AMENDED PLAT OF LOT 23–A–1 OF
SUNNY COVE FRUIT FARMS
SITUATED IN THE NE 1/4, SECTION 36, T.1N., R.24E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

○ = FOUND PROPERTY CORNER AS NOTED

● = SET 5/8" x 18" REBAR WITH YPC MARKED WITH T GRANT 17513

100 0 100 200
FEET

PREPARED FOR: THE CITY OF BILLINGS

PREPARED BY: THE CITY OF BILLINGS

SCALE: 1"=100' DATE: MARCH, 2022

Parcel Line Table		
Line #	DIRECTION	LENGTH
L1	N89° 26' 55"E	93.21
L2	S23° 55' 56"E	29.89
L3	S89° 26' 55"W	105.28
L4	N0° 06' 42"W	27.43

FOUND MONUMENT LEGEND

A FOUND BRASS CAP SECTION CORNER COMMON TO SECTIONS 25 & 36, T.1N., R.24E. P.M.M., AND SECTIONS 30 & 31, T.1N., R.25E. P.M.M.

B FOUND REBAR WITH ENGINEERING INC YPC

C FOUND REBAR WITH JLW YPC APPROXIMATELY 25.0 FEET FROM ACTUAL CORNER

D FOUND REBAR WITH M.D.T. ALUM CAP

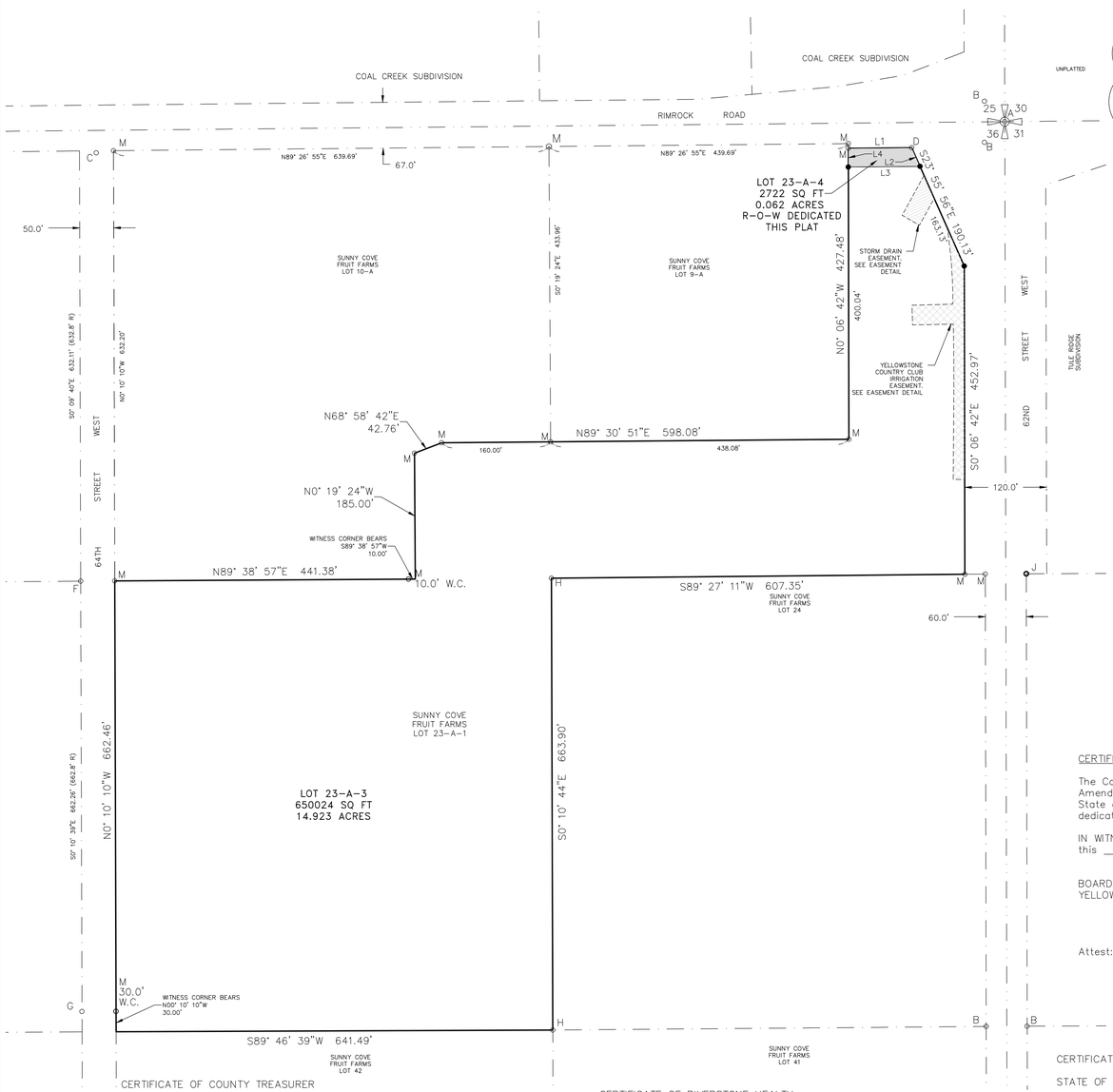
F FOUND REBAR WITH ESSEX ALUMINUM CAP

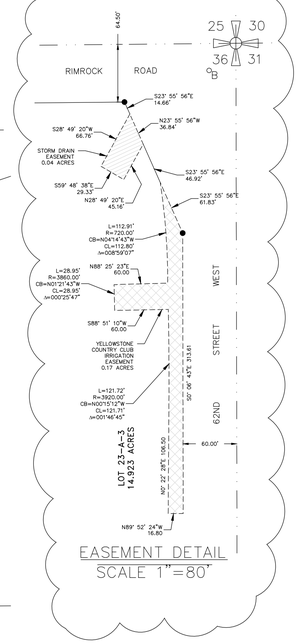
G FOUND REBAR WITH ESSEX ALUMINUM CAP STAMPED W.C. 30.00

H FOUND REBAR WITH SAGE ENG YPC

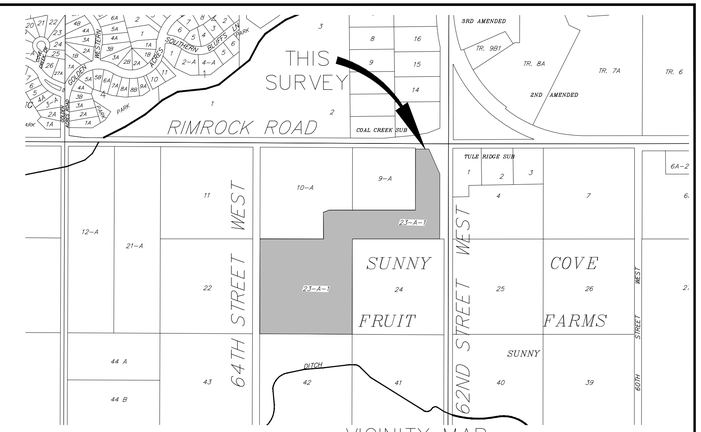
J FOUND REBAR WITH BROKEN YPC

M FOUND REBAR WITH T GRANT YPC





EASEMENT DETAIL
SCALE 1"=80'



VICINITY MAP
NOT TO SCALE

PURPOSE OF SURVEY AND CERTIFICATE OF DEDICATION

The undersigned hereby certifies that the purpose of this survey is to create a tract land for Right–Of–Way purposes being Lot 23–A–4 and said tract of land is to be dedicated to the public forever, Therefore this plat is exempt from review as a subdivision pursuant to 76–3–201(1)(h) M.C.A. "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."

Further, this survey is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(a), "a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed on the parcel".

Therefore the Mayor and City Council of the City of Billings acknowledges receipt of said Lot 23–A–4 as Right–Of–Way and hereby accepts the property interest, storm drainage easement and irrigation easement as shown on this Amended Plat conveyed through this instrument.

Said tract to be known and designated as AMENDED PLAT OF LOT 23–A–1 OF SUNNY COVE FRUIT FARMS.

By: _____
William A. Cole, Mayor, City of Billings

On this_____ day of_____, 2022, before me the undersigned Notary Public for the State of Montana, personally appeared William A. Cole, as Mayor of the City of Billings known to me to be the person who signed the foregoing amended plat and acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.

