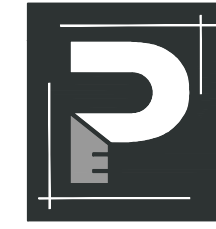


# PLAT OF RIDGELINE SUBDIVISION

BEING TRACT 14 OF CERTIFICATE OF SURVEY NO. 983 AMENDING TRACTS 2B & 13, TRACT 2-C OF CERTIFICATE OF SURVEY NO. 983, TRACT 2 AMENDED AND TRACTS 2-G-1 AND 2-H-1 OF AMENDED TRACTS 2G AND 2H OF PLAT AMENDING TRACT 2-F OF CERTIFICATE OF SURVEY NO. 983, LOCATED IN THE SW 1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

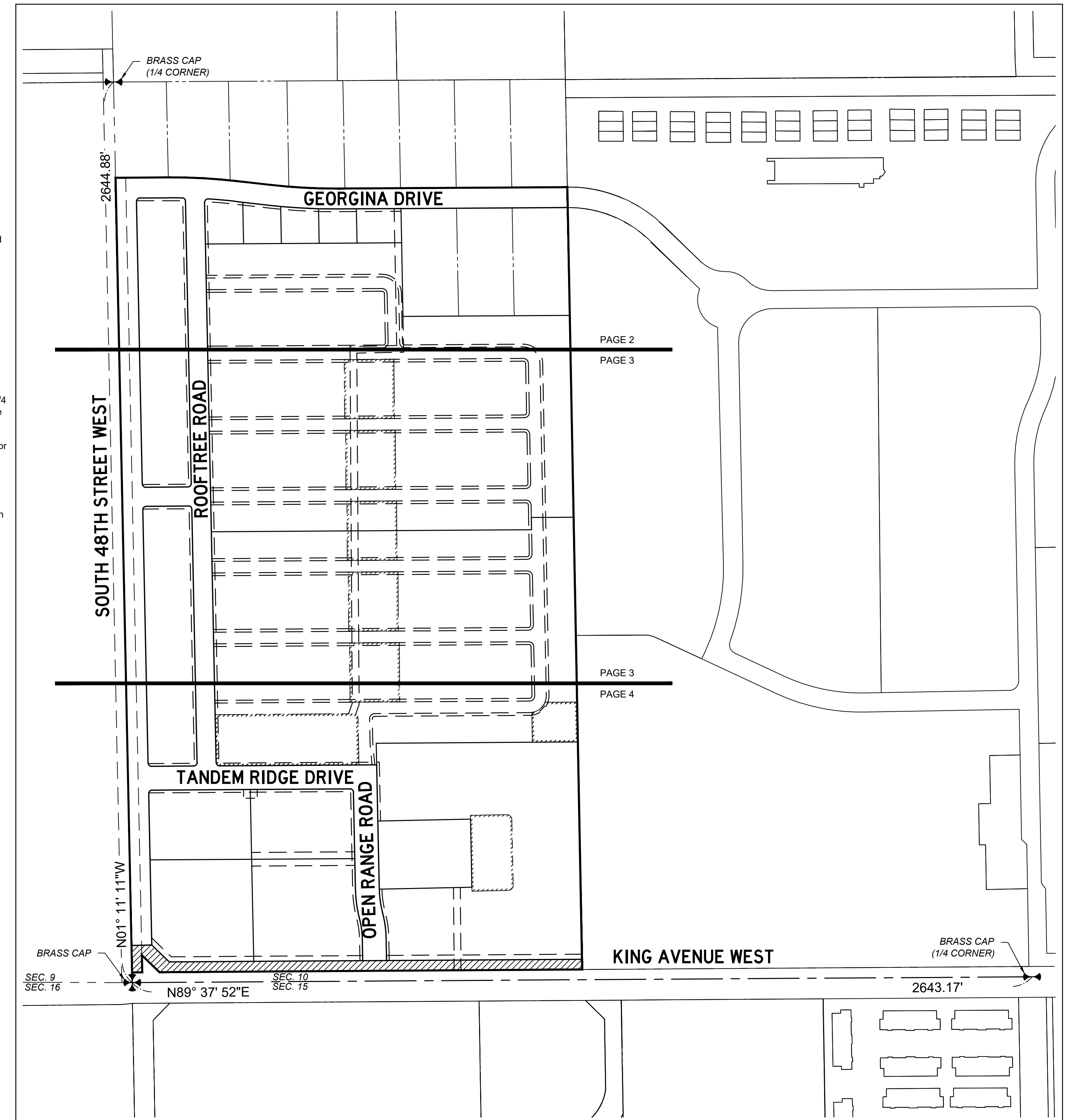
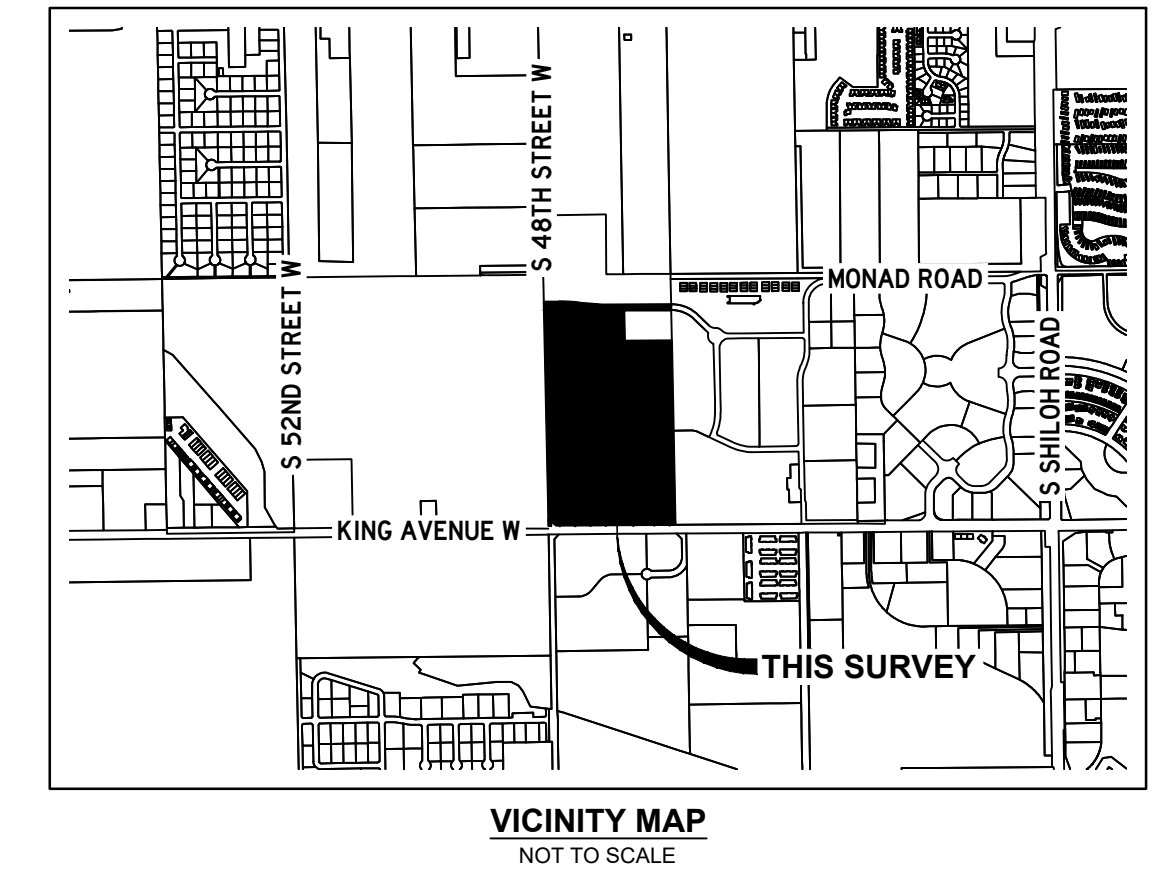
PREPARED FOR : TKJ DEVELOPMENT, LLC



PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 65.329 ACRES

MARCH 2023



### CERTIFICATE OF DEDICATION

I, the undersigned owner, do hereby certify that I have cause to be surveyed, subdivided, and platted into lots, blocks, roads, and other divisions and dedications, as shown on this plat hereunto included, a tract of land more particularly described as follows:

Four (4) tracts of land being Tract 14 of Certificate of Survey No. 983 amending Tracts 2B & 13 (Doc. No. 1266982), Tract 2-C of Certificate of Survey No. 983 (Doc. No. 1119356), Tract 2 Amended and Tracts 2-G-1 and 2-H-1 of Amended Tracts 2G and 2H of the plat Amending Tract 2-F of Certificate of Survey No. 983 (Doc. No. 3948933), located in the SW 1/4 of Section 10, Township 01 South, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana.

