

THE MEADOWS SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 18, T.01S, R.25E, P.M.M., YELLOWSTONE COUNTY, MONTANA

SURVEY COMMISSIONED BY: M&J LAND CO., LLC.
PREPARED BY: IMEG CORP.

DATE: MAY 2023
RECORD OWNER: M&J LAND CO., LLC. AND ALLAN L. DAHLE, REVOCABLE TRUST

LEGAL DESCRIPTION AND CERTIFICATE OF DEDICATION

WE DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUPERVISED AND PLATTED INTO LOTS, ROADS, PARKS AND EASEMENTS, TRACT 2 AND TRACT 3 OF CERTIFICATE OF SURVEY NO. 2335, RECORDED AS DOCUMENT NO. 1561108, LESS TRACT 4 OF CERTIFICATE OF SURVEY 3483, FILED AS DOCUMENT NO. 3829657, IN THE OFFICE OF THE YELLOWSTONE COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 25 EAST, PRINCIPAL, MERIDIAN, MONTANA, YELLOWSTONE COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 2 OF CERTIFICATE OF SURVEY 2335, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ALONG THE WEST BOUNDARY OF SAID TRACT 2, N0°09'32"W, 539.87 FEET TO THE WESTERN MOST CORNER COMMON TO SAID TRACTS 2 AND 3 OF CERTIFICATE OF SURVEY 2335, THENCE ALONG THE WEST BOUNDARY OF SAID TRACT 2, N0°09'32"W, 352.77 FEET TO THE NORTHWEST CORNER OF SAID TRACT 3, THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 3, N89°27'57"E, 289.24 FEET TO THE NORTHEAST CORNER OF SAID TRACT 3, THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 3, S0°53'01"E, 582.80 FEET TO THE EASTERN MOST CORNER OF SAID TRACT 3, THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 3, S89°27'57"E, 539.87 FEET TO THE EASTERN MOST CORNER OF SAID TRACT 2, THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 2, S89°27'57"E, 183.77 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID TRACT 2 OF CERTIFICATE OF SURVEY 2335, 589°27'57"W, 183.77 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID TRACT OF LAND.

CONTAINING A TOTAL GROSS AREA OF 48.94 ACRES AND NET AREA OF 48.87 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD. FURTHER, FEDERAL, STATE AND LOCAL PLANS, POLICES, REGULATIONS, AND/OR CONDITIONS OF SUBDIVISION APPROVAL THAT MAY LIMIT THE USE OF THE PROPERTY, INCLUDING THE LOCATION, SIZE AND USE HEREON AS OTHERWISE STATED, AND

FURTHER, BUYERS OF PROPERTY SHOULD ENSURE THAT THEY HAVE OBTAINED AND REVIEWED ALL SHEETS OF THE PLAT AND ALL DOCUMENTS RECORDED AND FILED IN CONJUNCTION WITH THE PLAT AND THAT BUYERS OF PROPERTY ARE STRONGLY ENCOURAGED TO CONTACT THE LOCAL PLANNING DEPARTMENT AND BECOME INFORMED OF ANY LIMITATIONS ON THE USE OF THE PROPERTY PRIOR TO CLOSING, AND

FURTHER, ALL OR PART OF THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED AND/OR SECURITY REQUIREMENTS PURSUANT TO 76-3-507, MCA, AND

FURTHER, WE HEREBY GRANT UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPH, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER, OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER, AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER, AND

FURTHER, WE HEREBY CERTIFY THAT THE PARK REQUIREMENT FOR THIS SUBDIVISION HAS BEEN MET BY A LAND DONATION PURSUANT TO SECTION 76-3-627(3)(a), MCA. FURTHER, SAID TRACT TO BE KNOWN AS **THE MEADOWS SUBDIVISION** AND THE LAND INCLUDED WITHIN PARKS AND INTERNAL PRIVATE ROADS AS SHOWN ON THIS PLAT ARE DEDICATED TO THE MEADOWS HOMEOWNERS ASSOCIATION, AND

FURTHER, PUBLIC RIGHTS-OF-WAY, PUBLIC ACCESS EASEMENT, AND DRY, HORIZONTAL EASEMENT ARE HEREBY DEDICATED TO YELLOWSTONE COUNTY, MONTANA TO HAVE AND TO HOLD FOREVER, AND FURTHER, THAT THE ABOVE DESCRIBED LAND IS TO BE KNOWN AS **THE MEADOWS SUBDIVISION**, AND THAT THE PLAT CONFORMS TO THE PRELIMINARY PLAT PREVIOUSLY REVIEWED AND APPROVED BY THE GOVERNING BODY.

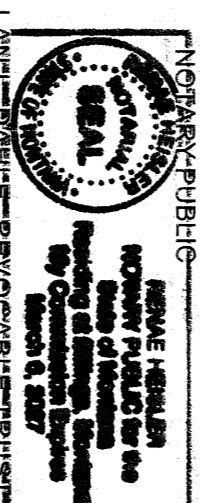
M&J LAND CO., LLC.

SS *Taj Mukadam*
 TAJ MUKADAM, MANAGER

STATE OF Montana
 COUNTY OF Yellowstone

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 28th, 2023, BY TAJ MUKADAM, MANAGER, M&J LAND CO., LLC.

