

AMENDED TRACT 7 OF  
**CERTIFICATE OF SURVEY No. 1105**

LOCATED IN THE W1/2 OF THE NW1/4 OF SECTION 21,  
TOWNSHIP 1 NORTH, RANGE 26 EAST, P.M.M.

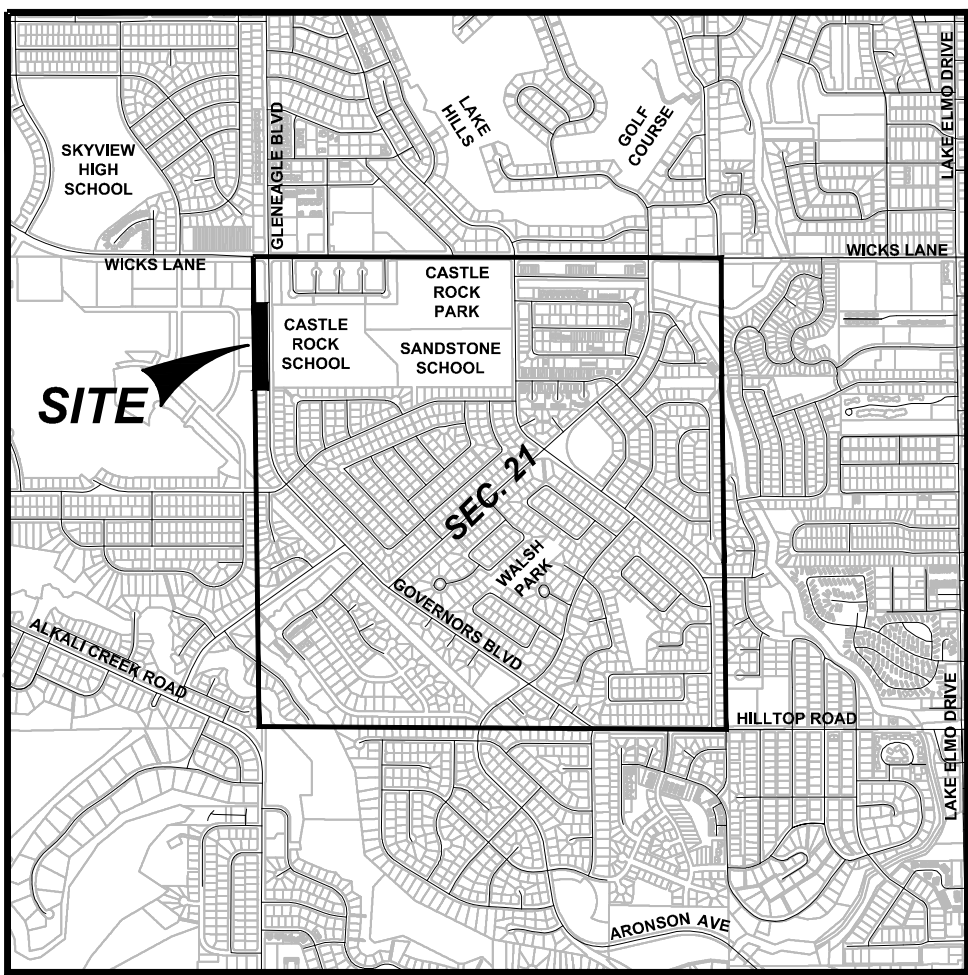
CITY OF BILLINGS,  
YELLOWSTONE COUNTY, MONTANA

PURPOSE OF SURVEY: STREET DEDICATION

DRAFT

DRAFT

VICINITY MAP  
NOT TO SCALE

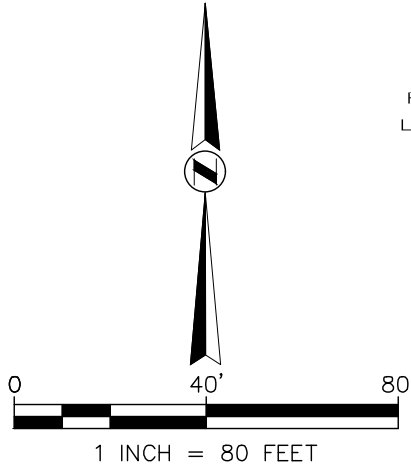


BASIS OF BEARING

RMCRS BILLINGS LOW DISTORTION PROJECTION  
LAMBERT CONFORMAL CONIC SINGLE PARALLEL  
CENTRAL MERIDIAN: 108° 25'00"W  
GRID ORIGIN: 45° 47'00"N  
FALSE NORTHING: 164041.985'  
FALSE EASTING: 656167.979'  
SCALE FACTOR: 1.0001515

