

PLAT OF
BITTERROOT HEIGHTS SUBDIVISION, 3RD FILING

BEING TRACT 2A-1 OF COS 2317, 2ND AMENDED AND LOT 1 OF BLOCK 7 OF BITTERROOT HEIGHTS SUBDIVISION, 2ND FILING
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 01 NORTH, RANGE 26 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

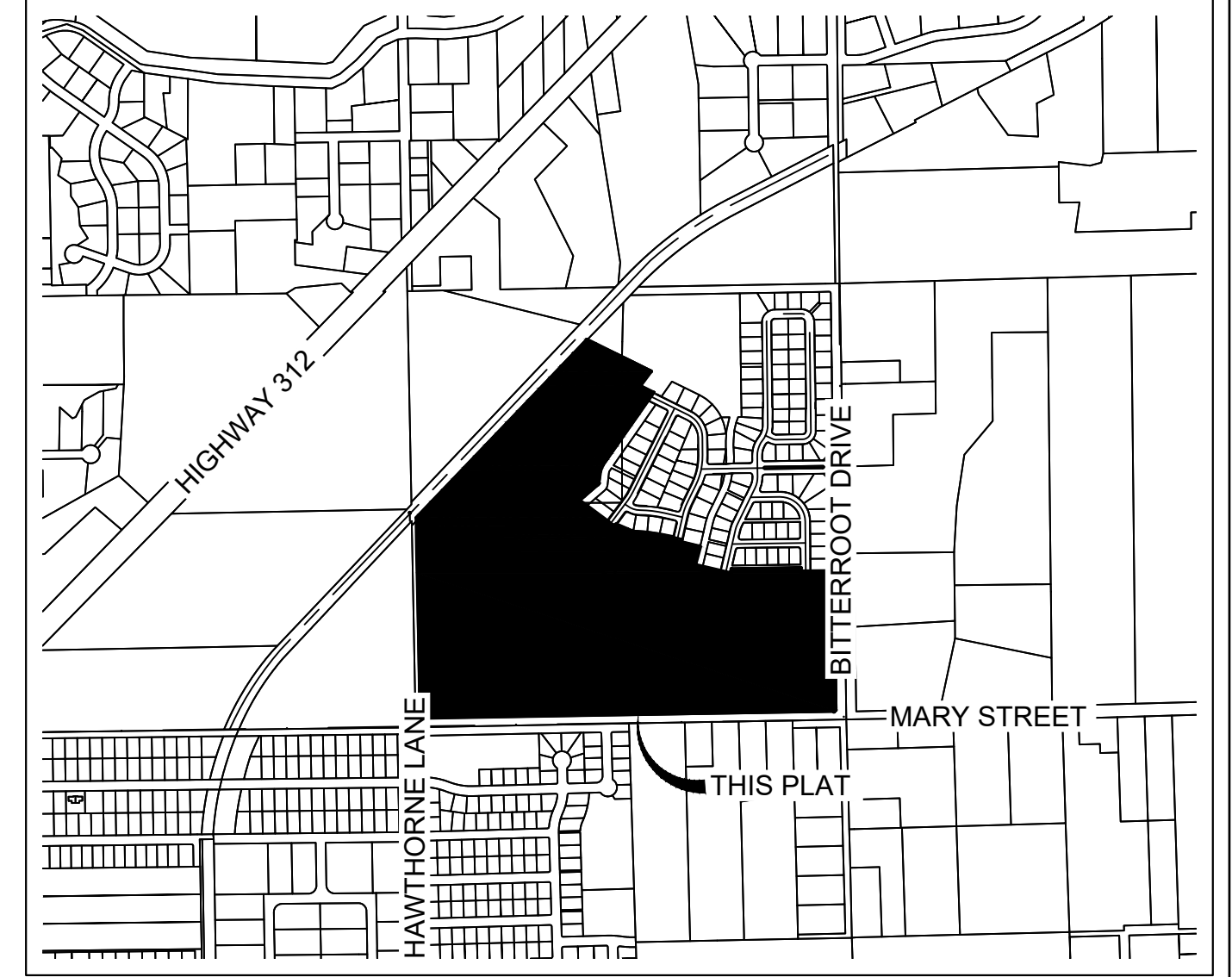
PREPARED FOR : BCJM PROPERTIES, LLC



PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 79.166 AC

OCTOBER 2021



VICINITY MAP

LEGAL DESCRIPTION AND OWNER CERTIFICATION OF DEDICATION

I, the undersigned owner, do hereby certify that I have cause to be surveyed, aggregated, and platted in to lots, blocks, roads and other divisions and dedications, as shown on this plat hereunto included, a tract of land being situated in the SE 1/4 of Section 11, Township 01 North, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as Tract 2A-1 of Certificate of Survey No. 2317, 2nd Amended and Lot 1, Block 7 of Bitterroot Heights Subdivision, 2nd Filing.

Said tract contains a gross area of 79.166 acres, and a net area of 72.554 acres, more or less.

The undersigned hereby grants unto all 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 lines over, under and across the areas designated on the plat as Utility Easement to have and hold forever.

Said tract to be known and designated as BITTERROOT HEIGHTS SUBDIVISION, 3RD FILING.

Pursuant to 76-3-621(1), the park dedication requirement for this subdivision has been met by parkland dedication.

This survey is not subject to review by the Montana Department of Environmental Quality pursuant to Section 76-4-130(2), MCA as the "deviation consists solely of connection to municipal or county water and/or sewer district facilities."

Dated this _____ day of _____, 20____.

(Print Title) of BCJM Properties, LLC

STATE OF MONTANA)
)ss
County of Yellowstone)