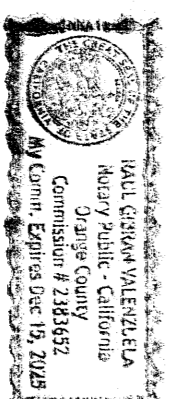
SS *Ran A. Heger*
 RAN A. HEGER



SS *Allan L. Dahle*
 ALLAN L. DAHLE, TRUSTEE

STATE OF California
 COUNTY OF Orange

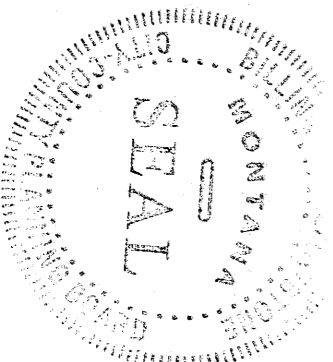
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 22, 2023, BY ALLAN L. DAHLE, TRUSTEE, ALLAN L. DAHLE, REVOCABLE TRUST
 NOTARY PUBLIC *Phyllis J. ...*



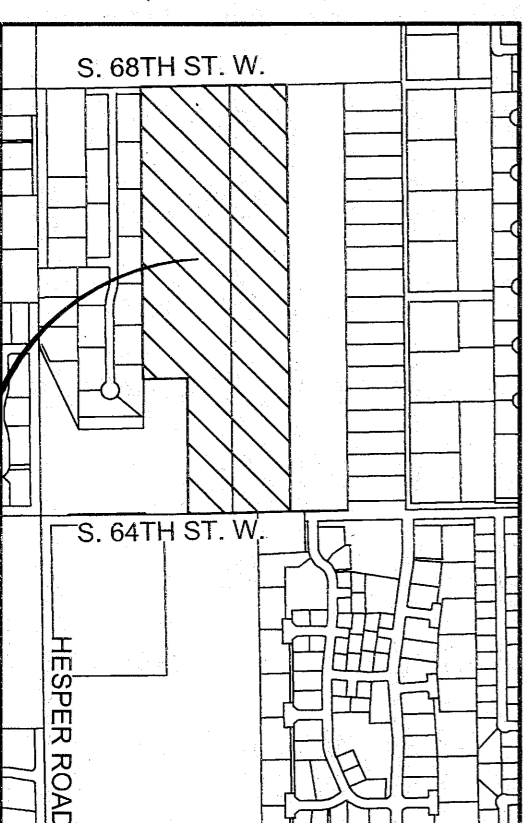
CERTIFICATE OF PLANNING BOARD APPROVAL

THIS PLAT HAS BEEN APPROVED FOR FILING BY THE YELLOWSTONE COUNTY BOARD OF PLANNING AND CONFORMS TO THE RECOMMENDATIONS OF THIS BOARD.

SS *James Hesel*
 JAMES HESEL, PRESIDENT
 SS *Michelle ...*
 MICHELLE ..., ATTORNEY AT LAW



YELLOWSTONE COUNTY, MONTANA



| | | | |
|-------------------------------------|------|----|-----|
| 1/4 | SEC. | T. | R. |
| <input checked="" type="checkbox"/> | 18 | 1S | 25E |

CERTIFICATE OF COUNTY TREASURER

HEREBY CERTIFY THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND ABOVE DESCRIBED ARE PAID PER SECTION 76-3-611 (1)(b) MCA.

SS *Chris M. ...*
 CHRIS M. ..., YELLOWSTONE COUNTY TREASURER
 DATE 9/16/2023

CERTIFICATE OF COUNTY ATTORNEY

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

SS *Wendy ...*
 WENDY ..., COUNTY ATTORNEY'S OFFICE
 DATE September 20, 2023

CERTIFICATE OF CITY, COUNTY HEALTH DEPARTMENT

THIS SUBDIVISION PLAT HAS BEEN REVIEWED AND APPROVED.

SS *David ...*
 DAVID ..., YELLOWSTONE CITY-COUNTY HEALTH DEPARTMENT
 (DBA RIVERSTONE HEALTH) 2022-2015
 DATE 19 Sept 2023

CERTIFICATE OF COUNTY COMMISSIONER APPROVAL

WE, THE BOARD OF COUNTY COMMISSIONERS, FOR THE COUNTY OF YELLOWSTONE, MONTANA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THIS PLAT OF **THE MEADOWS SUBDIVISION**, ACCEPT AND APPROVE SAID PLAT IN THE INTEREST OF THE PUBLIC.

DATED THIS 30th DAY OF October, 2023

SS *John ...*
 JOHN ..., CHAIRMAN
 DATE 10/31/23

SS *...*
 COMMISSIONER
 DATE 10/31/23

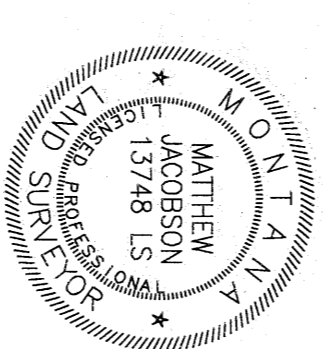
SS *...*
 COMMISSIONER
 DATE 10/31/23

ATTEST: *...*
 CLERK AND RECORDER
 DATE 10/31/23

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, AND SUBSTANTIALLY COMPLETED ON THE DATE SHOWN HEREON.

