

PETERSON ROAD ESTATES MINOR SUBDIVISION

TRACT LOCATED IN THE NE1/4, OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 26 EAST, P.M.M.,
YELLOWSTONE COUNTY, MONTANA

LEGAL DESCRIPTION AND PROPERTY OWNER CERTIFICATE OF DEDICATION

STATE OF MONTANA)
) ss
County of YELLOWSTONE)

KNOW ALL MEN BY THESE PRESENTS: That, Crown Acres Limited Partnership, the owner of the following described tract of land, does hereby certify that it has caused to be surveyed and subdivided as shown on the plat, said tract being situated in Section 27, T.3N., R.26E., P.M.M., Yellowstone County, Montana, and being more particularly described as follows:

A tract of land described in Warranty Deed Document No. 4091124, recorded in the office of the Yellowstone County Clerk and Recorder, being that portion of Section 27, T.3N., R.26E., P.M.M., Yellowstone County, Montana, and being more particularly described as follows:

Beginning at the north quarter-corner of said Section 27, being the northwest corner of said tract, thence along the north line of said Section 27, N.89°57'32"E. for 2536.39 feet to a point on the west right-of-way of Montana State Highway 87; thence along said right-of-way the following five (5) courses: S.00°04'55"E. for 1479.18 feet; thence S.13°57'15"W. for 41.23 feet; thence S.00°04'55"E. for 800.00 feet; thence S.14°07'06"E. for 41.23 feet; thence S.00°04'55"E. for 290.34 feet to a point on the east-west mid-section line of said Section 27; thence along said mid-section line N.89°52'55"W. for 2539.66 feet to the center-quarter corner of said Section 27; thence along the north-south mid-section line of said Section 27, N.00°00'41"W. for 2642.46 feet to the Point of Beginning.

Said tract contains 153.975 acres along with and subject to any easements of record or implied.

The park requirement is not required for this subdivision pursuant to Section 76-3-621(3)(e), M.C.A.

The undersigned hereby certifies that all Lots are exempt from D.E.Q. review in accordance with 76-4-103, M.C.A. "A parcel that is 20 acres or more in size, exclusive of public roadways, is not subject to review under this part unless the parcel provides two or more permanent spaces for recreational camping vehicles or mobile homes."

Said tract shall be known and designated as "PETERSON ROAD ESTATES MINOR SUBDIVISION".

Johnny Forgione, Managing Member
Crown Acres Limited Partnership

STATE OF _____)
) ss
County of _____)

On this _____ day of _____, 20____, before me, the undersigned a notary public for the State of _____, personally appeared Johnny Forgione, Managing Member of Crown Acres Limited Partnership, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Notary Public for the State of _____

CERTIFICATE OF APPROVAL

STATE OF MONTANA)
) ss
County of Yellowstone)

We do hereby certify that we have examined the plat of PETERSON ROAD ESTATES MINOR SUBDIVISION and find that said plat conforms with the requirements of the laws of the State of Montana and that the requirements for park donation have been met to the satisfaction 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 Yellowstone County, Montana, this _____ day of _____, 20____.

Commissioner

Commissioner

Chairman

Attest:
Clerk and Recorder

CERTIFICATE OF CITY/COUNTY HEALTH DEPARTMENT

This Certificate of Subdivision Plat has been reviewed and approved by the Yellowstone City/County Health Department and the State Department of Environmental Quality.

Health Officer or Authorized Representative
Yellowstone City/County Health Department

CERTIFICATE OF COUNTY ATTORNEY

This document has been reviewed by the Yellowstone County Attorney's Office and is acceptable as to form.

County Attorney or Authorized Representative
Yellowstone County Attorney's Office

Date

CERTIFICATE OF SURVEYOR

I, Jake K. Ziska, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of March 2025 AND April 2025, a survey was performed under my supervision of a tract of land to be known as PETERSON ROAD ESTATES MINOR SUBDIVISION, 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 hereon.

Dated the _____ day of _____, 20____.

Jake K. Ziska

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b)/76-3-207(3), M.C.A.

