

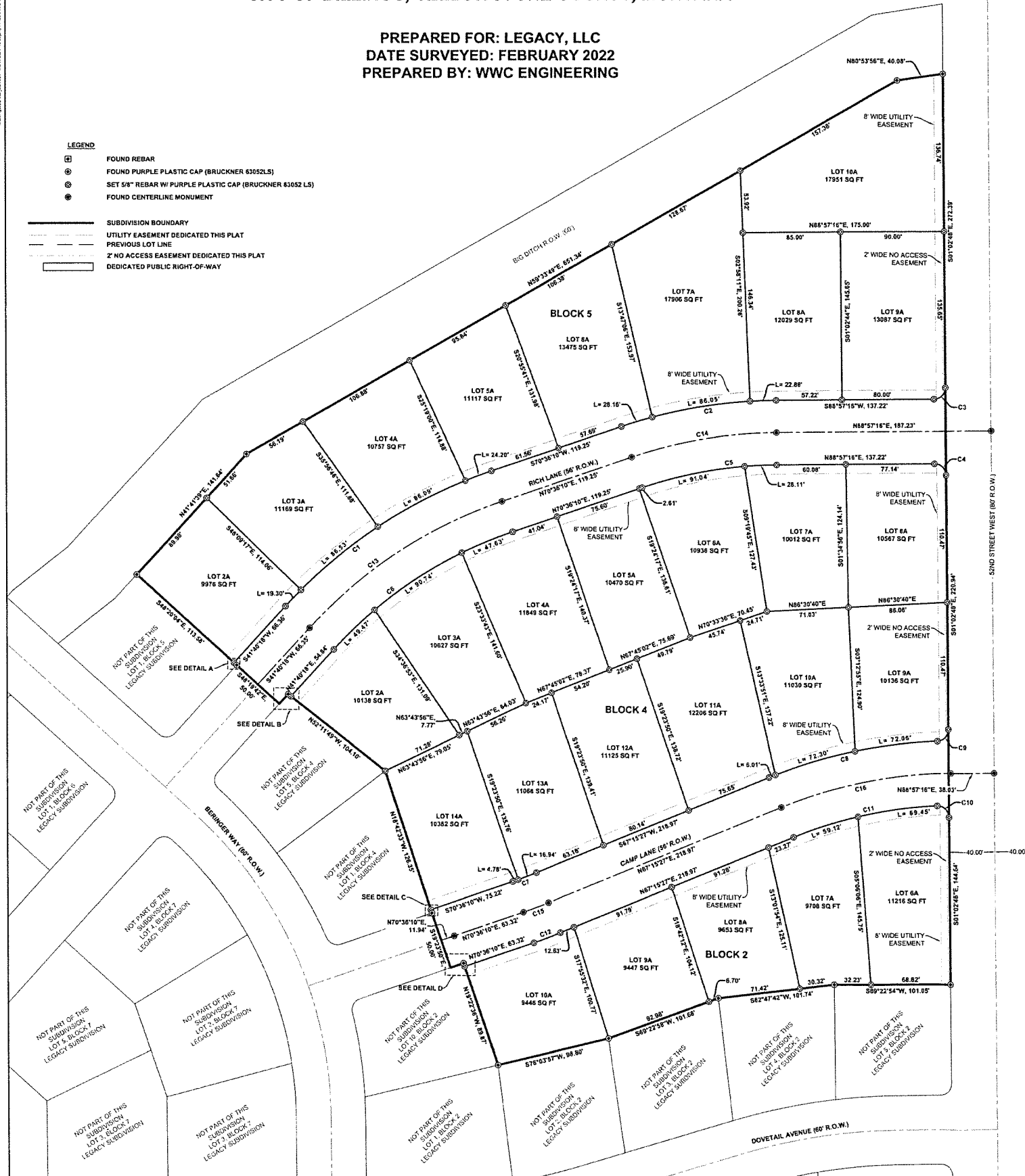
PLAT OF LEGACY SUBDIVISION, 2ND FILING

BEING LOT 1, OF BLOCK 1 AMENDED PLAT OF LEGACY SUBDIVISION, DOCUMENT NO. _____
 WITHIN NW1/4 OF SECTION 4, T01S, R25E, P.M.M.
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: LEGACY, LLC
 DATE SURVEYED: FEBRUARY 2022
 PREPARED BY: WWC ENGINEERING

