THE CONSTRUCTION OF A SOUND WALL.
- COVE DITCH EASEMENT IS 66 FEET WIDE, HAVING 33 FEET EACH OF EXISTING CENTERLINE OF THE DITCH. THE EXISTING DITCH CENTERLINE WAS SURVEYED AND WAS BUILT AROUND THE 1910S. SURVEYOR CALLED THE IRRIGATION DISTRICT TO VERIFY THE LOCATION AND WIDTH.

SCALE: 0 60 120 FEET

US NAD83 BILLINGS LDP
LAMBERT CONFORMAL CONIC ONE PARALLEL PROJECTION
NAD83(2011) (EPOCH 2010.0000)

CENTRAL MERIDIAN LOCATED AT:
LAT: N45°47'00.0000"
LON: W108°25'00.0000"

BEARINGS SHOWN ARE GRID BEARINGS AND HAVE NOT BEEN ADJUSTED FOR CONVERGENCE.

DISTANCES SHOWN ARE GROUND DISTANCES.

SCALE FACTOR: 1.0001515

PREPARED BY:



SHEET 2 of 2