GRID NORTH, NAD83(2011)  
DERIVED FROM RTK CORRECTIONS  
FROM MTRSN AT MTEI (CORS)

DISTANCES ARE IN  
INTERNATIONAL FOOT (GRID)



LEGEND

|                                                      |       |
|------------------------------------------------------|-------|
| SURVEYED BOUNDARY                                    | _____ |
| SECTION LINE                                         | _____ |
| EASEMENT LINE                                        | _____ |
| ADJACENT BOUNDARY LINE                               | _____ |
| FOUND MONUMENT AS NOTED                              | ⊗     |
| FOUND PLSS MONUMENT AS NOTED                         | ⊕     |
| FOUND FOUND CENTERLINE MONUMENT AS NOTED             | ⊙     |
| SET 5/8" X 18" REBAR, YPC MARKED "STAHLY, 41478 PLS" | ⊙     |
| ABBREVIATIONS:                                       |       |
| BD = BRASS DISK IN CONCRETE POST                     |       |
| YPC = 5/8" REBAR WITH YELLOW PLASTIC CAP             |       |
| POB = POINT OF BEGINNING                             |       |
| NPTS = NOT A PART OF THIS SURVEY                     |       |

RECORD INFO

|                                                                           |            |
|---------------------------------------------------------------------------|------------|
| MEASURED DIMENSION                                                        | XX.XX'(M)  |
| CERTIFICATE OF SURVEY No. 1105 (MUELLER ENG., WORTHINGTON 1719LS, 1968)   | XX.XX'(R1) |
| KIMBERLEY HEIGHTS SUB., 6TH FILING (S.S.&M. ENG., SANDERSON 2918LS, 1977) | XX.XX'(R2) |
| CASTLE ROCK SUB. (S.S.&M. ENG., SANDERSON 3362ES, 1978)                   | XX.XX'(R3) |
| SKYVIEW RIDGE SUB., 1ST FILING (SANDERSON STEWART, KNAPP 8377LS, 2013)    | XX.XX'(R4) |

CERTIFICATE OF EXEMPTION (RIGHT-OF-WAY TRACT)

The undersigned owner certifies that the purpose of this survey is to create the Public Rights-of-Way, therefore this survey is exempt from review as a subdivision pursuant to 76-3-201(1)(h), MCA. "(h) is created for rights-of-way or utility sites. A subsequent change in the use of the land to a residential, commercial, or industrial use is subject to the requirements of this chapter."

The undersigned owner further certifies that the tracts as shown hereon are excluded from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i) & (ii), "(b) a parcel that has a previous approval issued under Title 76, chapter 4, part 1, MCA, if: (i) no facilities other those previously approved exist or will be constructed on the parcel; and (ii) the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130, MCA;"

CERTIFICATE OF DEDICATION

I, the undersigned owner of the tracts of land hereon described, hereby dedicate unto the City of Billings, Tract 7C, as shown on this Amended Certificate of Survey, and that said tract is hereby granted and donated to the use of the public forever.

OWNER OF TRACTS 7A, 7B, AND 7C,  
AMENDED TRACT 7 OF CERTIFICATE OF SURVEY No. 1105

SCHOOL DISTRICT No. 2

SUPERINTENDENT

STATE OF MONTANA )  
COUNTY OF YELLOWSTONE)

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me personally appeared ERWIN GARCIA, as SUPERINTENDENT OF SCHOOL DISTRICT No. 2, known to me to be the person whose name is subscribed to the above instrument, and acknowledged to me that he executed the same.

\_\_\_\_\_  
Signature - Notary Public for the State of Montana.