LEGEND

- FOUND REBAR
 - ⊙ FOUND PURPLE PLASTIC CAP (BRUCKNER 63052LS)
 - ⊙ SET 5/8" REBAR W/ PURPLE PLASTIC CAP (BRUCKNER 63052 LS)
 - FOUND CENTERLINE MONUMENT
-
- SUBDIVISION BOUNDARY
 - - - UTILITY EASEMENT DEDICATED THIS PLAT
 - - - PREVIOUS LOT LINE
 - - - 2' NO ACCESS EASEMENT DEDICATED THIS PLAT
 - ▭ DEDICATED PUBLIC RIGHT-OF-WAY



LEGAL DESCRIPTION AND PROPERTY OWNER CERTIFICATE OF DEDICATION

State of Montana)
 County of Yellowstone)

KNOW ALL BY THESE PRESENTS: That we, the undersigned owners, do hereby certify that we, have caused to be surveyed, subdivided, and platted into lots blocks roads and alleys and other divisions and dedications, as shown by this plat hereto included, the following described tract of land, to wit:

The parcel situated in the NW1/4 of Section 4, T01S, R25E, P.M.M., City of Billings, Yellowstone County, Montana, and more particularly described as Lot 1, of Block 1 Amended Plat of Legacy Subdivision Document No. _____ 343 tract containing 8.51 acres, more or less.

The above described tract of land is to be known and designated as LEGACY SUBDIVISION, 2ND FILING, City of Billings, Yellowstone County, Montana. The undersigned do hereby grant unto all utility companies, as such as defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair, removal of lines over, under and across the areas designated on the plat as Utility Easement to have and hold forever. The lands designated as public right-of-way are hereby granted and dedicated to the use of the public forever shall include the portions of Rich Lane and Camp Lane as shown on the plat.

DATED THIS ____ DAY OF _____, 2022.

LEGACY LLC

ACKNOWLEDGMENTS

State of Montana)
 County of Yellowstone)

On this ____ day of _____, 2022, before me, the undersigned a notary public for the State of Montana, personally appeared _____ of Legacy LLC, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public for the State of _____

CERTIFICATE OF CITY ATTORNEY

This Subdivision Plat has been reviewed by the City Attorney's Office and is acceptable to form.

Dated this ____ day of _____, 2022.

Reviewed by _____

ERRORS AND OMISSIONS REVIEW

Reviewed for errors and omissions in calculations and drafting this ____ day of _____, 2022, pursuant to section 76-3-611(2)(a), M.C.A.

Examining Land Surveyor _____

Reg. No. _____

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-611(1)(b), M.C.A., that all real property taxes and special assessments assessed and levied on the land described on this Subdivision Plat and encompassed by the proposed division have been paid.

Dated this ____ day of _____, 2022.

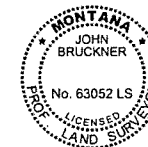
DEPUTY TREASURER
 YELLOWSTONE COUNTY, MONTANA

CERTIFICATE OF SURVEYOR

The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of January 2022, a survey was performed under his supervision of a tract of land to be known as LEGACY SUBDIVISION, 2ND FILING, in accordance with the request of the owner thereof and in conformance with Montana Subdivision and Platting Act; said subdivision being in accordance with the Landowner's Certificate and as shown on the plat; that the monuments found and set are of the character and occupy the positions herein.

Dated this ____ day of _____, 2022.