Said tracts contain a gross area of 65.329 acres and a net area of 55.271 acres, more or less.

The above-described tract of land is to be known and designated as RIDGELINE SUBDIVISION in the City of Billings, Yellowstone County, Montana and the lands included in all streets, avenues, alleys and parks or public squares shown on this plat are hereby granted and donated to such use of the public forever.

The tract of land shown as "LOT: A" on the foregoing plat is hereby granted and conveyed to the Montana Department of Transportation, as described in Bargain and Sale Deed recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ in the records of the Clerk and Recorder's Office in Yellowstone County, Montana.

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 lines over, under, and across the areas designated on the plat as "Utility Easement" to have and hold forever.

Parkland dedication has been met pursuant to 76-3-621(1), MCA.

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."

TKJ Development, LLC

By \_\_\_\_\_

Title \_\_\_\_\_

STATE OF MONTANA )  
 :ss  
 County of Yellowstone )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for the State of Montana, personally appeared \_\_\_\_\_, known to me to be the \_\_\_\_\_ of TKJ Development, LLC, known to me to be the person who signed the foregoing instrument and who acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana  
 Printed Name \_\_\_\_\_  
 Residing at \_\_\_\_\_  
 My commission expires \_\_\_\_\_

### CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA )  
 :ss  
 County of Yellowstone )

We hereby certify that we have examined the plat of RIDGELINE SUBDIVISION and find that said plat conforms with the requirements of the law of the State of Montana and the Yellowstone County Subdivision Regulations. 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 City of Billings, Montana this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY OF BILLINGS, MONTANA

By: \_\_\_\_\_  
 Mayor

Attest: \_\_\_\_\_  
 City Clerk

### NOTICE OF PLANNING BOARD APPROVAL

STATE OF MONTANA )  
 :ss  
 County of Yellowstone )

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 President

\_\_\_\_\_  
 Executive Secretary

### CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that I have examined the annexed plat and find that it conforms with Section 76-4-125(1)(d), MCA, since said plat is inside a master planning area and is provided with municipal facilities for the supply of water, disposal of sewage, storm drainage, and solid waste.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 City Engineer's Office

### ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the foregoing plat for errors and omissions in computations and drafting.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Reviewed by

### CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City Attorney and is acceptable as to form.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Reviewed by

### CERTIFICATE OF COUNTY COMMISSIONERS APPROVAL

STATE OF MONTANA )  
 :ss  
 County of Yellowstone )

We hereby certify that we have examined the plat of RIDGELINE SUBDIVISION and find that said plat conforms with the requirements of the law of the State of Montana and the Yellowstone County Subdivision Regulations. 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 Yellowstone County, Montana, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BOARD OF COUNTY COMMISSIONERS YELLOWSTONE COUNTY, MONTANA

By: \_\_\_\_\_  
 Commissioner

By: \_\_\_\_\_  
 Commissioner

By: \_\_\_\_\_  
 Chairman

Attest: \_\_\_\_\_  
 Clerk and Recorder

### CERTIFICATE OF COUNTY ATTORNEY

This document has been reviewed by the County Attorney and it is acceptable as to form.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Reviewed by

### CERTIFICATE OF CITY/COUNTY HEALTH DEPARTMENT

This subdivision Plat has been reviewed and approved by the Riverstone Health Department and the State Department of Environmental Quality.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Health Officer or Authorized Representative  
 Riverstone Health

### CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-611, MCA, that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land have been paid.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Yellowstone County Treasurer  
 Deputy

### CERTIFICATE OF SURVEYOR

I, the undersigned Mark W. Kadmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in the SW 1/4 of Section 10, Township 01 South, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana.

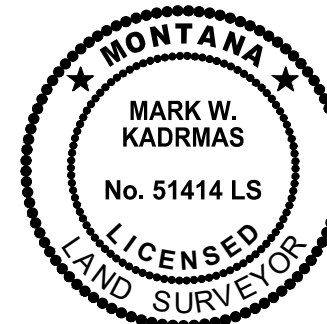
Said tract contains a gross area of 65.329 acres and a net area of 55.271 acres, more or less.

Said tract is subject to all easements and rights-of-way of record or apparent on the ground.