SS *Matthew ...*
 MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR
 MONTANA LICENSE NO. 137481S
 DATE 9/26/23



CLERK AND RECORDER FILING INFORMATION

SP 4059602
 10/04/2023 04:02 PM Page: 1 of 4 Fees: 45.00
 SIA: 4059603
 HEALTH: 4059604
 RES: 4059605
 HOA: 4059606
 RES: 4059607
 EASE: 4059608
 EASE: 4059609
 EASE: 4059610



PREPARED BY:
IMEG
 175 N. 27TH ST. STE. 1312
 BILLINGS, MT
 PH: 406.248.9000
 FAX: 406.271.5224
 WWW.IMEGSP.COM
 IMEG PROJECT NO. 2309046

THE MEADOWS SUBDIVISION

LOCATED IN THE SE1/4 OF SECTION 18, T.01S., R.29E., P.M.M., YELLOWSTONE COUNTY, MONTANA

TRACT 4

SHEET 4
SHEET 3

S89°39'00"E 284.24' (R1)
N89°27'57"E 284.24' (F)

N/E 1/4
S/W 1/4

Doc. 3971286

SEE 1/4
S/W 1/4

S. 68TH ST. W.

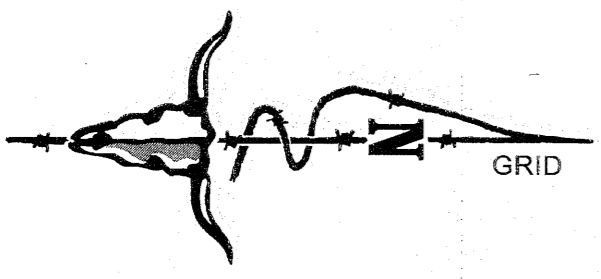
S. 64TH ST. W.

LACKMAN SUBDIVISION, 2ND FILING



TOTAL SUBDIVISION AREA:

39.88 ACRES (LOTS)
2.8 ACRES (PARK)
42.68 ACRES (TOT)



SCALE IN FEET

| | | | |
|-----|------|------|----|
| 1/4 | SEC. | T. | R. |
| 18 | 1S. | 29E. | |

- LEGEND**
- = SET 5/8"x24" REBAR WITH 1-1/4" YPC (JACOBSON, 13748LS)
 - = SET 5/8"x24" REBAR WITH 1-1/4" RPC OR BPC (JACOBSON, 13748LS)
 - ⊗ = FOUND ENGINEERING INC. ORANGE OR YELLOW PLASTIC CAP
 - = FOUND 1-1/4" YPC (MAGEE, LS5157)
 - = FOUND 5/8" REBAR WITH BROKEN PLASTIC CAP
 - = FOUND 2" ALUM. CAP (ILLEGIBLE)
 - ▲ = FOUND 2" BRASS CAP (ILLEGIBLE)
 - △ = FOUND 5/8" REBAR
 - (F) = FOUND THIS SURVEY
 - (R1) = RECORD PER CERTIFICATE OF SURVEY NO. 2335
 - (R2) = RECORD PER CERTIFICATE OF SURVEY NO. 3493
 - (R3) = RECORD PER LACKMAN SUBDIVISION 2ND FILING
 - (#) = RADIAL BEARING
 - NT = NON-TANGENT
 - CS = CERTIFICATE OF SURVEY
 - RW = RIGHT-OF-WAY
 - RM = REFERENCE MONUMENT
 - YPC = YELLOW PLASTIC CAP
 - PAC = PRIVATE ACCESS EASEMENT
 - UE = UTILITY EASEMENT
 - NS = NO ACCESS STRIP
 - BP = BLUE PLASTIC CAP
 - RPC = RED PLASTIC CAP
 - PDC = PARKLAND DEDICATION
 - RA = RIGHT-OF-WAY DEDICATION
 - PA = PUBLIC ACCESS EASEMENT

PREPARED BY:
IMEG
1731 N. 27TH ST. STE. 1312
BILLINGS, MT 59101
PH: 406.248.8000
FAX: 406.248.8001
WWW.IMEGCP.COM
IMEG PROJECT NO. 2200048

