

THE TIMBERS SUBDIVISION

PLAT OF

BEING A PORTION OF TRACT A AND TRACT B OF CERTIFICATE OF SURVEY 3795
 LOCATED IN THE SE 1/4, SW 1/4, NW 1/4, AND NE 1/4 OF SECTION 19, T. 1 N., R. 28 E., P. M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

SURVEY COMMISSIONED BY: DAVID AND ALISON MITCHELL

PREPARED BY: IMEG CORP

DATE: FEBRUARY 2023

RECORD OWNER: ALKALU TIMBERS, LLC

LEGAL DESCRIPTION AND CERTIFICATE OF DELEGATION

THIS PLAT HAS BEEN APPROVED FOR FILING BY THE YELLOWSTONE COUNTY BOARD OF PLANNING AND ZONING IN ACCORDANCE WITH THE RECOMMENDATIONS OF THIS BOARD. THE BOARD OF PLANNING AND ZONING HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF BILLINGS ZONING ORDINANCES AND THE CITY OF BILLINGS SUBDIVISION ACT.

RECORDING OF THIS PLAT IS DEEMED NECESSARY TO PROTECT THE INTERESTS OF THE CITY OF BILLINGS AND THE PUBLIC. THE CITY OF BILLINGS HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF BILLINGS ZONING ORDINANCES AND THE CITY OF BILLINGS SUBDIVISION ACT.

THE CITY OF BILLINGS HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF BILLINGS ZONING ORDINANCES AND THE CITY OF BILLINGS SUBDIVISION ACT.

CERTIFICATE OF PLANNING BOARD APPROVAL

THIS PLAT HAS BEEN APPROVED FOR FILING BY THE YELLOWSTONE COUNTY BOARD OF PLANNING AND ZONING IN ACCORDANCE WITH THE RECOMMENDATIONS OF THIS BOARD.

RESIDENT: *[Signature]* DATE: *[Date]*

ATTORNEY: *[Signature]* DATE: *[Date]*

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND ABOVE DESCRIBED ARE PAID PER SECTION 10-08-0201, MCA.

BY: *[Signature]* DATE: *[Date]*

CERTIFICATE OF CITY ATTORNEY

THIS DOCUMENT HAS BEEN REVIEWED BY THE CITY ATTORNEY'S OFFICE AND IS ACCEPTABLE TO FORM.

BY: *[Signature]* DATE: *[Date]*

CERTIFICATE OF CITY ENGINEER'S OFFICE

I HEREBY CERTIFY THAT THE AMENDED AND FOREGOING PLAT CONFORMS WITH SECTION 10-08-0201, MCA, FOR THE REMOVAL OF SANITARY RESTRICTIONS SINCE THE PLAT IS INSIDE A MASTER PLANNING AREA AND LOTS WILL BE PROVIDED WITH MANIPULATED FACILITIES FOR THE SUPPLY OF WATER AND THE DISPOSAL OF SEWAGE AND SOLID WASTE IN WITNESS WHEREOF, I HAVE EXECUTED THIS CERTIFICATE OF APPROVAL THIS 16th DAY OF MARCH IN 23.

BY: *[Signature]* DATE: *[Date]*

ERRORS AND OMISSION REVIEW

I HEREBY CERTIFY THAT I HAVE EXAMINED THE AMENDED AND FOREGOING PLAT FOR ERRORS AND OMISSIONS IN CONNECTIONS AND DRAFTING.

BY: *[Signature]* DATE: *[Date]*

CERTIFICATE OF APPROVAL: CITY COUNCIL

WE HEREBY CERTIFY THAT WE HAVE EXAMINED THE AMENDED AND FOREGOING PLAT OF THE TIMBERS SUBDIVISION AND FIND SAID PLAT CONFORMS WITH THE REQUIREMENTS OF THE LAW OF THE STATE OF MONTANA AND THE CITY OF BILLINGS. WE HAVE SET OUR HANDS AND THE SEAL OF THE CITY OF BILLINGS, MONTANA, THIS 23rd DAY OF MARCH, IN 23.

