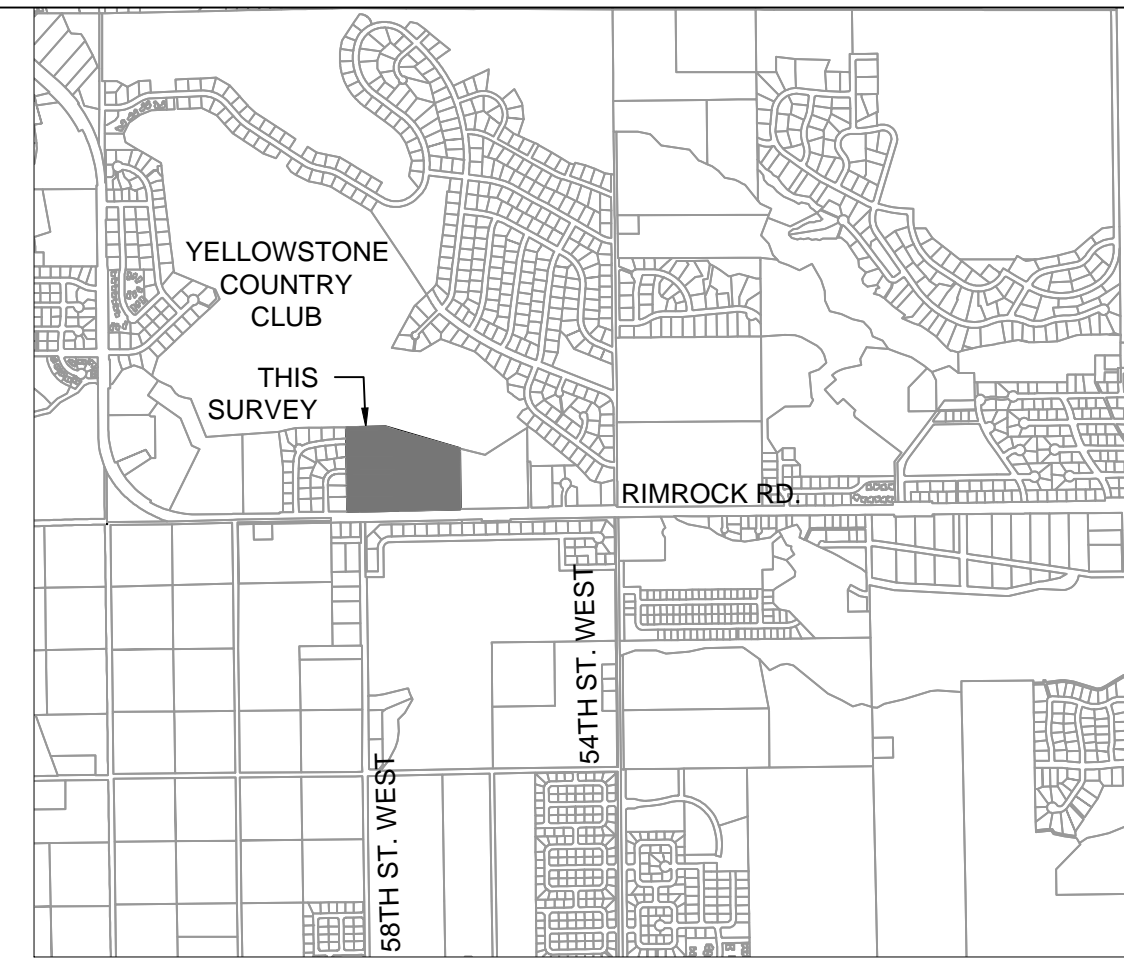