SP
4059602



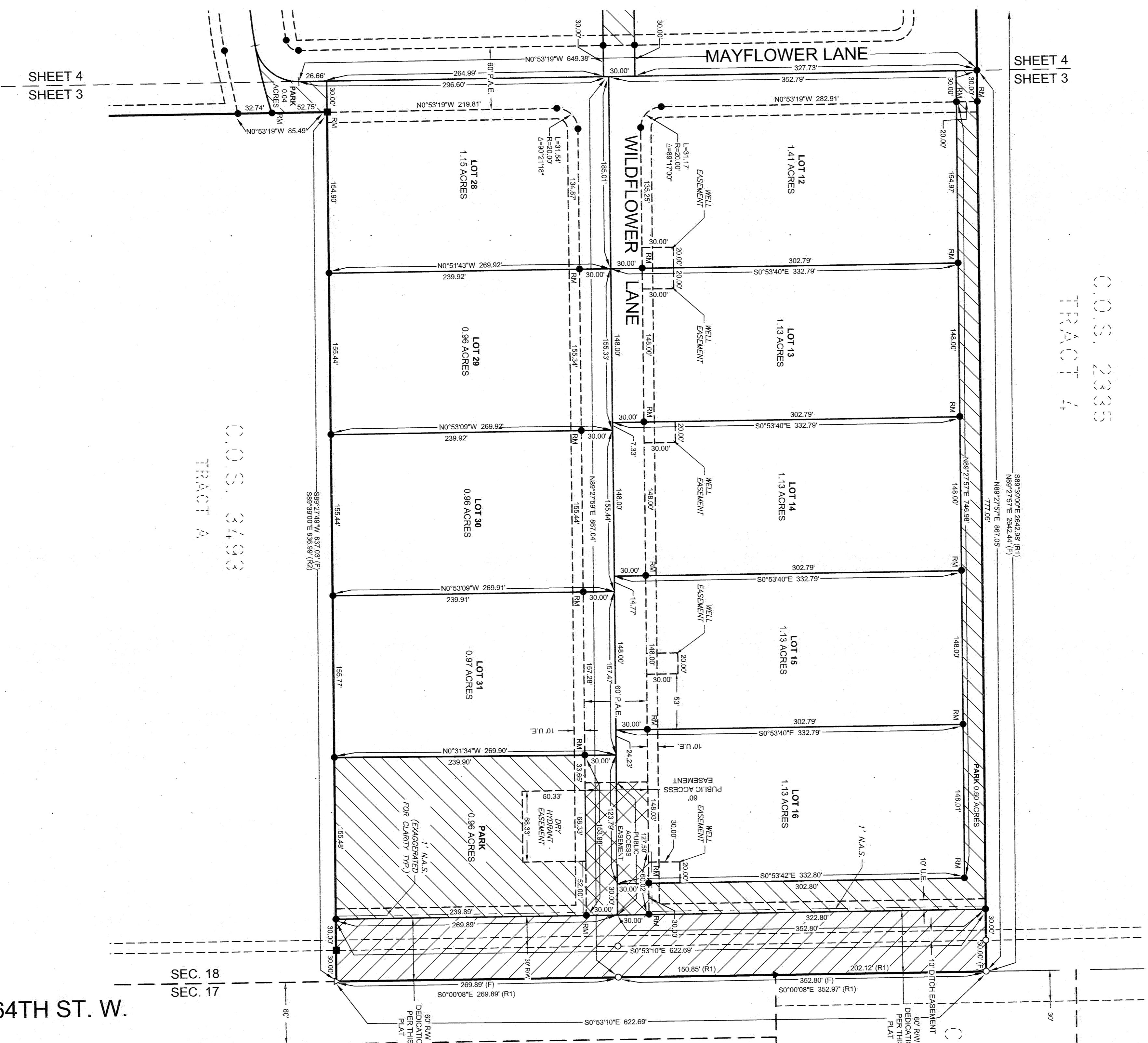
SHEET 2 OF 4
THE MEADOWS SUBDIVISION
A SUBDIVISION OF YELLOWSTONE COUNTY

THE MEADOWS SUBDIVISION

LOCATED IN THE SE1/4 OF SECTION 18, T.01S., R.25E., P.M.M., YELLOWSTONE COUNTY, MONTANA

