

PLAT OF
LAST CHANCE SUBDIVISION

LOCATED IN THE S1/2NW1/4NE1/4SE1/4, SW1/4NE1/4SE1/4 OF
SECTION 34, TOWNSHIP 8 NORTH, RANGE 47 EAST, P.M.M.
CUSTER COUNTY, MONTANA
PREPARED FOR : JOHN C. PEILA
PREPARED BY: KLJ ENGINEERING
MAY, 2025
SCALE: 1" = 50'

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
County of Custer)

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of March, 2015, a survey was performed under his supervision of a tract of land to be known as PLAT OF LAST CHANCE SUBDIVISION, in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that the monuments found and set are of the character and occupy the positions shown hereon and that the gross area is 27.4231 acres and the net area is 22.9577 acres.

Note:
New property corner monuments will be set after final construction of streets and utilities.

KLJ, INC.

By: [Signature]
Montana License No. 17791 PLS
Date: 6/2/2025



CERTIFICATE OF COUNTY APPROVAL

STATE OF MONTANA)
County of Custer)

We hereby certify that we have examined the annexed and foregoing PLAT OF LAST CHANCE SUBDIVISION, and find that said plat conforms with the requirements of the laws of the State of Montana, and the requirements of The County Commission. It is therefore approved and the dedication to 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 County of Miles City, Montana, this 13th day of June, 2025.

CUSTER COUNTY, MONTANA

By: [Signature]
Chairman

Attest: [Signature]
C.R. Deputy

SUPPORTING DOCUMENTS

Declaration of Covenants Document # 186602

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
County of Custer)

KNOW ALL MEN BY THESE PRESENTS: That DIAMOND J, 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, blocks and streets as shown on the annexed plat, said tract being situated in the S1/2NW1/4NE1/4SE1/4, SW1/4NE1/4SE1/4 of Section 34, T. 8 N., R. 47 E., P.M.M., in Custer County, Montana, said tract being more particularly described as follows, to-wit:

Beginning at a point being the southwest corner of Tract B, Certificate of Survey No. 123655, which is a 2 inch aluminum capped rebar located at the intersection of Batchelor Street and Sewell Avenue, said point being the POINT OF BEGINNING;
thence S.89°59'02"E., a distance of 657.43 feet;
thence S.00°10'11"E., a distance of 986.24 feet;
thence S.89°46'22"W., a distance of 657.24 feet;
thence N.00°10'50"W., a distance of 989.03 feet to the POINT OF BEGINNING.

Containing 649,203.98 square feet or 14.9037 acres, more or less.

Pursuant to Section 76-3-621, M.C.A., the park requirements for this subdivision have been met by cash in lieu of a land donation.

The undersigned hereby grants unto the public, Said tract to be known and designated as LAST CHANCE SUBDIVISION and all the lands included in all streets, avenues and right of ways as shown on the annexed plat are hereby granted and donated to the use of the public forever.

The undersigned hereby grants unto all private and public 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".

The undersigned hereby grants unto the public for the purpose of sanitary sewer an easement to operate and maintain sanitary sewer facilities designated as "SANITARY SEWER EASEMENT" to have and to hold forever.

The undersigned grants unto the public for the purpose of site drainage the areas designated as "DRAINAGE EASEMENT" to have and hold forever.

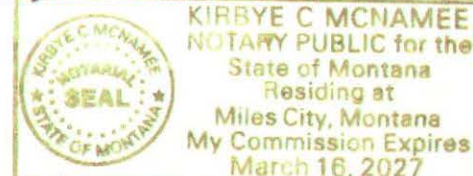
The undersigned hereby grants unto the public, Said tract to be known and designated as PLAT OF LAST CHANCE SUBDIVISION, all the lands included in all streets and avenues as shown on the annexed plat are hereby granted and donated to the use of the public forever.

JOHN C. PEILA
By: [Signature]

STATE OF MONTANA)
County of Custer)

On this 13th day of June, 2025 before me, the undersigned Notary Public for the State of Montana, personally appeared John C. Peila, known to me to be the person who signed the foregoing instrument as owner, and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

[Signature]
Notary Public in and for the State of Montana



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.

Date: 6-13-2025
Custer County Treasurer

By: [Signature]
Deputy

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 Miles City already platted as nearly as circumstances will permit.