BY: *[Signature]*
 MAYOR
 ATTEST: *[Signature]*
 CITY CLERK



CLERK AND RECORDER FILING INFORMATION

RES: 40440491
 EASEMENTS: 4044050 - 4044064
 M.C.: 4044065
 HOA: 4044066
 RES: 4044067
 M.C.: 4044068
 HOA: 4044069
 RES: 4044070



1/4	SEC. T. R.
19	28E

SP 4044046
 SUBDIVISION IMPROVEMENTS AGREEMENT
 DOCUMENT NO. 4044048
 COMMENT TO PLAT:
 DOCUMENT NO. 4044047

SHEET 1 OF 6
 THE TIMBERS SUBDIVISION
 SUBDIVISION OF THE CITY OF BILLINGS



PREPARED BY:
 1724 N. 27TH ST. STE. 1132 PH: 406.248.8000
 BILLINGS, MONTANA 59101 FAX: 406.273.2200
 WWW.IMEG.COM
 MEQ PROJECT NO. 2009066

STATE OF Montana
 COUNTY OF Yellowstone

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 23rd DAY OF February, 23, BY ALISON MITCHELL, AUTHORIZED MEMBER OF ALKALU TIMBERS, LLC.



SUBDIVISION CERTIFICATION
 I, THE UNDERSIGNED, REPRESENT A SURVEY MADE UNDER MY SUPERVISION AND PREPARED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE MONTANA SUBDIVISION ACT AND THE REGULATIONS ADOPTED THEREUNDER.
 BY: *[Signature]* DATE: *[Date]*
 MONTANA LICENSE NO. 157483

PLAT OF THE TIMBERS SUBDIVISION

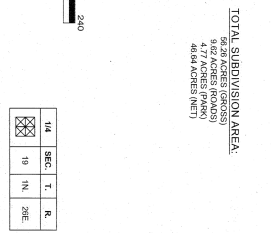
BEING A PORTION OF TRACT A AND TRACT B OF CERTIFICATE OF SURVEY 3795
 LOCATED IN THE SE1/4, SW1/4, NW1/4 AND NE1/4 OF SECTION 19, T.1N., R.2E., P.M.M.,
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, or acreage shown thereon.



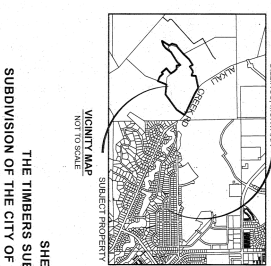
PREPARED BY:
IMEG
 1074 N. 27th St. Ste. 1312
 Billings, MT 59102
 Phone: 406.231.8200
 Fax: 406.231.8202
 www.imeg.com
 PROJECT NO. 2008006

- LEGEND**
- FOUND SURVEY REBAR WITH 1/4" PVC JACKSON, 17" x 18"
 - FOUND SURVEY REBAR WITH 1/4" PVC JACKSON, 12" x 18"
 - SET 5/8" x 24" REBAR WITH 1/4" PVC JACKSON, 12" x 18"
 - SET 5/8" x 24" REBAR WITH 1/4" PVC JACKSON, 17" x 18"
 - (P) FOUND THIS SURVEY PER CERTIFICATE OF SURVEY NO. 3795
 - (T) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (R) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (S) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (M) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (N) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (C) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (D) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (E) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (F) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (G) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (H) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (I) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (J) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (K) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (L) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (M) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (N) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (O) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (P) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (Q) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (R) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (S) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (T) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (U) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (V) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (W) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (X) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (Y) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (Z) FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795

