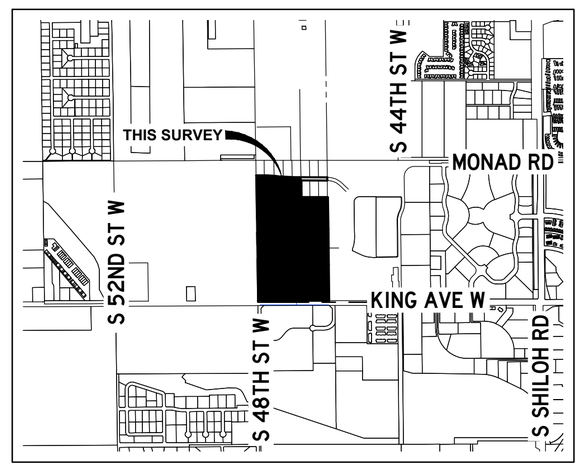
PRELIMINARY PLAT OF

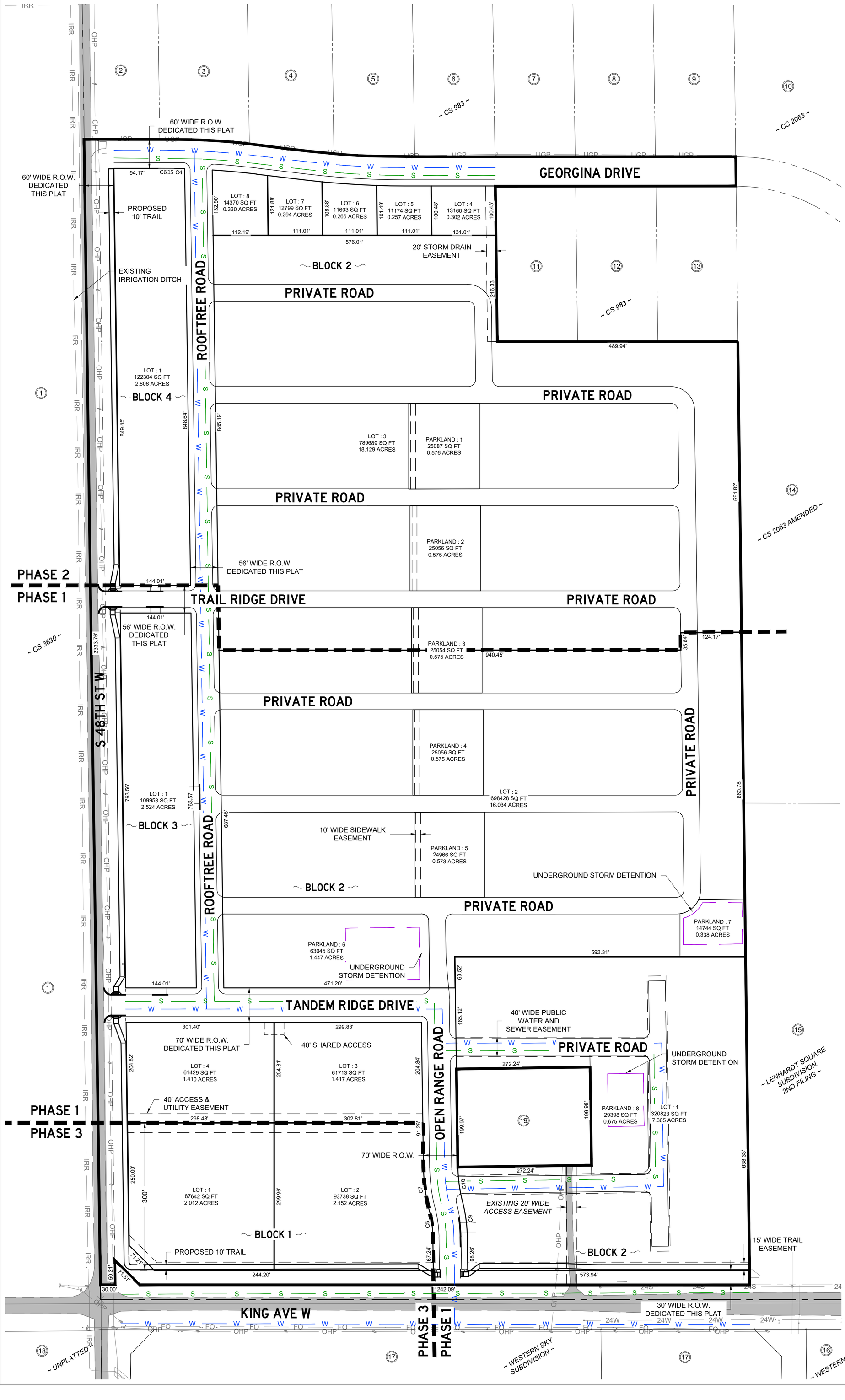
RIDGELINE SUBDIVISION

BEING TRACT 14 OF CERTIFICATE OF SURVEY NO. 983 AMENDED, TRACT 2-C OF CERTIFICATE OF SURVEY NO. 983 TRACT 2 AMENDED, TRACTS 2-G-1 AND 2-H-1 OF CERTIFICATE OF SURVEY NO. 983 AMENDED TRACTS 2G AND 2H, LOCATED IN THE WEST 1/2 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : TKJ DEVELOPMENTS, LLC

PREPARED BY : PERFORMANCE ENGINEERING, LLC





ADJOINING LANDOWNER INFORMATION

1. PATRICIA HARDT
604 S 48TH STREET W
BILLINGS, MT 59106

2. DANNY C BROOKS & SUSAN D ERICKSON
415 S 48TH STREET W
BILLINGS, MT 59106

3. MICHAEL J & AILEEN KINDSFATHER
4733 GEORGINA DRIVE
BILLINGS, MT 59106

4. WILLIAM A & CAROL J DYK
4719 GEORGINA DRIVE
BILLINGS, MT 59106

5. ELYSIAN PROPERTIES, LLC
CB CHAD AARON & SHERYL ANNETTE MITCHELL
4705 GEORGINA DRIVE
BILLINGS, MT 59106

6. ANTHONY J AND KAY MARIE SEITZ
4631 GEORGINA DRIVE
BILLINGS, MT 59106

7. ROBERT PRIBYL & KAY JUNGBLUT
3440 S 60TH STREET W
BILLINGS, MT 59106

8. MATTHEW & ALISHA STEWART
5234 GOLDEN HOLLOW ROAD
BILLINGS, MT 59101

9. MARY LANE ENDICOTT
5618 S NEENAH AVENUE
CHICAGO, IL 60638

10. HANSER CAPITOL HOLDINGS, LLC
2916 THOUSAND OAKS STREET
BILLINGS, MT 59102

11. NICHOLAS R & ARLEE T CARPENTER
2646 GRAND AVENUE
BILLINGS, MT 59102

12. MICHAEL W & PAMELA J MCCLELLAN
107 JUNIPER AVENUE
GLENDIVE, MT 59330