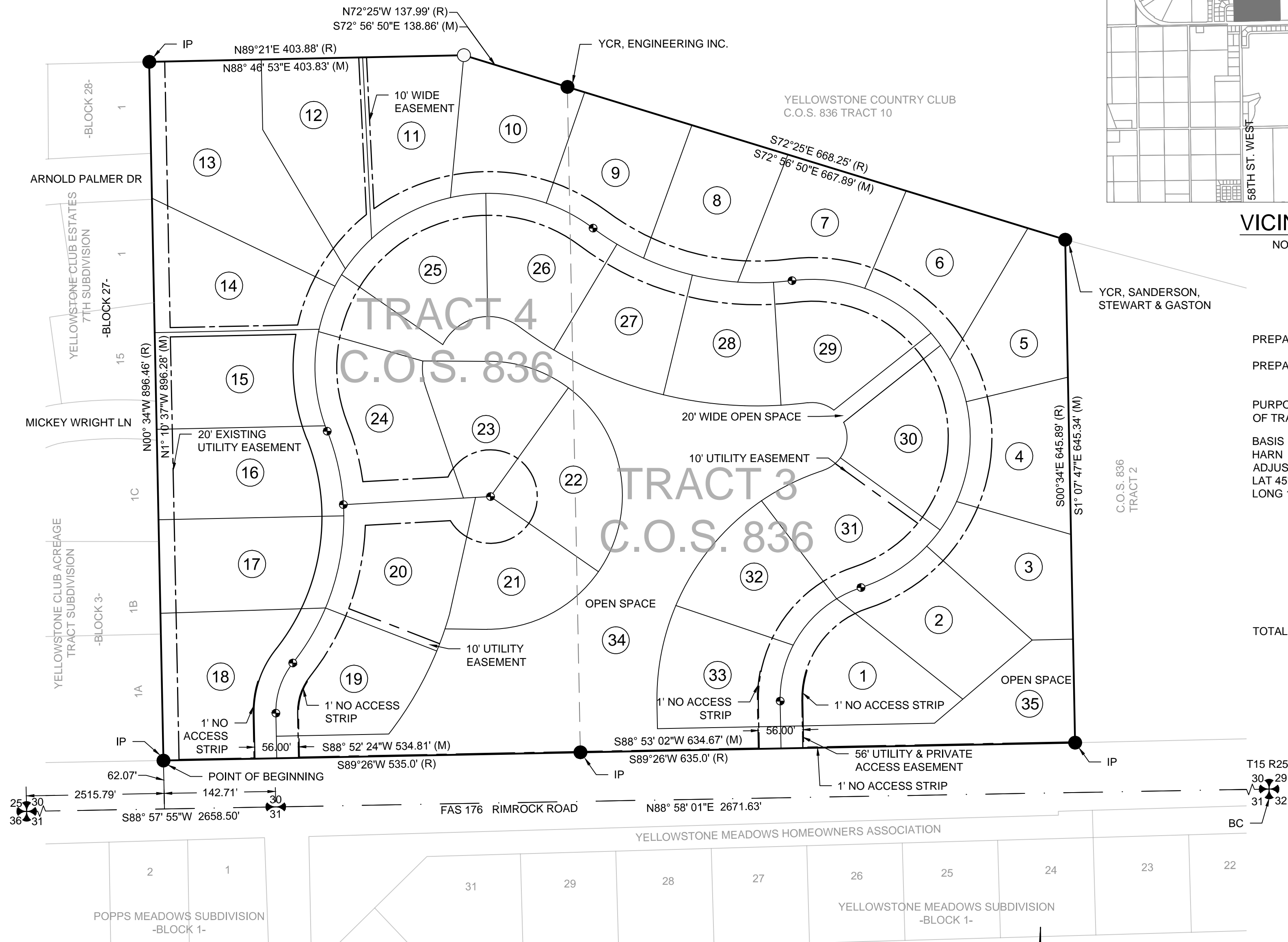


