

MOYER SUBDIVISION

SW1/4 (LESS RD), SW1/4NW1/4 & W1/2SE1/4NW1/4
WITHIN SECTION 20, T.2N., R.24E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: MICHAEL MCCORD
DATE SURVEYED: JANUARY 2025
PREPARED BY: WWC ENGINEERING

LEGAL DESCRIPTION AND PROPERTY OWNER CERTIFICATE OF DEDICATION

STATE OF MONTANA)
 : ss
County of YELLOWSTONE)

KNOW ALL MEN BY THESE PRESENTS: That, **MICHAEL MCCORD**, the owner of the following described tract of land, does hereby certify that it has caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the plat, said tract being situated in Section 20, T.2N., R.24E., P.M.M. Yellowstone County, Montana, said tract being more particularly described as follows:

(SW1/4 (LESS RD), SW1/4NW1/4 & W1/2SE1/4NW1/4, in Yellowstone County, Montana, containing a gross area of 223.02 acres and a final net area of 217.13 acres, more or less. Subject to all easements of record or apparent on the ground.)

The undersigned hereby certifies that this plat is exempt from D.E.Q. review in accordance with A.R.M. 17.36.605(2)(a) a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed on the parcel.

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 and other facilities, in, over, under and across the areas designated on this plat as "UTILITY EASEMENT" to have and to hold forever. Said tract shall be known and designated as "**MOYER SUBDIVISION**", and the lands designated as public right-of-way are hereby granted and dedicated to the use of the public forever.

Michael McCord

STATE OF MONTANA)
 : ss
County of YELLOWSTONE)

On this _____ day of _____, 202____, before me, the undersigned a notary public for the State of _____, personally appeared Michael McCord, 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 **MOYER 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 Laurel City-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

NOTICE OF APPROVAL

STATE OF MONTANA)
 : ss
County of Yellowstone)

This plat has been approved for filing by the Acton City-County Planning Board and conforms to the recommendations of this board.

Chair _____ Date _____

Executive Secretary _____ Date _____

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 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

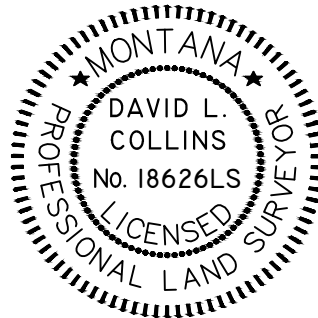
Date

CERTIFICATE OF SURVEYOR

I, David Collins, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of January 2025, a survey was performed under my supervision of a tract of land to be known as **MOYER 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 herein.

Dated the _____ day of _____, 20____.

David L. Collins
Registration Number 18626 LS



Surveyor's Notes:

- Based on a review of the deed recorded in Document No. 3947537, the client Michael T. McCord holds no title or ownership interest in any roads located within the Southwest 1/4 of Section 20. The deed does not specify which roads are excluded and instead contains the general language "less roads", leaving the exact extent of excluded areas undefined.
- Furthermore, a title search of the lands within the Southwest 1/4 of Section 20, T.2N., R.24E. returned no evidence of any transfer of title to the lands under the roadways.
- According to documentation provided by the County, Petitions #310, #374, and #393 established county road right-of-way across portions of Section 20. These petitions granted the County a strip of land 30 feet wide along the East and South sides of the Southwest 1/4 of Section 20, and along the East side of the Northeast 1/4 of Section 20.

LEGEND

- FOUND ALUMINUM CAP AS NOTED
- FOUND PLASTIC CAP AS NOTED
- SET 3/8" REBAR W/ YELLOW PLASTIC CAP (COLLINS, 18626 LS)
- NEW EASEMENTS
- PROPERTY BOUNDARY
- SUBDIVISION BOUNDARY
- MEASURED DISTANCE
- RECORD DISTANCE - GLO NOTES DATED XXXX
- RECORD DISTANCE - COS 3794 DOC. NO. 3981910

MOYER SUBDIVISION MINOR SUBDIVISION PLAT YELLOWSTONE COUNTY, MT

PREPARED FOR:
MICHAEL MCCORD
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MONT, MT 59007
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PREPARED BY:
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PROJECT NO. 2024-428
NO. REVISION BY DATE
DESIGNED BY: GTR
DRAWN BY: ZSL
CHECKED BY: GTR
DATE: NOV. 2025
DRAWING NO. 1