13. KENNETH J & RAMONA R CARL
1313 MOUNTAIN VIEW AVENUE
S PASADENA, CA 91030

14. DON G KNUDSEN
6300 BEAR PAW DRIVE S
BILLINGS, MT 59106

15. LENHARDT PROPERTY, LP
4035 CEDAR BROOK COURT
BELLINGHAM, WA 98229

16. CK LAND, LLC
2729 ASPEN WAY
BILLINGS, MT 59106

17. WESTERN SKY BILLINGS, LLC
PO BOX 333
REED POINT, MT 59069

18. DOUGLAS & RAYMOND J KRAMER
3134 S 56TH STREET W
BILLINGS, MT 59106

19. DUANE C & SHARON WETSCH
PO BOX 1309
FORSYTH, MT 59327

SITE DATA

TOTAL LOTS IN SUBDIVISION:	14
GROSS AREA OF LOTS	65.349 AC
RIGHT-OF-WAY:	10.051 AC
LINEAL FEET OF STREETS:	13,015 LF
NET AREA OF LOTS	
RESIDENTIAL AREA:	48.273 AC
COMMERCIAL AREA:	6.991 AC
PARKLAND REQUIRED:	5.310 AC
PARKLAND DEDICATED:	5.334 AC

This survey is not subject to review by the Department of Environmental Quality pursuant to 76-4-130(2), MCA as the "deviation consists solely of connection to municipal or county water and/or sewer district facilities."

Curve Table			
Curve #	Length	Radius	Delta
C4	49.86	1649.77	001° 43' 54"
C5	49.86	1649.77	001° 43' 54"
C6	49.86	1649.77	001° 43' 54"
C9	71.55	299.20	013° 42' 04"
C10	71.55	299.20	013° 42' 03"
C7	88.29	369.20	013° 42' 03"
C8	54.81	229.20	013° 42' 04"

0 100 200
IN FEET

SHEET 1 OF 1

10/1/2021 2:34:52 PM PE STANDARD.CTB
C:\Users\CraigDalton\Dropbox (PEC Billings)\PEC Billings Team Folder\TKJ Development\21-061 Ridgeline Sub\CAD\DWG\Plats\Preliminary\21-061 RS Prelim Plat.dwg