SHEET 4
SHEET 3

O.O.S. 2335
TRACT 4

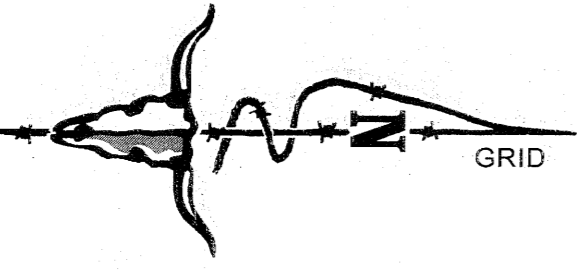
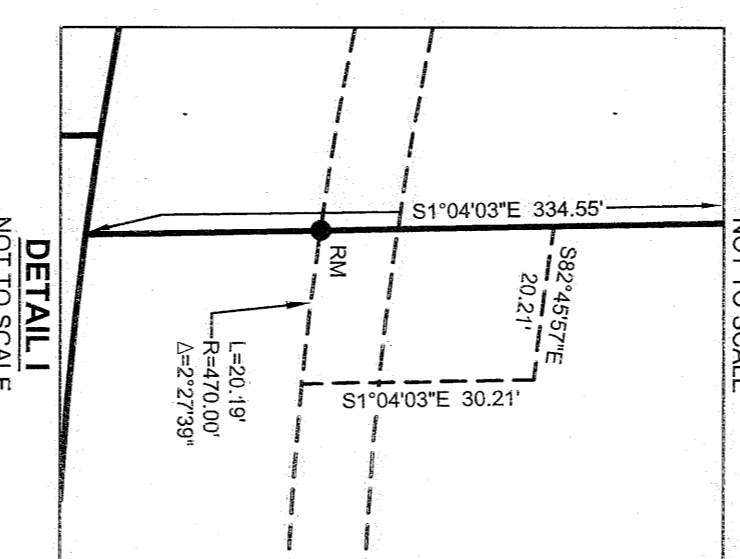
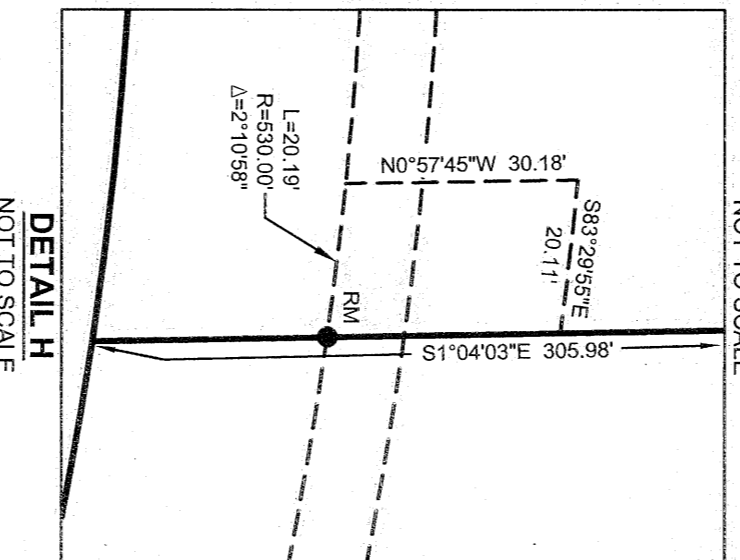
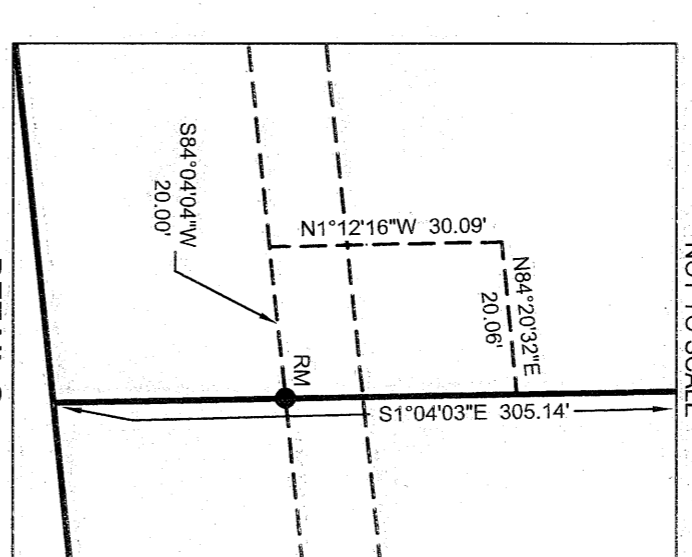