# PLAT OF GLYNN ABBEY SUBDIVISION

BEING LOTS 1-35 OF THE GLYNN ABBEY SUBDIVISION LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 30, T 01 N, R 25 E, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA



VICINITY MAP  
NOT TO SCALE



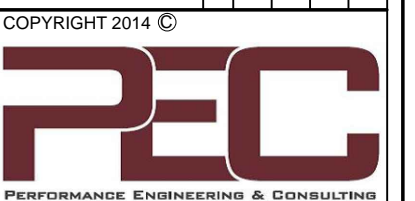
PREPARED FOR: GLYNN ABBEY, LLC  
 PREPARED BY: PERFORMANCE ENGINEERING & CONSULTING  
 PURPOSE: TO PROVIDE A MAJOR SUBDIVISION OF TRACT 3 & 4 OF CERTIFICATE OF SURVEY 836.  
 BASIS OF BEARINGS IS GEODETIC FROM HARN POINT K44 USING THE ADJUSTMENT OF NAD 83 (2011 EPOCH)  
 LAT 45° 48' 51.86007" N  
 LONG 108° 41' 07.75931" W

TOTAL AREA SUBDIVIDED ± 21.87 ACRES

CLIENT  
**GLYNN ABBEY, LLC**  
 1010 CENTRAL AVE., SUITE 1  
 BILLINGS, MT 59102  
 (406) 690-2070

PROJECT TITLE  
**GLYNN ABBEY  
 SUBDIVISION**

ANA	DESIGNED BY	DATE	ANA	DRAWN BY	DATE	BSE	CHECKED BY	PROJECT NO.	REV BY	DATE	CHKD BY

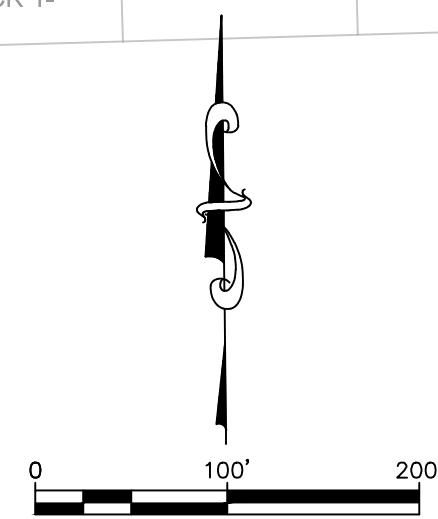


SHEET TITLE  
**MAJOR  
 SUBDIVISION  
 PLAT**

SHEET  
**1 OF 3**

## LEGEND

- |  |  |     |                      |     |                                  |
|--|--|-----|----------------------|-----|----------------------------------|
|  | FOUND QUARTER CORNER   |     | SET STREET MONUMENT  | YCR | YELLOW PLASTIC CAP ON 3/8" REBAR |
|  | FOUND PROPERTY CORNER  | BC  | BRASS CAP            | RCR | RED PLASTIC CAP ON 3/8" REBAR    |
|  | FOUND SECTION CORNER   | (M) | MEASURED INFORMATION | IP  | ORIGINAL 3/4" IRON PIN           |
|  | SET 5/8 INCH REBAR WITH RED PLASTIC CAP MARKED EWEN 17788LS UNLESS NOTED OTHERWISE | (R) | RECORD INFORMATION   |     |                                  |



Survey Performed By:  
 Ag Data Source  
 Owner: Brandon S. Ewen,  
 Professional Land Surveyor  
 PO Box 115  
 Winifred, MT 59489  
 Cell: (406) 209-1378  
 Email: adsbrandonewen@gmail.com

# PLAT OF GLYNN ABBEY SUBDIVISION

BEING LOTS 1-35 OF THE GLYNN ABBEY SUBDIVISION  
LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 30,  
T 01 N, R 25 E, P.M.M., CITY OF BILLINGS,  
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: GLYNN ABBEY, LLC