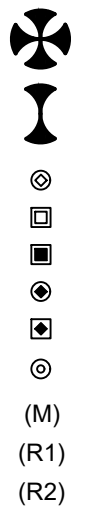
County Treasurer or Authorized Representative
Yellowstone County Treasurer's Office

Date



SURVEY IS NOT VALID UNLESS SEAL
CONTAINS THE SIGNATURE OF THE
PROFESSIONAL LAND SURVEYOR

LEGEND



FOUND SECTION CORNER AS NOTED

FOUND QUARTER CORNER AS NOTED

SET 5/8" X 18" REBAR W/ YELLOW PLASTIC CAP (ZISKA 18636LS)

SET ALUMINUM CAP AS NOTED

FOUND ALUMINUM CAP AS NOTED

FOUND YELLOW PLASTIC CAP (N.A. BRATTON 9519LS) OR AS NOTED

FOUND 5/8" REBAR WITH NO CAP OR AS NOTED

CALCULATED POSITION, NOTHING FOUND OR SET

MEASURED DISTANCE

C.O.S. 2490

STATE OF MTDOH R.O.W. PLAN, PROJECT NO. F16-1(20)12

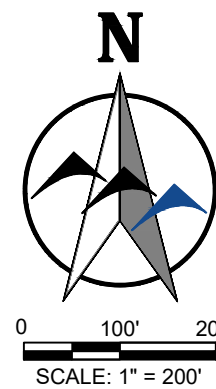
ADJACENT BOUNDARY
SUBDIVISION BOUNDARY
SECTION LINE
QUARTER SECTION LINE
EXISTING RIGHT OF WAY
HIGHWAY R.O.W. CENTER LINE

SURVEYOR'S NOTES:
1. CORNERS ON THE EAST LINE OF SECTION HAVE BEEN OBLITERATED BY HIGHWAY CONSTRUCTION. THE POSITION OF SAID CORNERS WERE ESTABLISHED USING TIES SHOWN ON THE HIGHWAY PLANS AND CORNER RECORDS ON FILE.

BASIS OF BEARING

ROCKY MOUNTAIN COORDINATE REFERENCE SYSTEM "BILLINGS" LDP
LAMBERT CONFORMAL CONIC PROJECTION (SINGLE PARALLEL)
PROJECT ORIGIN LOCATION:
LATITUDE = N45°47'00.00000"
LONGITUDE = W108°25'00.00000"
PROJECT HEIGHT = 3193.819 FT
DISTANCES SHOWN HEREON ARE GROUND DISTANCES
IN UNITS OF INTERNATIONAL FEET.
GROUND SCALE FACTOR AT ORIGIN = 1.0001515000

CHARTER RANCH INC.
SE1/4 SECTION 27



FOUND 3.25" BRASS CAP
(UNREADABLE, DOWN 1FT)
FOUND 3.25" ALUMINUM CAP
(MT DOH 5210)

(R1) 2633.76
(M) S89°59'30"W, 2633.83'

DRY HYDRANT EASEMENT
DOC. NO. _____

LOT 1
39.74 ACRES

LOT 2
39.77 ACRES

LOT 3
20.23 ACRES

LOT 4
20.24 ACRES

LOT 5
33.99 ACRES

MR LAND & LIVESTOCK LLC.
SECTION 26

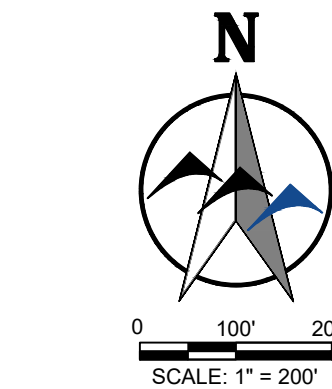
FOUND 5/8" REBAR WITH NO CAP.
BEARS S82°51'31"E, 2.18',
FROM CORNER
(R2) N13°57'15"E, 41.23'

FOUND 2" ALUMINUM CAP
(MT DOH 485+00,
RW 110 P.O.T.), BEARS
N21°30'30"W, 0.98',
FROM CORNER

FOUND 2" ALUMINUM CAP
(MT DOH 473+00, R/W 90 P.O.T.)

CALCULATED, NOTHING FOUND OR SET
(SEE SURVEYOR'S NOTE 1)

FOUND 2" ALUMINUM CAP
(MT DOH 473+00, R/W 90 P.O.T.)



CALCULATED, NOTHING FOUND OR SET
(SEE SURVEYOR'S NOTE 1)