On this _____ day of _____, 20____, before me, a Notary Public in and for the State of Montana, personally appeared _____ known to me to be the _____ of BCJM Properties, LLC, who signed the foregoing instrument 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
Printed Name _____
Residing at _____
My commission expires _____

CERTIFICATE OF SURVEYOR

I, the undersigned Mark W. Kadmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in the SE 1/4 of Section 11, Township 01 North, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as Tract 2A-1 of Certificate of Survey No. 2317, 2nd Amended and a portion of Lot 1, Block 7 of Bitterroot Heights Subdivision, 2nd Filing.

Said tract contains a gross area of 79.166 acres and a net area of 72.554 acres, more or less.

Said tract is subject to all easements and right-of-ways of record or apparent on the ground.

This survey was conducted in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, MCA.

Mark W. Kadmas, PLS 51414LS
Registered Land Surveyor
State of 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 APPROVAL

STATE OF MONTANA)
)ss
County of Yellowstone)

We hereby certify that we have examined the plat of BITTERROOT HEIGHTS SUBDIVISION, 3RD FILING and find 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

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the foregoing plat for errors and omissions in computations and drafting.

Dated this _____ day of _____, 20____.

Reviewed by _____

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, pursuant to Section 76-3-611 MCA, that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land have been paid.

Date _____ Yellowstone County Treasurer
Deputy

BASIS OF BEARINGS

Bearings are Montana State Plane (NAD83-2011) and were determined from an OPUS position at:

Latitude : 45° 50' 41.34" N
Longitude : 108° 27' 3.99" W

Distances are ground.

SURVEYOR'S NOTE

Unless otherwise noted, record distances between found monuments shown hereon are within local accepted practice.