PREPARED BY: PERFORMANCE ENGINEERING &  
CONSULTING

CLIENT  
**GLYNN ABBEY, LLC**  
1010 CENTRAL AVE., SUITE 1  
BILLINGS, MT 59102  
(406) 690-2070

PROJECT TITLE  
**GLYNN ABBEY  
SUBDIVISION**

SHEET TITLE

**MAJOR  
SUBDIVISION  
PLAT**



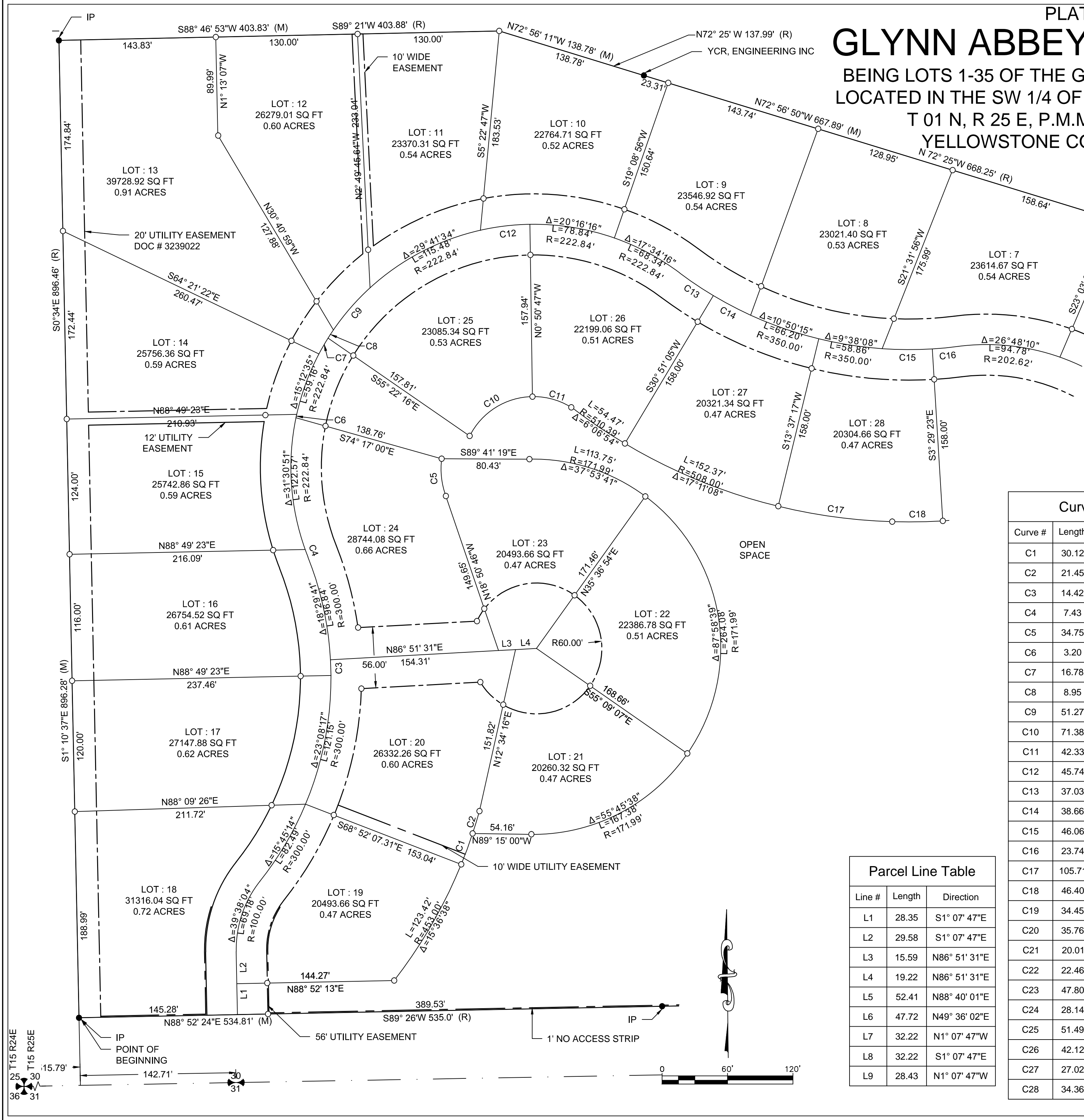
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DESIGNED BY	DATE	CHECKED BY	DATE
DRAWN BY	DATE	PROJECT NO.	
S.A.A.	2014.01.11	CHKD BY	
REV BY	DATE		

SHEET  
**2 OF 3**

Curve #	Length	Radius	Delta
C1	30.12	453.00	3°48'37"
C2	21.45	453.00	2°42'49"
C3	14.42	300.00	2°45'15"
C4	7.43	222.84	1°54'36"
C5	34.75	71.97	27°39'52"
C6	3.20	222.84	0°49'24"
C7	16.78	222.84	4°18'53"
C8	8.95	222.84	2°18'01"
C9	51.27	222.84	13°10'56"
C10	71.38	65.55	62°23'29"
C11	42.33	65.55	36°59'40"
C12	45.74	222.84	11°45'35"
C13	37.03	350.00	6°03'42"
C14	38.66	350.00	6°19'42"
C15	46.06	350.00	7°32'23"
C16	23.74	350.00	3°53'08"
C17	105.71	508.00	11°55'20"
C18	46.40	508.00	5°13'59"
C19	34.45	508.00	3°53'08"
C20	35.76	44.58	45°57'02"
C21	20.01	202.62	5°39'28"
C22	22.46	202.62	6°21'07"
C23	47.80	44.62	61°22'58"
C24	28.14	44.62	36°08'27"
C25	51.49	202.62	14°33'39"
C26	42.12	202.62	11°54'35"
C27	27.02	202.62	7°38'23"
C28	34.36	150.00	13°07'28"

Line #	Length	Direction
L1	28.35	S1° 07' 47"E
L2	29.58	S1° 07' 47"E
L3	15.59	N86° 51' 31"E
L4	19.22	N86° 51' 31"E
L5	52.41	N88° 40' 01"E
L6	47.72	N49° 36' 02"E
L7	32.22	N1° 07' 47"W
L8	32.22	S1° 07' 47"E
L9	28.43	N1° 07' 47"W