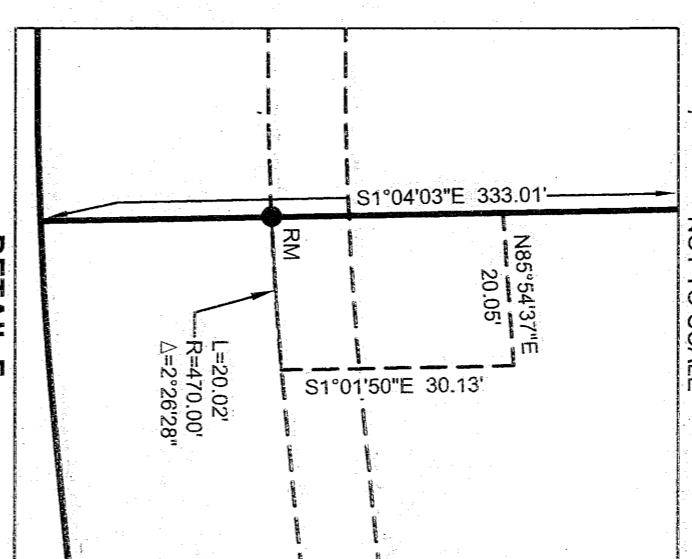
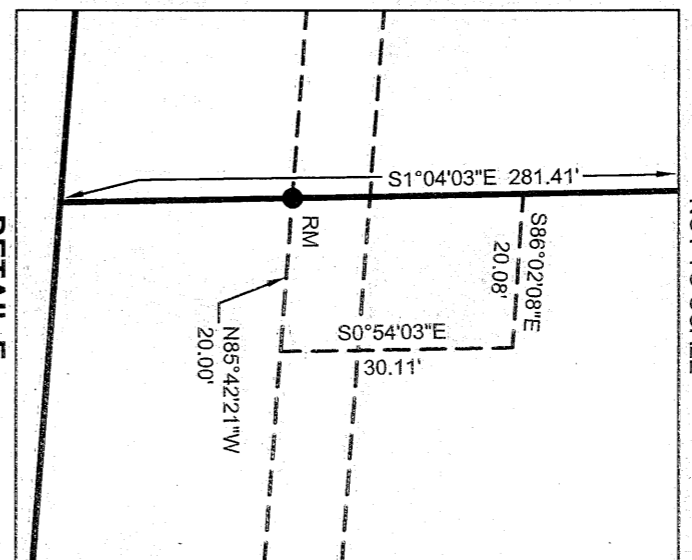
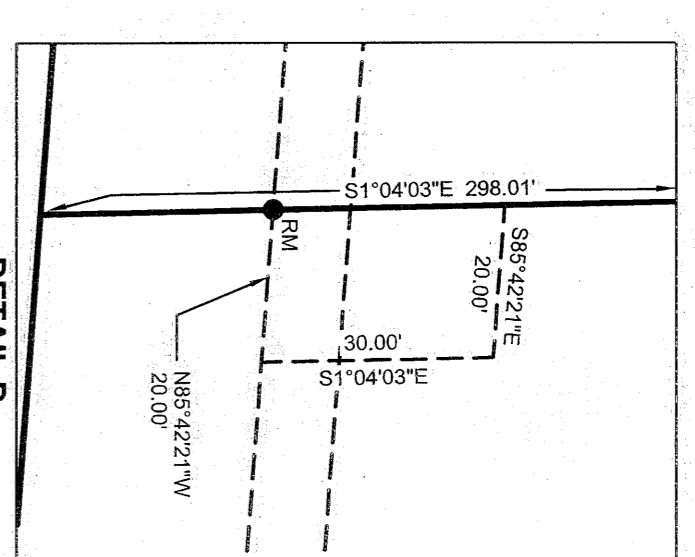
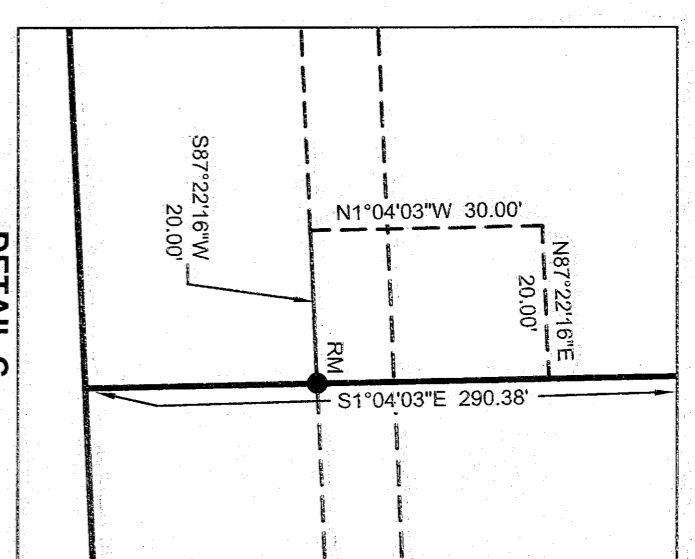
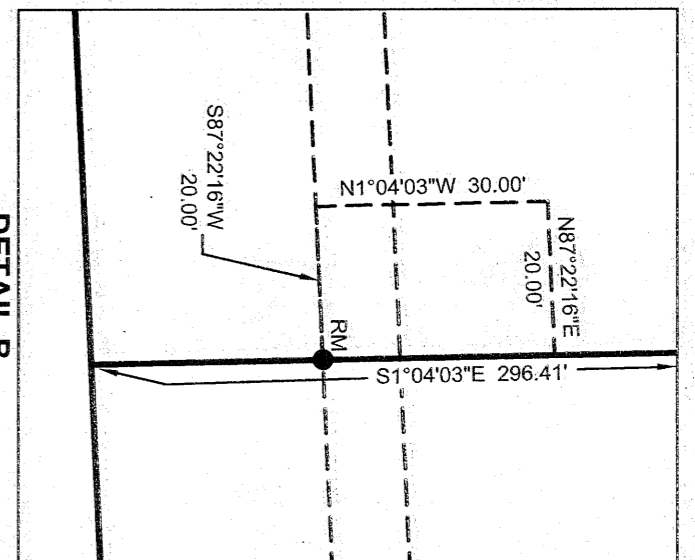