CERTIFICATE OF SURVEYOR

I, the undersigned, Jesse R. Burns, a Professional Land Surveyor, do hereby certify that in September 2026 a survey was performed under my direct supervision of A tract of land described as Tract 7 of Certificate of Survey No. 1105 located in the West ½ of the Northwest ¼ of Section 21 in Township 1 North, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana, being more particularly described by the following three metes and bounds descriptions, to wit:

TRACT 7A

Beginning at the southwest corner of Lot 1 of Block 3 of Castle Rock Subdivision, thence along the common boundary of said Lot 1 N89° 58' 17"E a distance of 120.00 feet, thence along the westerly right-of-way extents of Governors Boulevard S00° 27' 43"E a distance of 686.25 feet, thence along the common boundary of Tract 7C S89° 58' 17"W a distance of 120.00 feet, thence along the common boundary of Block 1 of Skyview Ridge Subdivision First Filing N00° 27' 43"W a distance of 686.25 feet back to the point of beginning; said tract containing 1.890 acres or 82,350 square feet, more or less and subject to all appurtenant easements of record.

TRACT 7B

Beginning at the southwest corner of Tract 7C, thence along the common boundary of said Tract 7C N89° 58' 17"E a distance of 120.00 feet, thence along the westerly right-of-way extents of Governors Boulevard S00° 27' 43"E a distance of 186.64 feet, thence along the common boundary of Lot 15 of Block 27 of Kimberly Heights Subdivision Sixth Filing S89° 58' 17"W a distance of 120.00 feet, thence along the common boundary of Lot 1 of Block 3 of Skyview Ridge Subdivision First Filing N00° 27' 43"W a distance of 186.64 feet back to the point of beginning; said tract containing 0.514 acres or 22,397 square feet, more or less and subject to all appurtenant easements of record.

TRACT 7C - PUBLIC RIGHT OF WAY DEDICATION FOR GIBBONS AVENUE

Beginning at the southwest corner of Tract 7A, thence along the common boundary of said Tract 7A N89° 58' 17"E a distance of 120.00 feet, thence along the westerly right-of-way of Governors Boulevard S00° 27' 43"E a distance of 61.00 feet, thence along the common boundary of Tract 7B S89° 58' 17"W a distance of 120.00 feet, thence across the original easterly right-of-way terminus Gibbons Avenue N00° 27' 43"W a distance of 61.00 feet back to the point of beginning; said tract containing 0.168 acres or 7,320 square feet, more or less and subject to all appurtenant easements of record.

and that I have platted the same as shown on the accompanying Amended Certificate of Survey and as described, in accordance with the provisions of the Administrative Rules of Montana Section 24.183.1104 A.R.M., Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625 M.C.A.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2026.

Jesse R. Burns, PLS  
Montana License No. 87940

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: \_\_\_\_\_

By: \_\_\_\_\_

CERTIFICATE OF COUNTY ATTORNEY

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

Date: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

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

CERTIFICATE OF EXAMINING LAND SURVEYOR

On behalf of the Governing Body, this document has been examined for errors and omissions in calculation or drafting pursuant to 76-3-611(2)(a), MCA.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2026.

Montana Examining Land Surveyor

License No. \_\_\_\_\_



CERTIFICATE OF CLERK AND RECORDER

RESERVED FOR THE  
CLERK & RECORDER

SUPPORTING DOCUMENTS

QUIT CLAIM DEED - DOC. No. \_\_\_\_\_

**STAHLY ENGINEERING & ASSOCIATES**  
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GREAT FALLS  
Phone: (406)804-4644  
COWLEY  
Phone: (307)548-9813

**AMENDED CERTIFICATE OF SURVEY No. 1105**

COUNTY: YELLOWSTONE

PRINCIPAL MERIDIAN,  
MONTANA

| 1/4 | SEC | T   | R | 1/4 | SEC | T | R |
|-----|-----|-----|---|-----|-----|---|---|
| 21  | 1N  | 26E |   |     |     |   |   |
|     |     |     |   |     |     |   |   |

FIELD: JRB  
DRAWN: JRB  
CHECKED: CWR  
DATE: 9/10/2026

SHEET  
**1 OF 1**