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PEC STANDARD.CTB

# PLAT OF GLYNN ABBEY SUBDIVISION

BEING LOTS 1-35 OF THE GLYNN ABBEY SUBDIVISION LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 30, T 01 N, R 25 E, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: GLYNN ABBEY, LLC  
PREPARED BY: PERFORMANCE ENGINEERING & CONSULTING

### CERTIFICATE OF DEDICATION

STATE OF MONTANA )  
                                  :SS  
County of Yellowstone )

LET IT BE KNOWN BY THESE PRESENTS: That GLYNN ABBEY, LLC, the owner of the following described tract of land, does hereby certify that it has caused to be surveyed, subdivided and platted into lots and streets as shown on the annexed plat, said tract being situated Tracts 3 & 4 of Certificate of Survey 836 located in the SE 1/4 of Section 30, T 01 N, R 25 E, P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Commencing at the 1/4 corner common to Sections 30, T01 N, R 25 E and Section 31, T01 N, R 25 E P.M.M.; thence South 88° 57' 55" West along the section line a distance of 142.71 Feet; thence North 01° 10' 37" West a distance of 62.07 Feet to the Point of Beginning, marking the southwest corner of said Tract 4; thence North 01° 10' 37" West along west line of said Tract 4 a distance of 896.28 Feet; thence North 88° 46' 53" East along north line of said Tract 4 a distance of 403.83 Feet; thence South 72° 56' 50" East along north line of said Tracts 3 & 4 a distance of 806.75 Feet; thence South 01° 07' 47" East along east line of said Tract 3 a distance of 645.34 Feet, thence South 88° 53' 02" West along right-of-way of Rimrock Road a distance of 634.67 Feet; thence South 88° 52' 24" West along right of way of Rimrock Road a distance of 534.81 Feet to the Point of Beginning.

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 their 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 GLYNN ABBEY SUBDIVISION, and the lands included in all streets, avenues, and parks as shown on the annexed plat are hereby granted and donated to the use of the public in perpetuity.

GLYNN ABBEY, LLC.

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

Title: \_\_\_\_\_

STATE OF MONTANA )  
                                  :SS  
COUNTY OF YELLOWSTONE )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me a Notary Public for the State of Montana, personally appeared \_\_\_\_\_, known to me to the person whose name is subscribed to the within instrument and acknowledges to me that they executed the same.

Print \_\_\_\_\_

Notary Public in and for the State of Montana \_\_\_\_\_

Residing at \_\_\_\_\_

My commissions expire \_\_\_\_\_

### CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that the annexed and forgoing plat conforms with Section 76-4-125(2)(d), M.C.A., for the removal of sanitary restrictions since the plat is inside a master planning area and said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Engineer's Office

### 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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
President

\_\_\_\_\_  
Executive Secretary

### CERTIFICATE OF SURVEYOR

STATE OF MONTANA )  
                                  :SS  
County of Yellowstone )

I, the undersigned Brandon S. Ewen, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision and the accompanying Certificate of Survey was prepared in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625 MCA.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Brandon S. Ewen, PLS 17788LS

### CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA )  
                                  :SS  
County of Yellowstone )

We hereby certify that we have examined the annexed and foregoing PLAT OF GLYNN ABBEY SUBDIVISION, 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 the 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

### CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-611(1)(b) and 76-3-207(3) 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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Yellowstone County Treasurer

### ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting and find that said plat conforms with the requirements of the laws of the State of Montana, and that said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as circumstances will permit.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