[Signature] [Signature]
Examining Land Surveyor Date

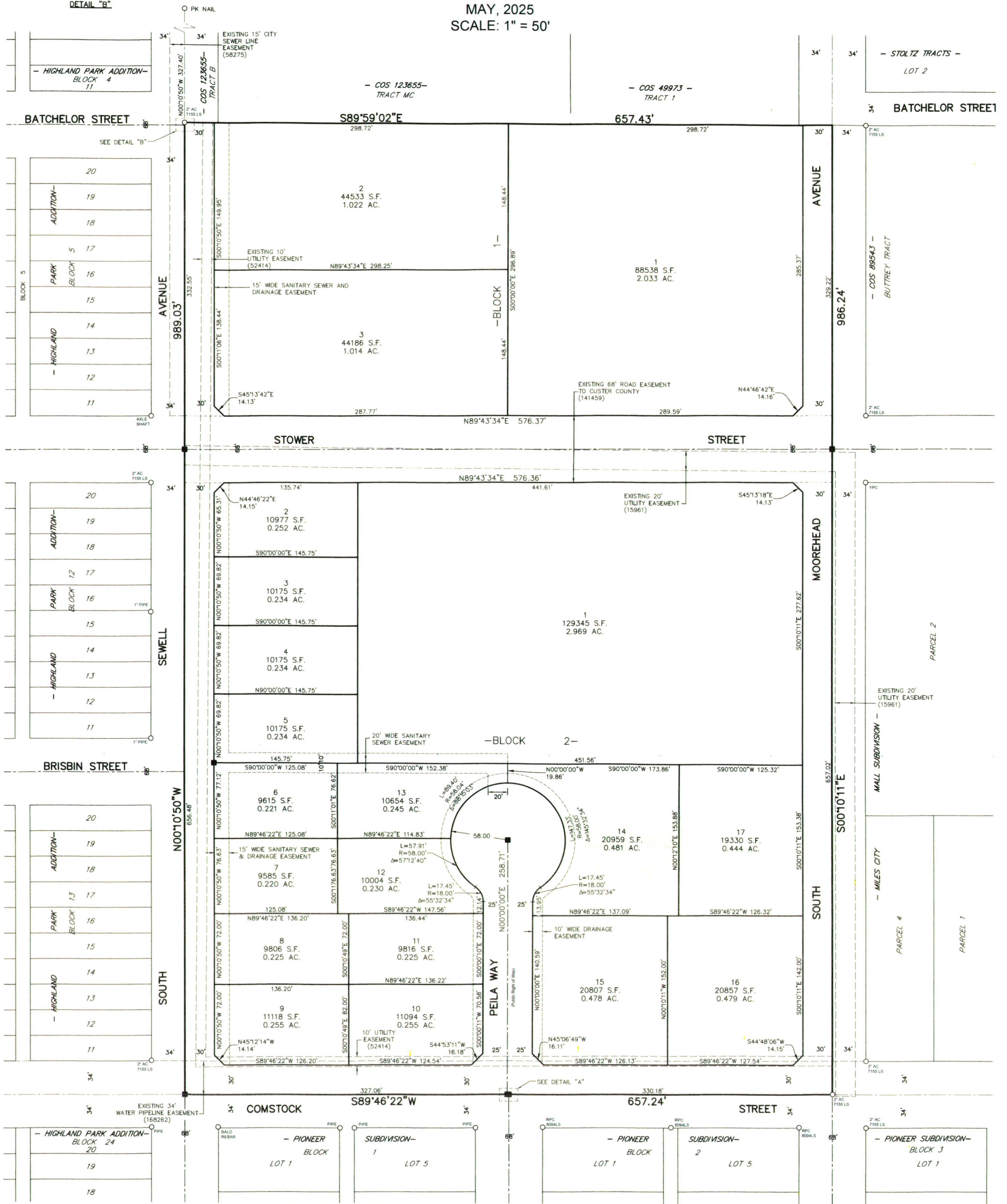
CERTIFICATE OF FILING BY CLERK AND RECORDER

Filed and Fee: \$34.50 Bk file misc Pg 20
Custer County Filed 6/20/2025 At 11:30 AM
At Linda Corbett, Clk & Rcdr By: [Signature]
Return to:

BY: _____
Custer County Clerk and Recorder

PLAT OF LAST CHANCE SUBDIVISION

LOCATED IN THE S1/2NW1/4NE1/4SE1/4, SW1/4NE1/4SE1/4 OF
SECTION 34, TOWNSHIP 8 NORTH, RANGE 47 EAST, P.M.M.
CUSTER COUNTY, MONTANA
PREPARED FOR : JOHN C. PEILA
PREPARED BY: KLJ ENGINEERING
MAY, 2025
SCALE: 1" = 50'



LEGEND

- = FOUND PROPERTY CORNER AS NOTED
- = SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "KLJ".
- ⊥ = SET 5/8" X 18" REBAR AND CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "KLJ", UNLESS OTHERWISE NOTED
- ◇ = COMPUTED POSITION NO MONUMENT SET
- = EXISTING EASEMENT
- - - = EASEMENT CREATED BY THIS PLAT

BASIS OF BEARINGS

PROJECTION: TRANSVERSE MERCATOR
HORIZONTAL DATUM: NAD83(2011) (Epoch 2010.0000)
HORIZONTAL UNITS: INTERNATIONAL FOOT (IF)
CENTRAL MERIDIAN DETERMINED AT THE SECTION CORNER COMMON TO SECTIONS 4 AND 5, T.7N, R.47E, AND SECTIONS 32 AND 33, T.8N, R.47E, P.M.M., WHICH IS A 3.5 GLO BRASS CAP LOCATED AT LATITUDE 46°23'50.98339"N, LONGITUDE 105°51'44.89961"W.
BEARINGS SHOWN ARE LOCAL GRID BEARINGS.
DISTANCE SHOWN ARE GROUND DISTANCES.
COMBINED SCALE FACTOR (C.S.F.): 0.999890292