SEC. 18
SEC. 17

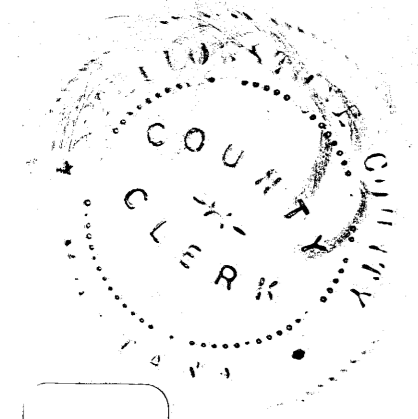
S. 64TH ST. W.

ELDER GROVE SUBDIVISION

O.O.S. 2467 AMEND
TRACT 1A



STATE PLANE MONTANA ZONE 2800
GROUND GRID NORTH



SP
4059602
MONTANA RECORDING & RECOVERY SERVICES, LLC

| 1/4 | SEC. | T. | R. |
|-----|------|----|-----|
| | 18 | 1S | 25E |

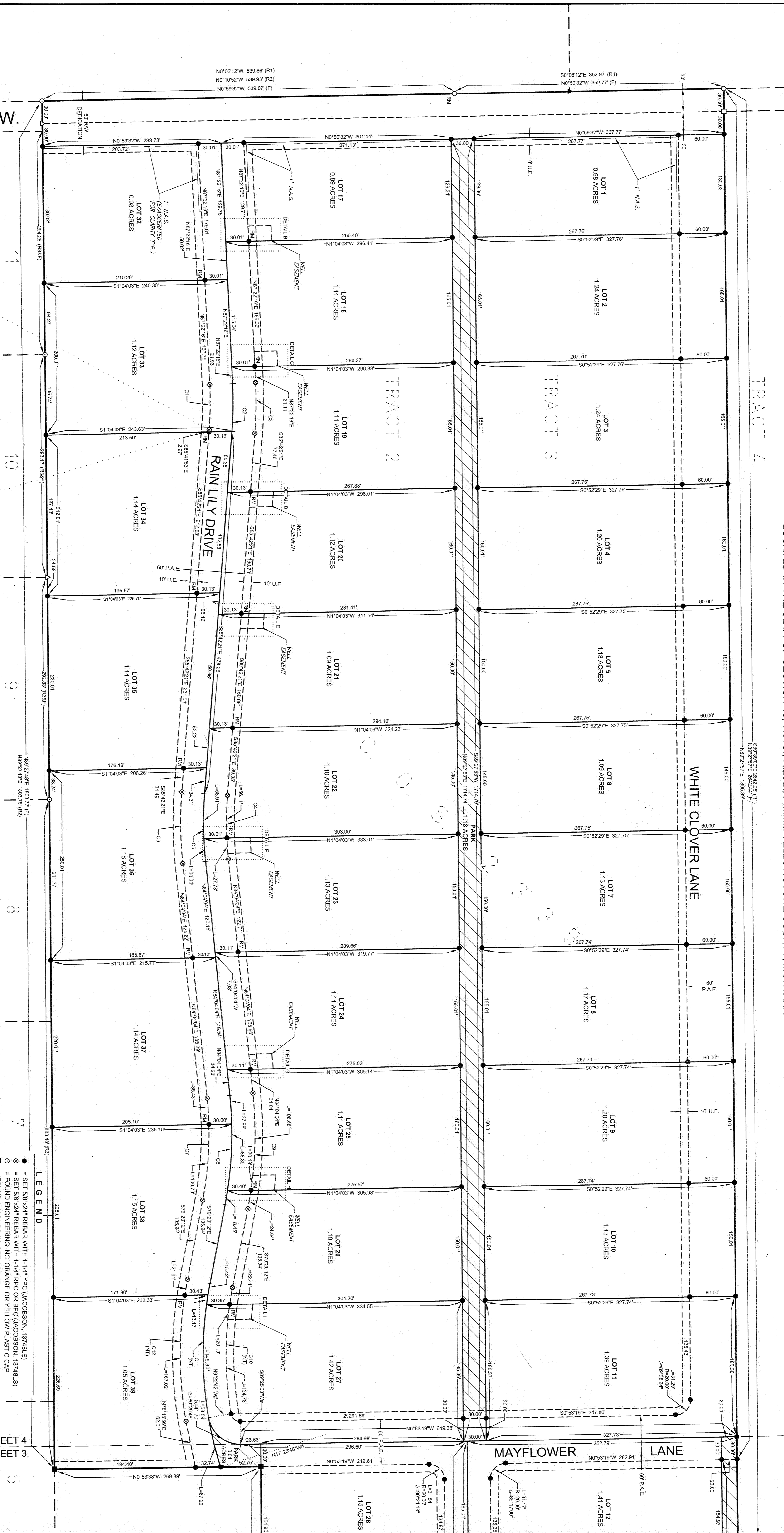
- LEGEND**
- SET 5/8"x24" REBAR WITH 1-1/4" YPC (JACOBSON, 13748.S)
 - ⊗ SET 5/8"x24" REBAR WITH 1-1/4" RPC OR BPC (JACOBSON, 13748.S)
 - ⊙ FOUND ENGINEERING INC. ORANGE OR YELLOW PLASTIC CAP
 - ⊠ FOUND 1-1/4" YPC (MEGE, LS5157)
 - ⊡ FOUND 5/8" REBAR WITH BROKEN PLASTIC CAP
 - FOUND 2" ALUM. CAP (ILLEGIBLE)
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 - PAE = PARKLAND DEDICATION
 - RT = RIGHT-OF-WAY DEDICATION

PREPARED BY:
IMEG
173 N. 27TH, ST. STE. 1312
BILLINGS, MT 59101
505-406-2488
www.imeg.com