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____

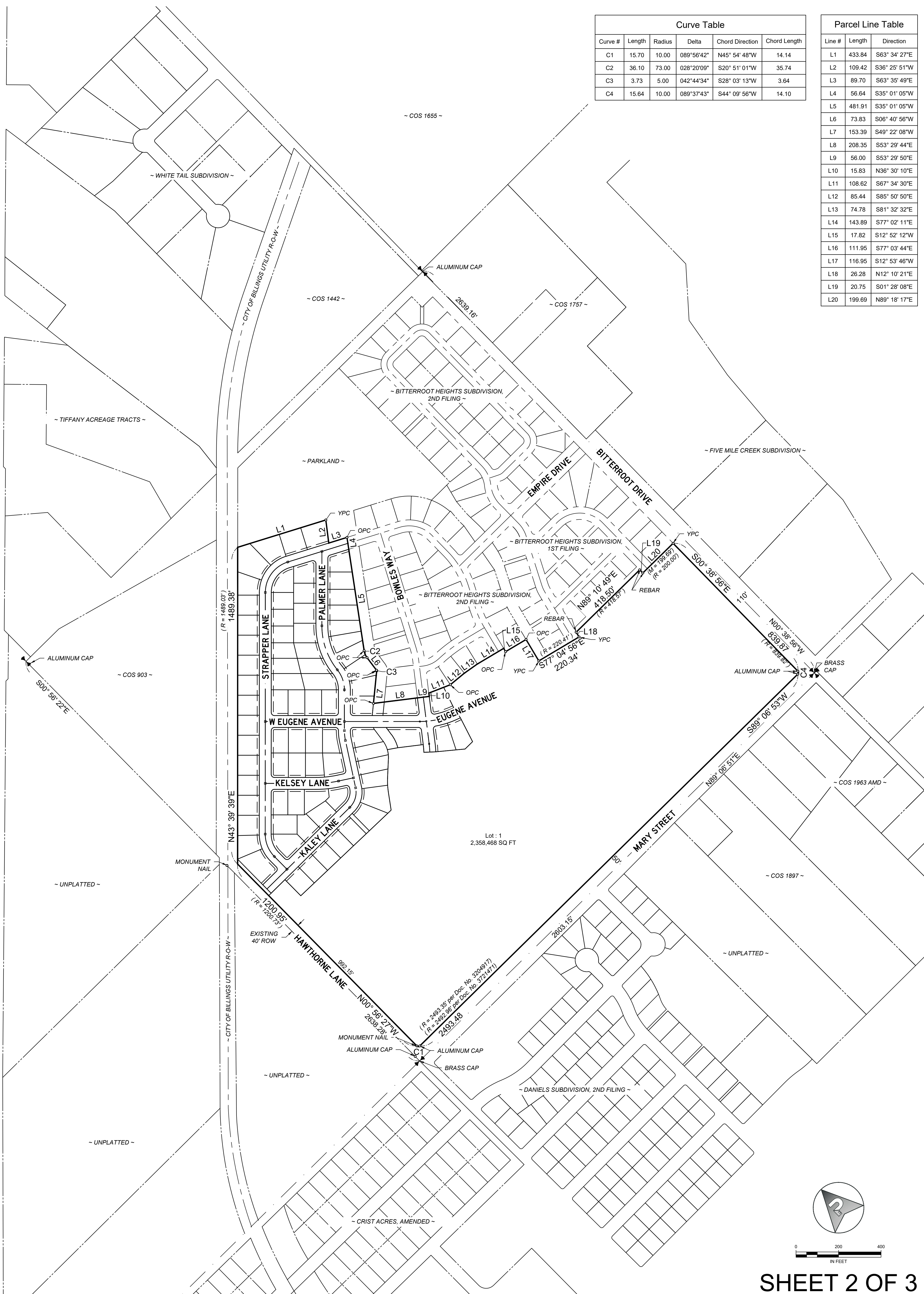
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 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 01 NORTH, RANGE 26 EAST, P.M.M.,
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

LEGEND	
○	FOUND MONUMENT, AS DESCRIBED
●	SET MONUMENT, 5/8" REBAR W/ PEC CAP
⊕	CENTERLINE MONUMENT
⊕	SECTION CORNER, FOUND AS DESCRIBED
⊕	QUARTER CORNER, FOUND AS DESCRIBED
—	SURVEY BOUNDARY
—	PROPERTY LINE
- - -	EASEMENT LINE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.70	10.00	089°56'42"	N45° 54' 48"W	14.14
C2	36.10	73.00	028°20'09"	S20° 51' 01"W	35.74
C3	3.73	5.00	042°44'34"	S28° 03' 13"W	3.64
C4	15.64	10.00	089°37'43"	S44° 09' 56"W	14.10