This survey was prepared in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, MCA.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Mark W. Kadmas, PLS 51414LS  
 Registered Land Surveyor  
 State of Montana



### BASIS OF BEARING

Determined from OPUS position at:

Latitude : 45° 45' 19.50" N  
 Longitude : 108° 37' 58.90" W

Bearings are Montana State Plane (NAD83-2011)

Distances are ground.

# PLAT OF RIDGELINE SUBDIVISION

BEING TRACT 14 OF CERTIFICATE OF SURVEY NO. 983 AMENDING TRACTS 2B & 13, TRACT 2-C OF CERTIFICATE OF SURVEY NO. 983, TRACT 2 AMENDED AND TRACTS 2-G-1 AND 2-H-1 OF AMENDED TRACTS 2G AND 2H OF PLAT AMENDING TRACT 2-F OF CERTIFICATE OF SURVEY NO. 983, LOCATED IN THE SW 1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

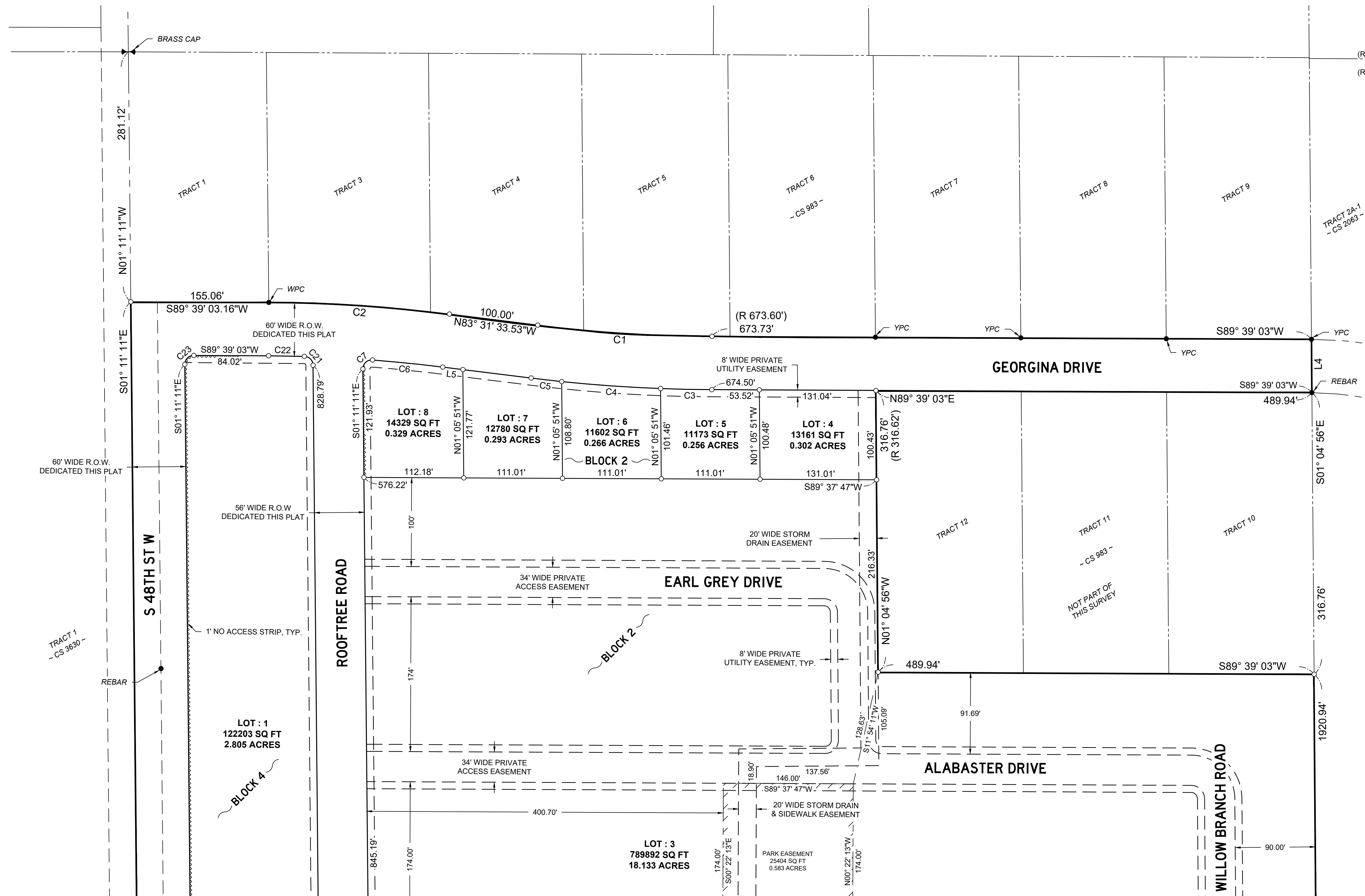