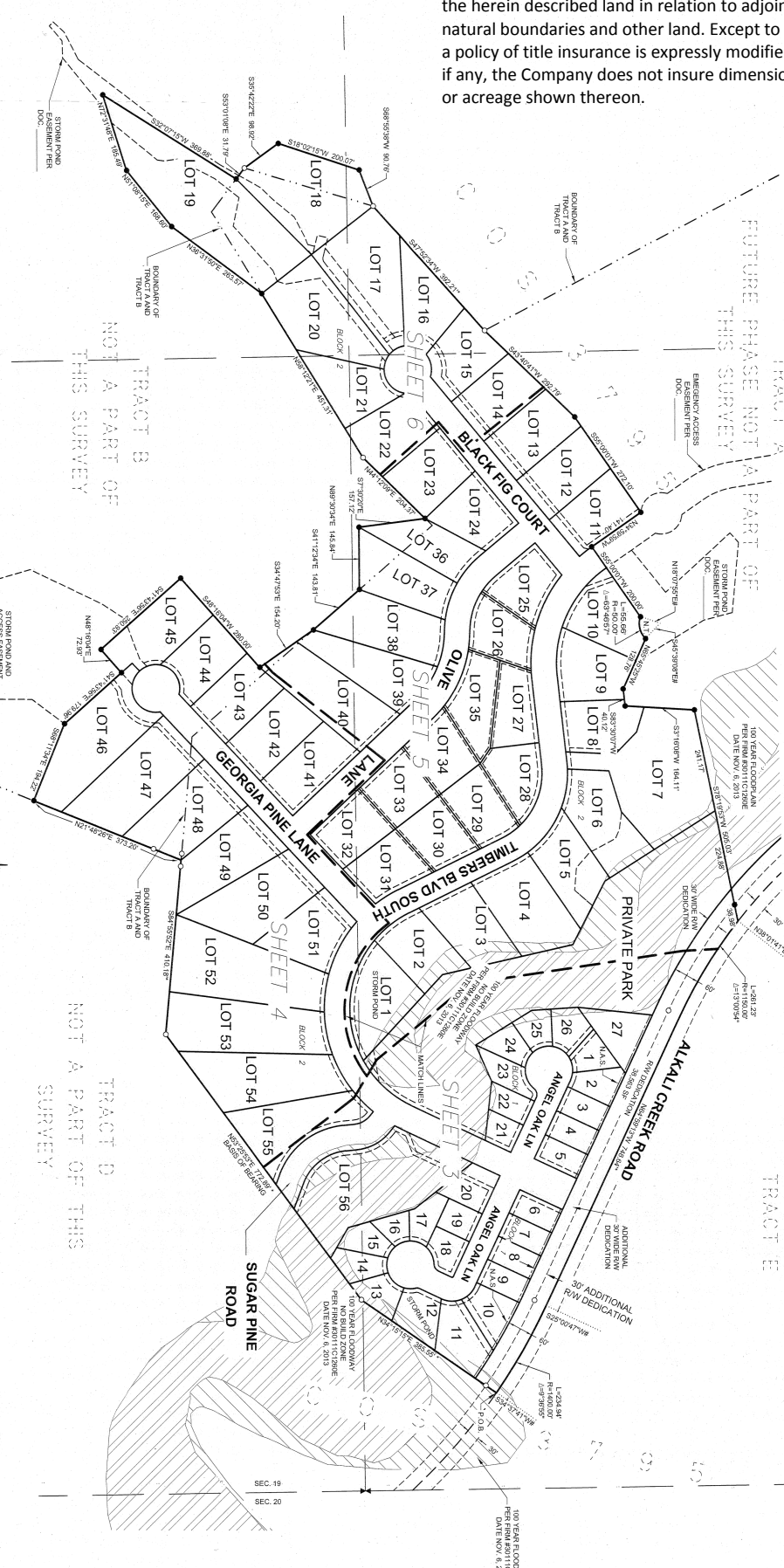


TOTAL SUBDIVISION AREA:
 9.62 ACRES (ROUNDED)
 417,400 SQ. FT. (ROUNDED)
 47.6 ACRES (NET)

1/4"	SEC. 19	T. 1N.	R. 2E.
1/8"	19	1N	2E

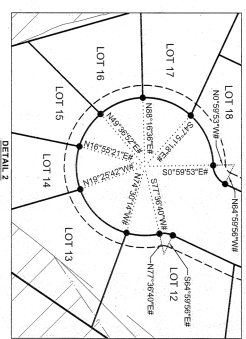
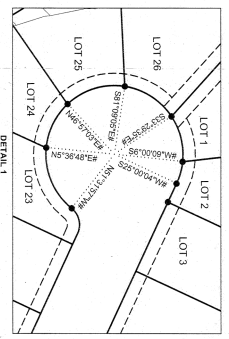
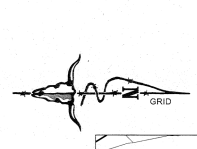