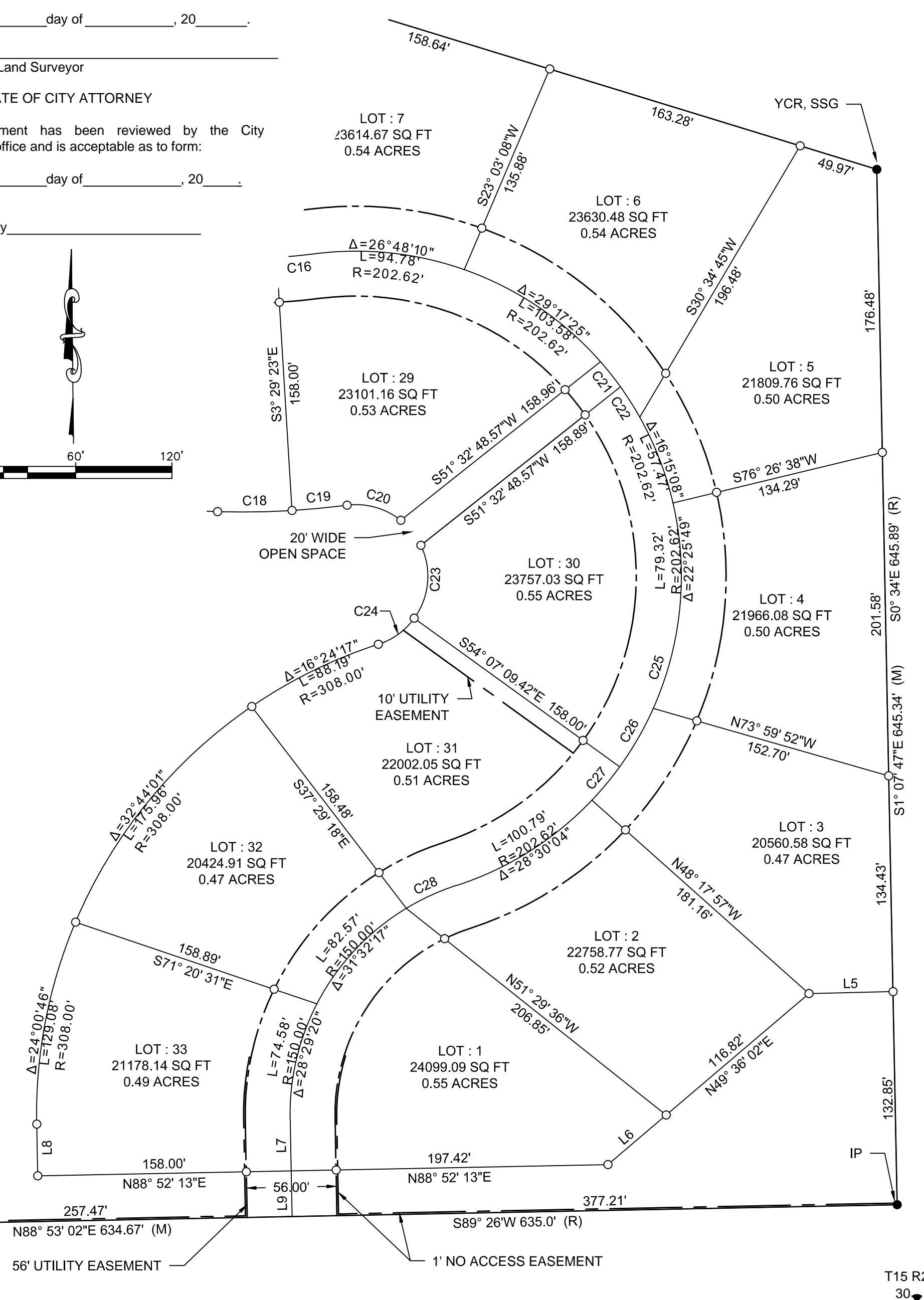
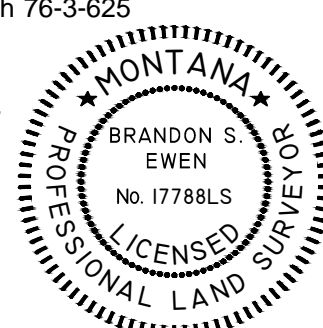
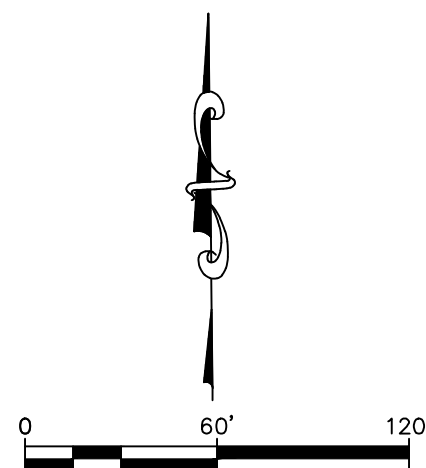
\_\_\_\_\_  
Examining Land Surveyor

### CERTIFICATE OF CITY ATTORNEY

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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



CLIENT  
**GLYNN ABBEY, LLC**  
1010 CENTRAL AVE., SUITE 1  
BILLINGS, MT 59102  
(406) 690-2070

PROJECT TITLE  
**GLYNN ABBEY  
SUBDIVISION**

CAD DESIGNED BY	DATE	ANA DRAWN BY	DATE	SAA CHECKED BY	PROJECT NO.	REV BY	DATE	CHKD BY
					2014-011			



SHEET TITLE  
**MAJOR  
SUBDIVISION  
PLAT**

SHEET  
**3 OF 3**

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