PREPARED FOR : TKJ DEVELOPMENTS, LLC

PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 65.329 ACRES

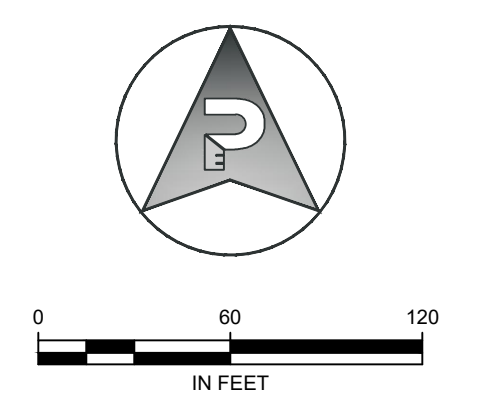
MARCH 2023

LEGEND	
●	FOUND PROPERTY CORNER, AS DESCRIBED
○	SET PROPERTY CORNER, 5/8" REBAR W/ PEC CAP
⊕	FOUND SECTION CORNER, AS DESCRIBED
⊕	FOUND QUARTER CORNER, AS DESCRIBED
⊙	CALCULATED CORNER, NOT FOUND/NOT SET
—	SURVEY BOUNDARY
- - -	EASEMENT LINE
- - -	PARKLAND BOUNDARY
—	PROPERTY LINE
~~~~~	1' NO ACCESS STRIP
(R XXX.XX)	RECORD DISTANCE



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
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C4	111.36'	1709.59'	3° 43' 56"	N86° 35' 16"W	111.34'
C5	34.63'	1709.59'	1° 09' 38"	N84° 08' 29"W	34.62'
C6	79.50'	1649.62'	2° 45' 40"	N84° 54' 35"W	79.49'