John Bruckner
 Registration Number 63052 LS



SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____

CERTIFICATE OF CITY ENGINEER'S OFFICE

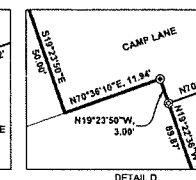
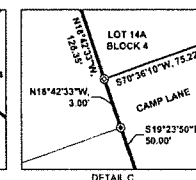
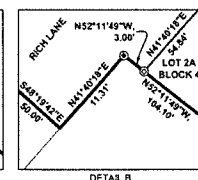
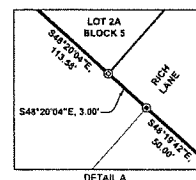
I hereby certify that I have examined the annexed plat and find that it conforms with Section 76-4-125(1)(g) M.C.A., removing sanitary restrictions since the plat is inside a master planning area and is provided with municipal facilities for the supply of water and disposal of sewage and solid waste.

Dated this ____ day of _____, 2022.

CITY ENGINEER'S OFFICE



BASIS OF BEARING
 NAD83(2011) MONTANA STATE
 PLANE COORDINATE SYSTEM GRID
 DISTANCES: GROUND, INTERNATIONAL FOOT



NOTICE OF APPROVAL

STATE OF MONTANA)
 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 CITY COUNCIL APPROVAL

The City Council of the City of Billings, Yellowstone County, Montana does hereby certify that the accompanying plat for LEGACY SUBDIVISION, 2ND FILING has been duly examined and have found the same to conform to the law and hereby approve it.

Dated this ____ day of _____, 2022.

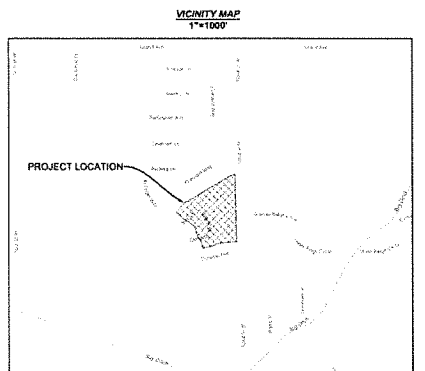
CITY OF BILLINGS, MONTANA

BY: Mayor _____

ATTEST: City Clerk _____

CERTIFICATE OF FILING BY CLERK AND RECORDER

Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
C1	428.00'	216.12'	28°55'52"	N56°08'14"E	213.83'
C2	428.00'	137.09'	18°21'06"	N79°40'43"E	136.51'
C3	10.00'	15.71'	90°00'04"	N43°57'14"E	14.15'
C4	10.00'	15.71'	89°59'56"	S48°02'46"E	14.15'
C5	372.00'	119.15'	18°21'06"	N79°40'43"E	118.65'
C6	372.00'	187.84'	28°55'52"	N56°08'14"E	185.85'
C7	372.00'	21.72'	3°20'44"	S68°55'48"W	21.72'
C8	428.00'	150.37'	20°07'49"	S77°19'21"W	149.61'
C9	10.00'	15.43'	88°28'03"	S43°10'13"W	13.95'
C10	10.00'	16.04'	91°53'40"	N40°59'38"W	14.38'
C11	372.00'	128.56'	19°48'06"	S77°09'29"W	127.93'
C12	428.00'	24.99'	3°20'44"	S68°55'48"W	24.99'
C13	400.00'	201.98'	28°55'52"	N56°08'14"E	199.84'
C14	400.00'	128.12'	18°21'06"	N79°40'43"E	127.56'
C15	400.00'	23.36'	3°20'44"	S68°55'48"W	23.36'
C16	400.00'	151.47'	21°41'49"	S78°06'21"W	150.58'



LEGACY SUBDIVISION, 2ND FILING
 YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: LEGACY, LLC
 383 OLD HAYS ROAD
 HAYS, MT 59027

PREPARED BY: WWC ENGINEERING
 650 S. 24TH ST., SUITE 301
 BILLINGS, MT 59101
 (406) 244-2218
 www.wwcengineering.com

DESIGNED BY: JWC
 DRAWN BY: JWC
 CHECKED BY: JWC
 DATE: 2/28/22

PROJECT NO: 1477
 NO. REVISION ST. DATE DATE

DRAWING NO. 1