SHEET 2 OF 6
 THE TIMBERS SUBDIVISION
 SUBDIVISION OF THE CITY OF BILLINGS

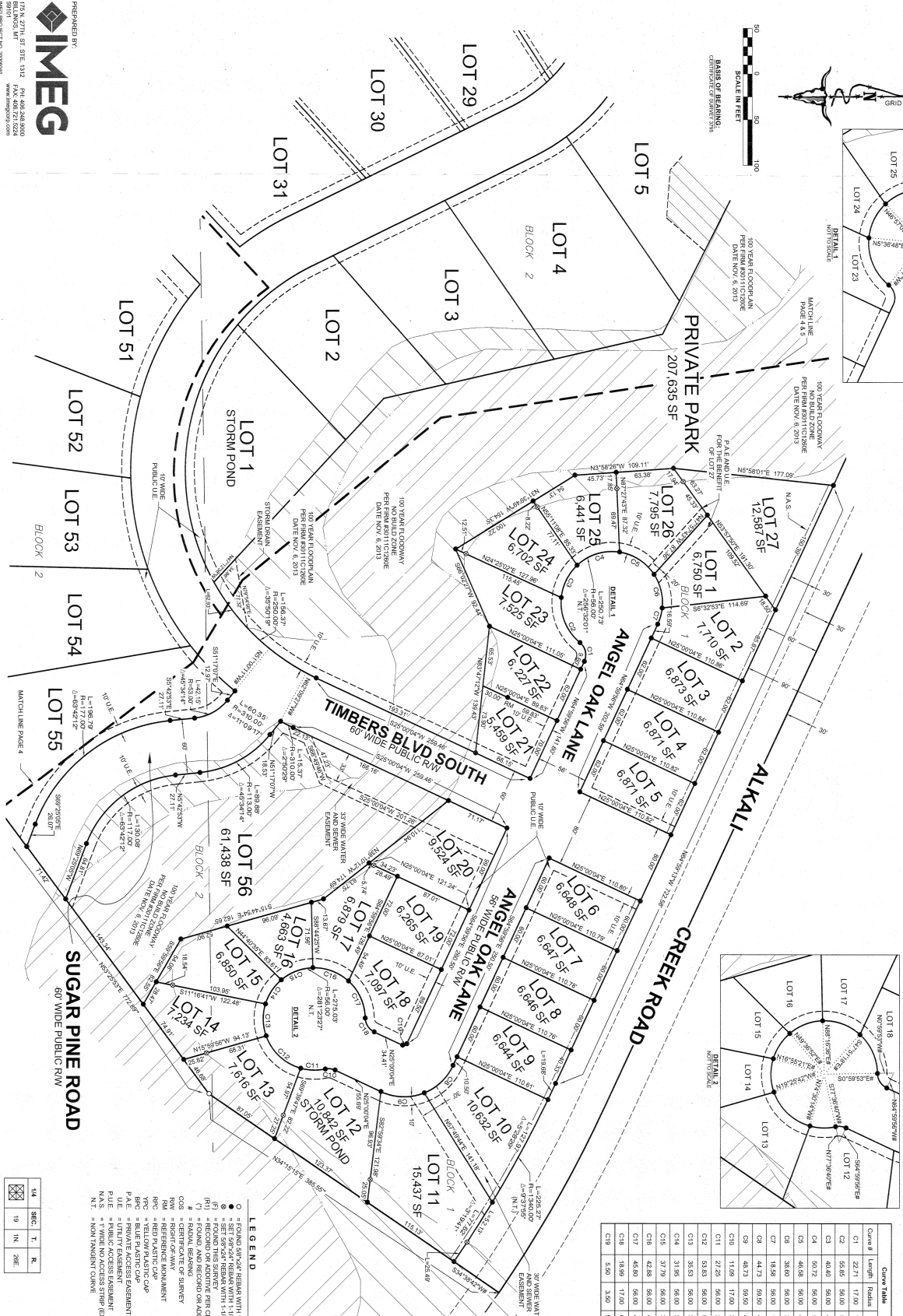


PLAT OF THE TIMBERS SUBDIVISION

BEING A PORTION OF TRACT A AND TRACT B OF CERTIFICATE OF SURVEY 3795 LOCATED IN THE SE1/4, SW1/4, NW1/4, AND NE1/4 OF SECTION 19, T.1N., R.26E., P.1M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA.



Curve #	Length	Radius	Date
C1	22.71	17.00	7/23/21
C2	56.85	50.00	5/19/24
C3	46.40	50.00	4/17/21
C4	50.72	50.00	5/13/22
C5	46.50	50.00	4/19/24
C6	38.80	50.00	3/23/24
C7	18.86	50.00	1/29/25
C8	44.72	50.00	4/23/24
C9	40.72	50.00	4/23/24
C10	11.00	17.00	3/23/24
C11	27.25	50.00	2/13/25
C12	53.83	50.00	5/24/22
C13	35.58	50.00	3/21/25
C14	31.86	50.00	3/24/24
C15	37.76	50.00	3/24/24
C16	42.88	50.00	4/23/25
C17	45.80	50.00	4/23/25
C18	18.86	17.00	4/23/25
C19	5.50	3.50	1/29/25



LEGEND

- FOUND SURVEY BEARINGS WITH 1-1/4" RVC (JACOBSON, 13748.S)
- SET SURVEY BEARINGS WITH 1-1/4" RVC (JACOBSON, 13748.S)
- FOUND SURVEY BEARINGS WITH 1-1/4" RVC (JACOBSON, 13748.S)
- FOUND THIS SURVEY
- (N) RECORD OR ADJUST PER CERTIFICATE OF SURVEY NO. 3795
- (S) RECORD OR ADJUST PER CERTIFICATE OF SURVEY NO. 3795
- # RADIAL BEARING
- COSS - CERTIFICATE OF SURVEY
- RMI - REFERENCED MONUMENT
- RPC - REED PLASTIC CAP
- BRG - BROWN BRASS NAIL
- IRG - IRON ROD WITH CAP
- PAE - PRIVATE ACCESS EASEMENT
- UE - UTILITY EASEMENT
- STAMP - SURVEYOR'S STAMP
- N.A.S. - * WIDE NO ACCESS STRIP (EXAGGERATED FOR CLARITY)
- N.T. - NON TANGENT CURVE