State of Montana)
:ss
County of Yellowstone)

This instrument was signed and sworn to before me on this _____, day of _____, 2022

William A. Cole, Mayor, City of Billings
(Name of signer)

_____

(Notary Signature)
[Affix seal/stamp to the left or below]

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76–3–207(3) M.C.A.

Date: _____

Yellowstone County Treasurer

By: _____
Deputy

CERTIFICATE OF RIVERSTONE HEALTH

This Certificate of Survey has been reviewed and approved by Riverstone Health.

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

CERTIFICATE OF FINAL PLAT APPROVAL

The County Commissioners of Yellowstone County do hereby certify that it has examined the attached Amended Plat of Lot 23–A–1 of Sunny Cove Fruit Farms and finds the same conforms to the laws of the State of Montana and the Yellowstone County Subdivision Regulations. 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 Yellowstone County, Montana, this _____ day of _____, 202____.

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY MONTANA

By: _____
Commissioner

By: _____
Commissioner

Attest: _____
Clerk and Recorder

By: _____
Commissioner

CERTIFICATE OF COUNTY ATTORNEY

STATE OF MONTANA)
:ss
County of Yellowstone)

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

Reviewed by: _____

DATE: _____

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
:ss
County of Yellowstone)

The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of March, 2022, a survey was performed under my supervision of a tract of land to be known as AMENDED PLAT OF LOT 23–A–1 OF SUNNY COVE FRUIT FARMS situated in the NE1/4 of Section 36, T. 1 N., R. 24 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows:

Being Lot 23–A–1 of the Amended Plat of Lot 23–A of Sunny Cove Fruit Farms on file and of record in the office of the Yellowstone County Clerk and Recorder filed May 29, 2018 under Document No. 3850089.

In conformance with Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with and as shown on the annexed plat, that the monuments found and set are of the character and occupy the positions shown thereon and that the gross area is 14.985 acres and the net area is 14.922 acres more or less.

CITY OF BILLINGS

By: _____

Montana Registration No. 17513 LS

Date: _____

MONTANA
TIMOTHY A. GRANT
No. 17513 LS
LICENSED
PROFESSIONAL LAND SURVEYOR