Parcel Line Table		
Line #	Length	Direction
L1	433.84	S63° 34' 27"E
L2	109.42	S36° 25' 51"W
L3	89.70	S63° 35' 49"E
L4	56.64	S35° 01' 05"W
L5	481.91	S35° 01' 05"W
L6	73.83	S06° 40' 56"W
L7	153.39	S49° 22' 08"W
L8	208.35	S53° 29' 44"E
L9	56.00	S53° 29' 50"E
L10	15.83	N36° 30' 10"E
L11	108.62	S67° 34' 30"E
L12	85.44	S85° 50' 50"E
L13	74.78	S81° 32' 32"E
L14	143.89	S77° 02' 11"E
L15	17.82	S12° 52' 12"W
L16	111.95	S77° 03' 44"E
L17	116.95	S12° 53' 46"W
L18	26.28	N12° 10' 21"E
L19	20.75	S01° 28' 08"E
L20	199.69	N89° 18' 17"E



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BITTERROOT HEIGHTS SUBDIVISION, 3RD FILING

BEING TRACT 2A-1 OF COS 3217, 2ND AMENDED AND LOT 1 OF BLOCK 7 OF BITTERROOT HEIGHTS SUBDIVISION, 2ND FILING

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 01 NORTH, RANGE 26 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

LEGEND

- FOUND MONUMENT, AS DESCRIBED
- SET MONUMENT, 5/8" REBAR W/ PEC CAP
- CENTERLINE MONUMENT
- SECTION CORNER, FOUND AS DESCRIBED
- QUARTER CORNER, FOUND AS DESCRIBED
- SURVEY BOUNDARY
- PROPERTY LINE
- EASEMENT LINE

Curve Table

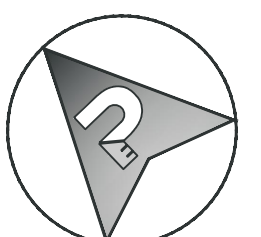
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C5	4.83	5.00	055°21'26"	S62°29'44"W	4.65
C6	62.88	320.00	011°15'31"	S40°26'47"W	62.78
C7	42.93	130.00	018°55'12"	S36°36'56"W	42.73
C8	36.49	432.00	004°50'22"	S38°55'21"W	36.48
C9	19.04	15.00	072°44'43"	N80°01'50"E	17.79
C10	51.48	302.00	009°46'02"	N38°46'27"E	51.42
C11	86.47	302.00	016°24'20"	N25°41'17"E	86.18
C12	66.66	302.00	012°38'46"	N11°09'44"E	66.52
C13	15.75	178.00	005°04'16"	N7°22'28"E	15.75
C14	64.44	178.00	020°44'31"	N20°16'52"E	64.09
C15	40.33	178.00	012°58'51"	N37°08'33"E	40.24
C16	23.56	15.00	090°00'00"	N1°22'01"W	21.21
C17	25.43	15.00	097°07'49"	N85°04'04"E	22.49
C18	24.64	15.00	094°07'09"	S10°33'25"E	21.96
C19	93.53	362.00	014°48'16"	S65°01'07"E	93.27
C20	66.10	418.00	009°03'40"	N68°55'45"W	66.04
C21	55.46	418.00	007°30'05"	N60°35'53"W	55.41
C22	22.70	15.00	086°42'00"	S79°51'10"W	20.59
C23	41.21	488.00	004°50'19"	S38°55'19"W	41.20
C24	21.70	15.00	082°52'11"	S4°55'56"E	19.85
C25	23.56	15.00	090°00'30"	S88°37'44"W	21.21
C26	40.42	191.00	012°07'26"	S37°33'46"W	40.34
C27	10.21	128.00	004°34'10"	S33°47'08"W	10.21
C28	65.00	128.00	029°05'44"	S50°37'05"W	64.30
C29	53.38	128.00	023°53'36"	S77°06'45"W	52.99
C30	23.56	15.00	090°00'00"	N44°03'33"E	21.21
C31	67.74	178.00	021°48'13"	N9°57'40"E	67.33
C32	66.46	178.00	021°23'35"	N31°33'34"E	66.08
C33	4.36	178.00	001°24'18"	N42°57'30"E	4.36
C34	59.41	178.00	019°07'28"	N53°13'23"E	59.14
C35	82.96	178.00	026°42'09"	N76°08'12"E	82.21
C36	83.62	178.00	026°54'55"	S77°03'16"E	82.85
C37	28.08	15.00	107°15'17"	S9°58'10"E	24.16
C38	80.52	358.00	012°53'10"	S37°12'54"W	80.35
C39	77.40	358.00	012°23'13"	S24°34'42"W	77.25
C40	84.64	358.00	013°32'45"	S11°36'43"W	84.44