1/4	SEC. 1	R.
19 <td>1N</td> <td>26E</td>	1N	26E

SHEET 3 OF 6
 THE TIMBERS SUBDIVISION
 SUBDIVISION OF THE CITY OF BILLINGS

PREPARED BY:

 1724 7TH ST. STE. 1312 P.O. BOX 24828
 BILLINGS, MT 59107 FAX: 406.271.5224
 WWW.IMEG.MT.COM
 PROJECT NO. 200906

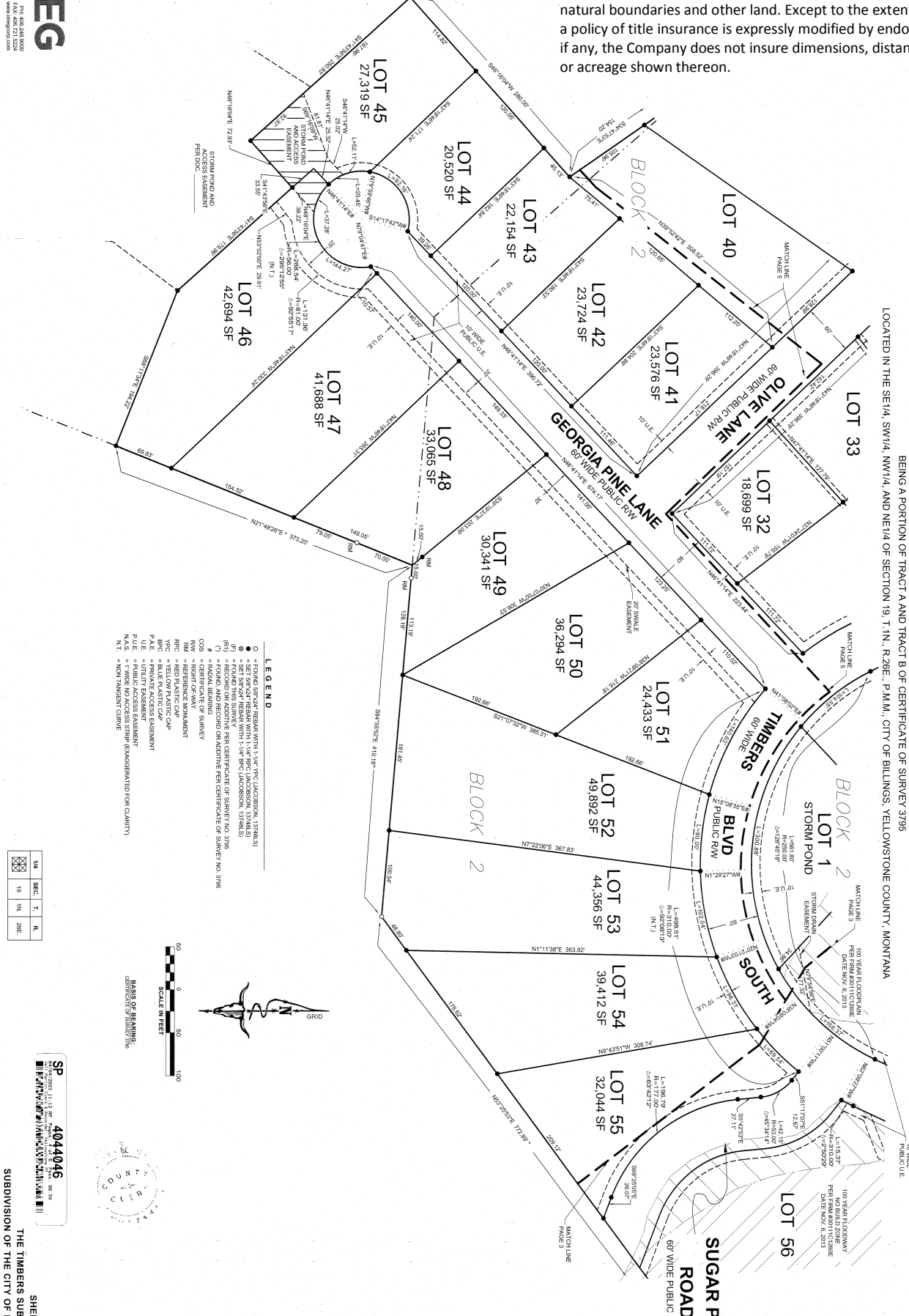
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SP
 4044046