THE MEADOWS SUBDIVISION

LOCATED IN THE SE1/4 OF SECTION 18, T.01S., R.25E., P.M.M., YELLOWSTONE COUNTY, MONTANA

SHEET 4
SHEET 3



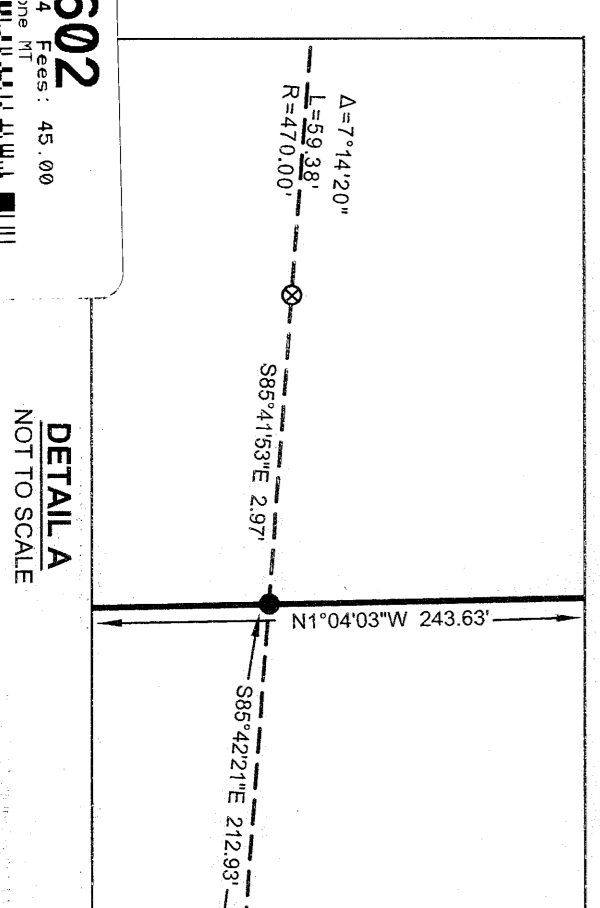
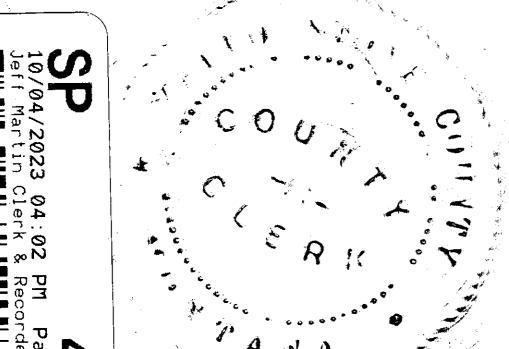
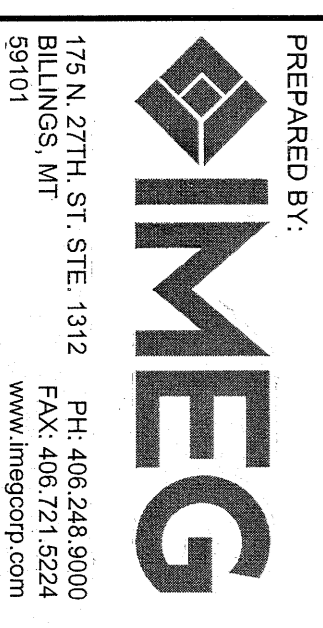
S. 68TH ST. W.

LACKMAN SUBDIVISION, 2ND FILING

TRACT 4

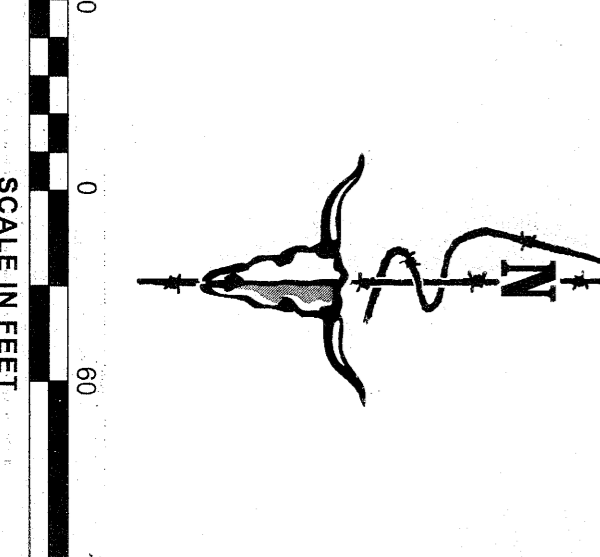
TRACT 3

TRACT 2



CURVE DATA

| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE |
|-------|---------|------------|-------------|
| C1 | 470.00' | 59.38' | 7°14'20" |
| C2 | 500.00' | 63.16' | 7°14'15" |
| C3 | 530.00' | 66.86' | 7°13'40" |
| C4 | 470.00' | 63.89' | 10°13'35" |
| C5 | 500.00' | 69.24' | 10°13'35" |
| C6 | 530.00' | 74.60' | 10°13'35" |
| C7 | 470.00' | 136.13' | 16°35'44" |
| C8 | 500.00' | 144.82' | 16°35'44" |
| C9 | 530.00' | 153.51' | 16°35'44" |
| C10 | 470.00' | 167.38' | 20°24'18" |
| C11 | 500.00' | 245.15' | 28°05'33" |
| C12 | 530.00' | 188.53' | 20°23'29" |



BASIS OF BEARING:
STATE PLANE MONTANA - ZONE 2500
GROUND TRUTH DISTANCES
GRID NORTH

| 1/4 | SEC. | T. | R. |
|-----|------|----|-----|
| 18 | 18 | 1S | 25E |

- LEGEND**
- SET 5/8" X 24" REBAR WITH 1-1/4" VPC (JACOBSON, 13748S)
 - SET 5/8" X 24" REBAR WITH 1-1/4" RPC OR BPC (JACOBSON, 13748S)
 - FOUND 1-1/4" VPC (M&E, L39197)
 - FOUND 1-1/4" VPC (M&E, L39197)
 - FOUND 5/8" REBAR WITH BROKEN PLASTIC CAP
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 - (R69) RECORD PER CERTIFICATE OF SURVEY NO. 3483
 - (R70) RECORD PER CERTIFICATE OF SURVEY NO. 3483
 - (R71) RECORD PER CERTIFICATE OF SURVEY NO. 3483
 - (R72) RECORD PER CERTIFICATE OF SURVEY NO. 3483
 - (R73) RECORD PER CERTIFICATE OF SURVEY NO. 3483
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 - (R99) RECORD PER CERTIFICATE OF SURVEY NO. 3483
 - (R100) RECORD PER CERTIFICATE OF SURVEY NO. 3483

SHEET 4 OF 4
THE MEADOWS SUBDIVISION
A SUBDIVISION OF YELLOWSTONE COUNTY