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C41	82.60	122.00	038°47'38"	S24°14'10"W	81.04
C42	23.56	15.00	090°00'00"	S88°37'59"W	21.21
C43	23.57	15.00	090°01'30"	N1°21'11"W	21.22
C44	154.90	122.00	072°44'43"	N80°01'50"E	144.70
C45	23.56	15.00	089°59'40"	N1°22'11"W	21.21
C46	52.28	247.00	012°07'36"	N37°33'51"E	52.18
C47	23.56	15.00	090°00'00"	N76°30'03"E	21.21
C48	60.59	472.00	007°21'18"	S54°49'18"E	60.55
C49	39.58	472.00	004°48'18"	S48°44'30"E	39.57
C50	23.56	15.00	090°00'00"	S1°22'21"E	21.21
C51	23.55	15.00	089°58'30"	S88°38'49"W	21.21
C52	23.56	15.00	090°00'00"	S13°29'57"E	21.21
C53	76.94	76.59	057°33'30"	S58°24'34"W	73.75
C54	23.56	15.00	090°00'00"	N45°56'27"W	21.21
C55	94.97	122.00	044°36'06"	N21°21'36"E	92.59
C56	23.56	15.00	090°00'00"	N88°39'39"E	21.21
C57	57.26	528.00	006°12'49"	S49°26'46"E	57.23
C58	54.80	528.00	005°56'47"	S55°31'34"E	54.77
C59	68.75	180.00	021°52'56"	S17°56'28"W	68.33
C60	45.73	130.00	020°09'20"	S17°04'40"W	45.50
C61	13.41	70.00	010°58'29"	S12°29'14"W	13.39
C62	3.59	130.00	001°35'03"	S7°47'31"W	3.59
C63	42.14	130.00	018°34'17"	S17°52'12"W	41.95
C64	24.27	130.00	010°41'44"	S32°30'12"W	24.23
C65	18.66	130.00	008°13'28"	S41°57'48"W	18.64
C66	32.47	320.00	005°48'50"	S43°10'07"W	32.46
C67	30.41	320.00	005°26'40"	S37°32'22"W	30.40
C68	101.56	150.00	038°47'38"	S24°14'10"W	99.63
C69	46.37	219.00	012°07'56"	S37°31'01"W	46.29
C70	100.46	100.00	057°33'30"	S60°16'48"W	96.29
C71	30.45	390.00	004°28'26"	S48°36'14"E	30.45
C72	38.85	460.00	004°50'22"	S38°55'21"W	38.84
C73	106.12	500.00	012°09'36"	S52°25'09"E	105.92
C74	19.37	73.00	015°12'19"	S27°24'55"W	19.32
C75	16.73	73.00	013°07'50"	S13°14'51"W	16.69

Parcel Line Table

Line #	Length	Direction
L21	19.68	S49°22'08"W
L22	12.10	S43°39'28"W
L23	20.09	S63°35'49"E
L24	20.00	N89°49'33"W
L25	18.42	N89°49'33"W
L26	50.21	S56°38'37"E
L27	11.62	S89°03'33"W
L28	20.00	S89°03'33"W
L29	42.97	S43°37'59"W
L30	48.00	S31°30'03"W
L31	9.14	S80°03'45"E
L32	25.12	N89°03'33"E
L33	39.73	N37°26'50"E
L34	12.69	N43°39'39"E



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