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PLAT OF THE TIMBERS SUBDIVISION

BEING A PORTION OF TRACT A AND TRACT B OF CERTIFICATE OF SURVEY 3795 LOCATED IN THE SE 1/4, SW 1/4, NW 1/4, AND NE 1/4 OF SECTION 19, T. 1N., R. 28E., P. 1M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA



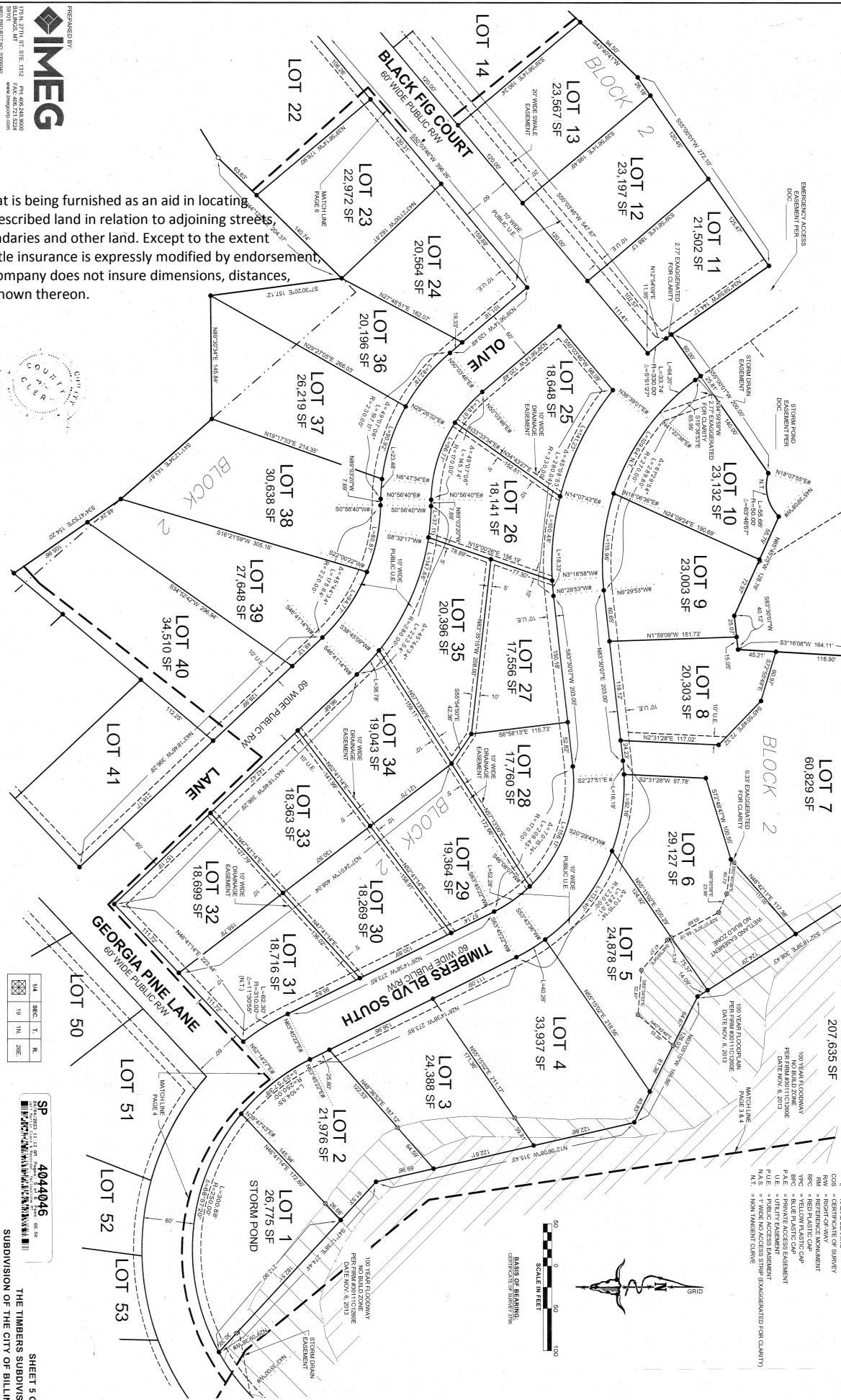
- LEGEND**
- C - CENTERLINE OF ROAD WITH 1.5" R/C (LACOBSON, 13748.5)
 - S - SET 5/8" X 24" MARK WITH 1.5" R/C (LACOBSON, 13748.5)
 - ⊙ S - SET 5/8" X 24" MARK WITH 1.5" R/C (LACOBSON, 13748.5)
 - (R1) - RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (*) - FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (*) - FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - C/S - CENTERLINE OF SURVEY
 - R/W - RIGHT-OF-WAY
 - R/C - RIGHT-OF-CURB
 - R/P - REBUILT PLASTIC CAP
 - Y/P - YELLOW PLASTIC CAP
 - U/E - UTILITY EASEMENT
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - N.A. - NON-TANGIBLE CURVE