C7	16.56'	10.00'	94° 53' 46"	S46° 15' 42"W	14.73'
C8	15.57'	10.00'	89° 10' 57"	S45° 46' 40"E	14.04'
C9	71.55'	299.20'	13° 42' 03"	S8° 03' 11"E	71.38'
C10	71.55'	299.20'	13° 42' 04"	S8° 03' 11"E	71.38'
C11	54.81'	229.20'	13° 42' 04"	S8° 03' 11"E	54.68'
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Parcel Line Table		
Line #	Length	Direction
L1	30.00'	S89° 37' 31"W
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L3	71.50'	S45° 46' 21"E
L4	59.89'	N01° 04' 56"W
L5	22.70'	N83° 31' 34"W
L6	68.26'	S01° 12' 09"E
L7	70.00'	N89° 37' 52"E
L8	67.24'	S01° 12' 09"E
L9	60.00'	N88° 48' 49"E
L10	35.95'	S01° 05' 08"E
L11	63.52'	N01° 12' 09"W



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# PLAT OF RIDGELINE SUBDIVISION

BEING TRACT 14 OF CERTIFICATE OF SURVEY NO. 983 AMENDING TRACTS 2B & 13, TRACT 2-C OF CERTIFICATE OF SURVEY NO. 983, TRACT 2 AMENDED AND TRACTS 2-G-1 AND 2-H-1 OF AMENDED TRACTS 2G AND 2H OF PLAT AMENDING TRACT 2-F OF CERTIFICATE OF SURVEY NO. 983, LOCATED IN THE SW 1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

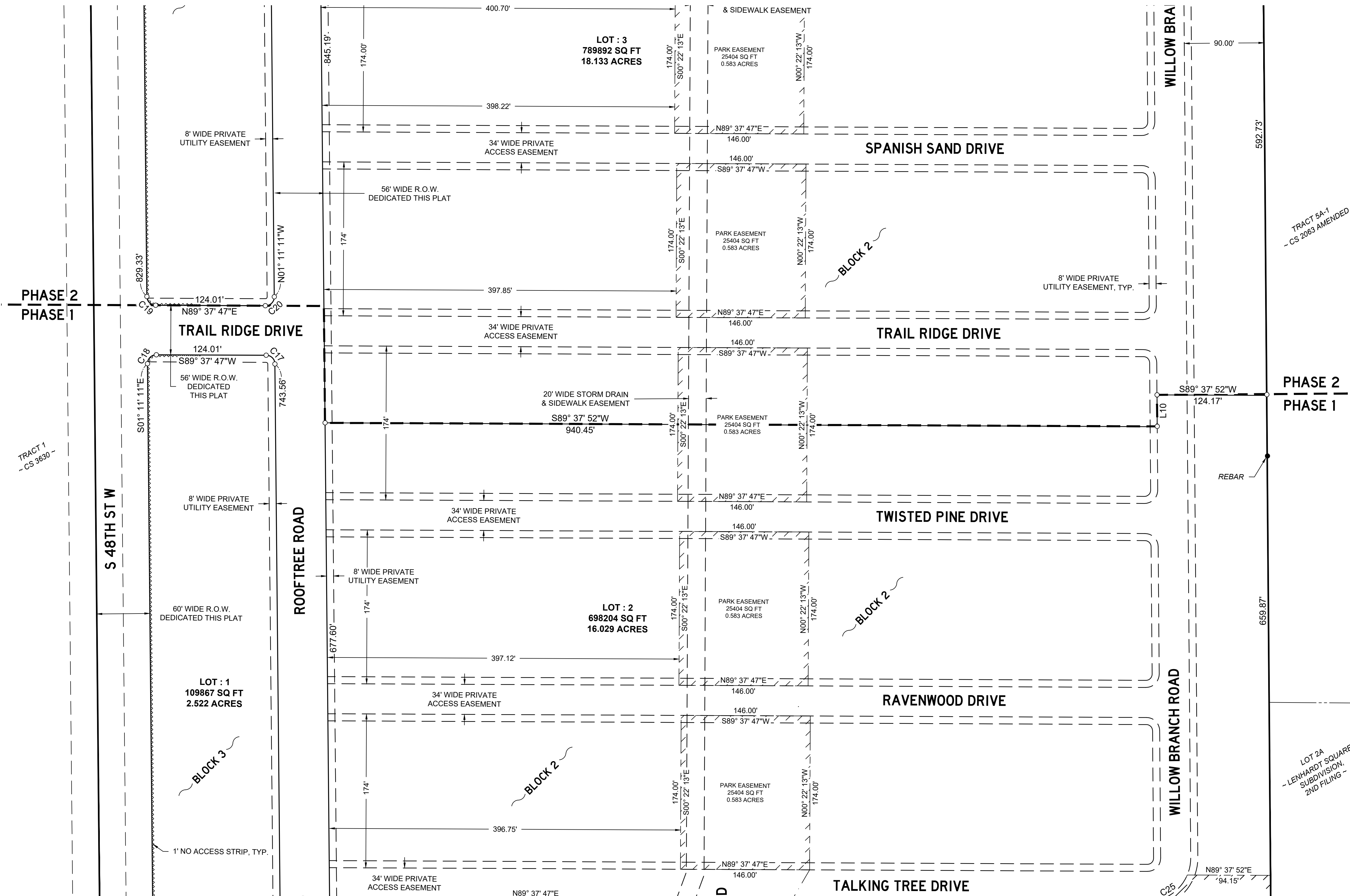
PREPARED FOR : TKJ DEVELOPMENTS, LLC

PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 65.329 ACRES

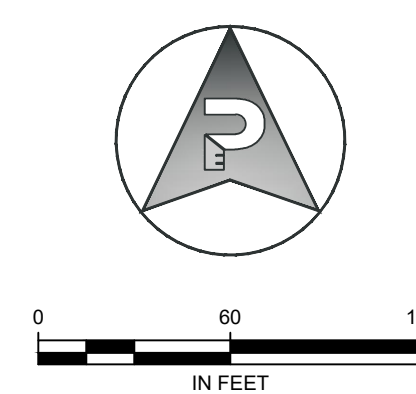
MARCH 2023

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# PLAT OF RIDGELINE SUBDIVISION

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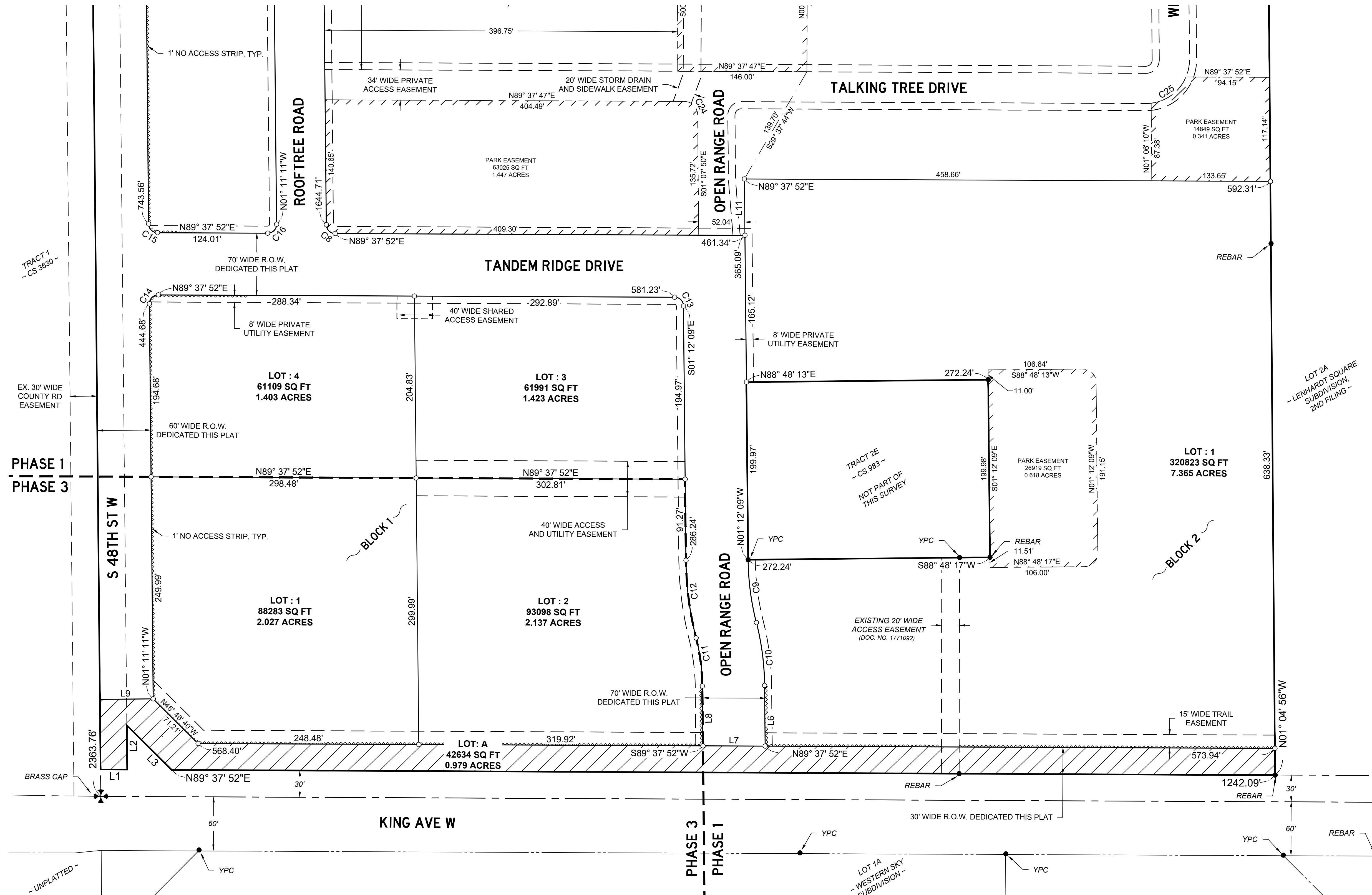
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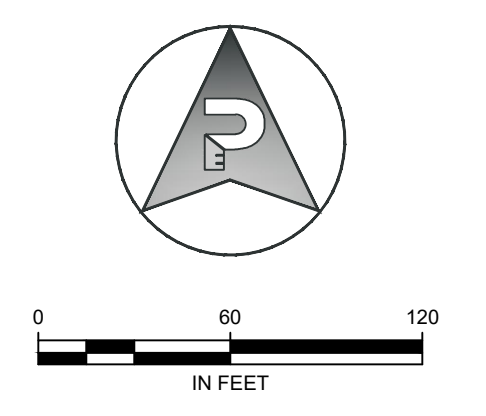
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