1/4	SEC.	T.	R.
19	19	28E	28E

SP 4044046
 SUBDIVISION OF THE CITY OF BILLINGS
 SHEET 4 OF 6

PLAT OF THE TIMBERS SUBDIVISION

BEING A PORTION OF TRACT A AND TRACT B OF CERTIFICATE OF SURVEY 3795 LOCATED THE SE1/4, SW1/4, NW1/4, AND NE1/4 OF SECTION 19, T.1N., R.28E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA



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PREPARED BY:
IMEG
 1701 N. 27TH ST. STE. 1112
 BILLINGS, MT 59102
 TEL: 406-271-2224
 FAX: 406-271-2224
 WWW.IMEG.MT.COM

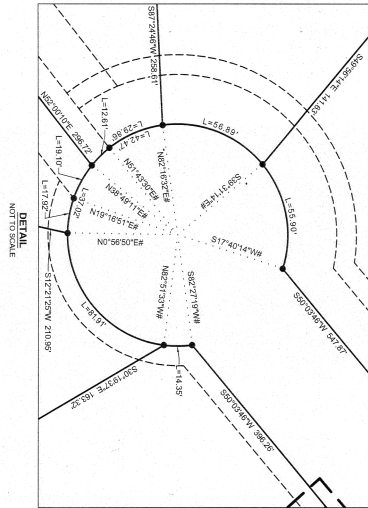
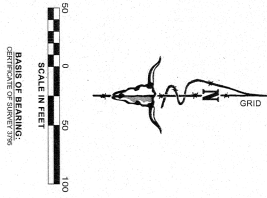
1/4	SEC.	T.	R.
14	19	N.	28E.

SP
 4044046
 SUBDIVISION OF THE CITY OF BILLINGS

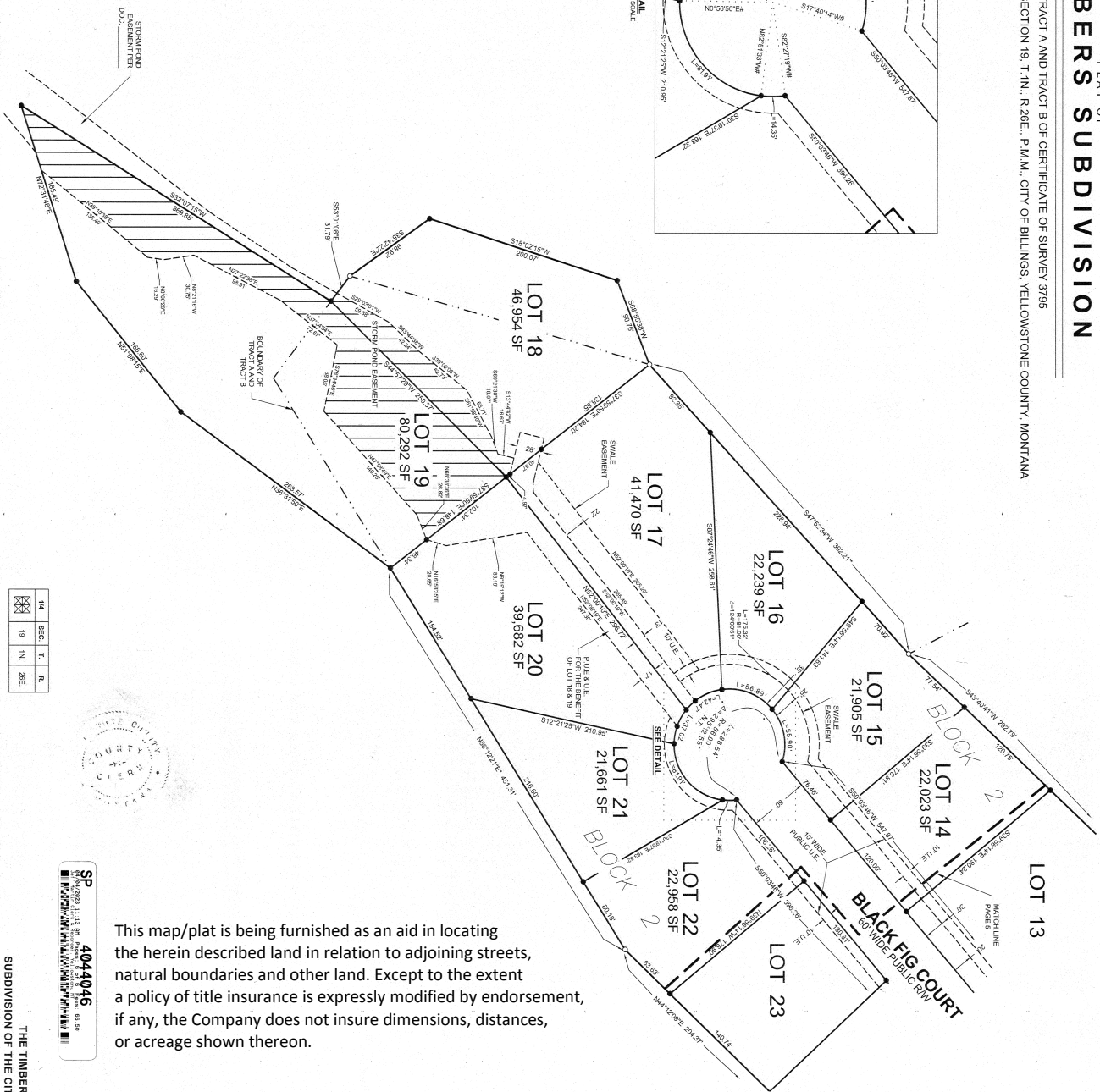
SHEET 5 OF 6
 THE TIMBERS SUBDIVISION

PLAT OF THE TIMBERS SUBDIVISION

BEING A PORTION OF TRACT A AND TRACT B OF CERTIFICATE OF SURVEY 3795
LOCATED IN THE SE 1/4, SW 1/4, NW 1/4, AND NE 1/4 OF SECTION 19, T. 1N., R. 26E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA



- LEGEND**
- = POINT OF BEGINNING WITH 1/4" IRON NAIL (CROSSHAIR, 1/2" DIA.)
 - = SET IRON NAIL BEARING WITH 1/4" IRON NAIL (CROSSHAIR, 1/2" DIA.)
 - (with dot) = SET IRON NAIL BEARING WITH 1/4" IRON NAIL (CROSSHAIR, 1/2" DIA.)
 - (R) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - (*) = FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
 - = CENTERLINE OF SURVEY
 - COB = CERTIFICATE OF BEGINNING
 - RAW = RIGHT-OF-WAY
 - (dashed) = BOUNDARY OF TRACT A AND TRACT B
 - (dotted) = BOUNDARY OF TRACT A AND TRACT B
 - (dash-dot) = BOUNDARY OF TRACT A AND TRACT B
 - (long-dash) = BOUNDARY OF TRACT A AND TRACT B
 - (short-dash) = BOUNDARY OF TRACT A AND TRACT B
 - (diagonal) = BOUNDARY OF TRACT A AND TRACT B
 - (cross-hatch) = BOUNDARY OF TRACT A AND TRACT B
 - (stippled) = BOUNDARY OF TRACT A AND TRACT B
 - (wavy) = BOUNDARY OF TRACT A AND TRACT B
 - (zigzag) = BOUNDARY OF TRACT A AND TRACT B
 - (solid) = BOUNDARY OF TRACT A AND TRACT B
 - (dashed) = BOUNDARY OF TRACT A AND TRACT B
 - (dotted) = BOUNDARY OF TRACT A AND TRACT B
 - (dash-dot) = BOUNDARY OF TRACT A AND TRACT B
 - (long-dash) = BOUNDARY OF TRACT A AND TRACT B
 - (short-dash) = BOUNDARY OF TRACT A AND TRACT B
 - (diagonal) = BOUNDARY OF TRACT A AND TRACT B
 - (cross-hatch) = BOUNDARY OF TRACT A AND TRACT B
 - (stippled) = BOUNDARY OF TRACT A AND TRACT B
 - (wavy) = BOUNDARY OF TRACT A AND TRACT B
 - (zigzag) = BOUNDARY OF TRACT A AND TRACT B
 - (solid) = BOUNDARY OF TRACT A AND TRACT B



PREPARED BY:
IMEG
1524 27TH ST. STE. 132
BILLINGS, MT 59102
PHONE: 404-4046
FAX: 404-271-5224
WWW.IMEG.MT.US
MONTGOMERY COUNTY PROJECT NO. 2000040

1/4	SEC.	T.	R.
19	19	26E	



SP
4044046
MONTGOMERY COUNTY PROJECT NO. 2000040

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