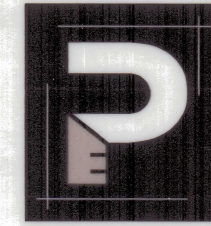


# PLAT OF R.L. SUBDIVISION

BEING THE BLOCK 7 PLANTING AREA OF YELLOWSTONE MEADOWS SUBDIVISION, PHASE 3  
LOCATED IN THE NE 1/4 OF SECTION 31, TOWNSHIP 01 NORTH, RANGE 25 EAST, P.M.M., CITY OF  
BILLINGS, YELLOWSTONE COUNTY, MONTANA

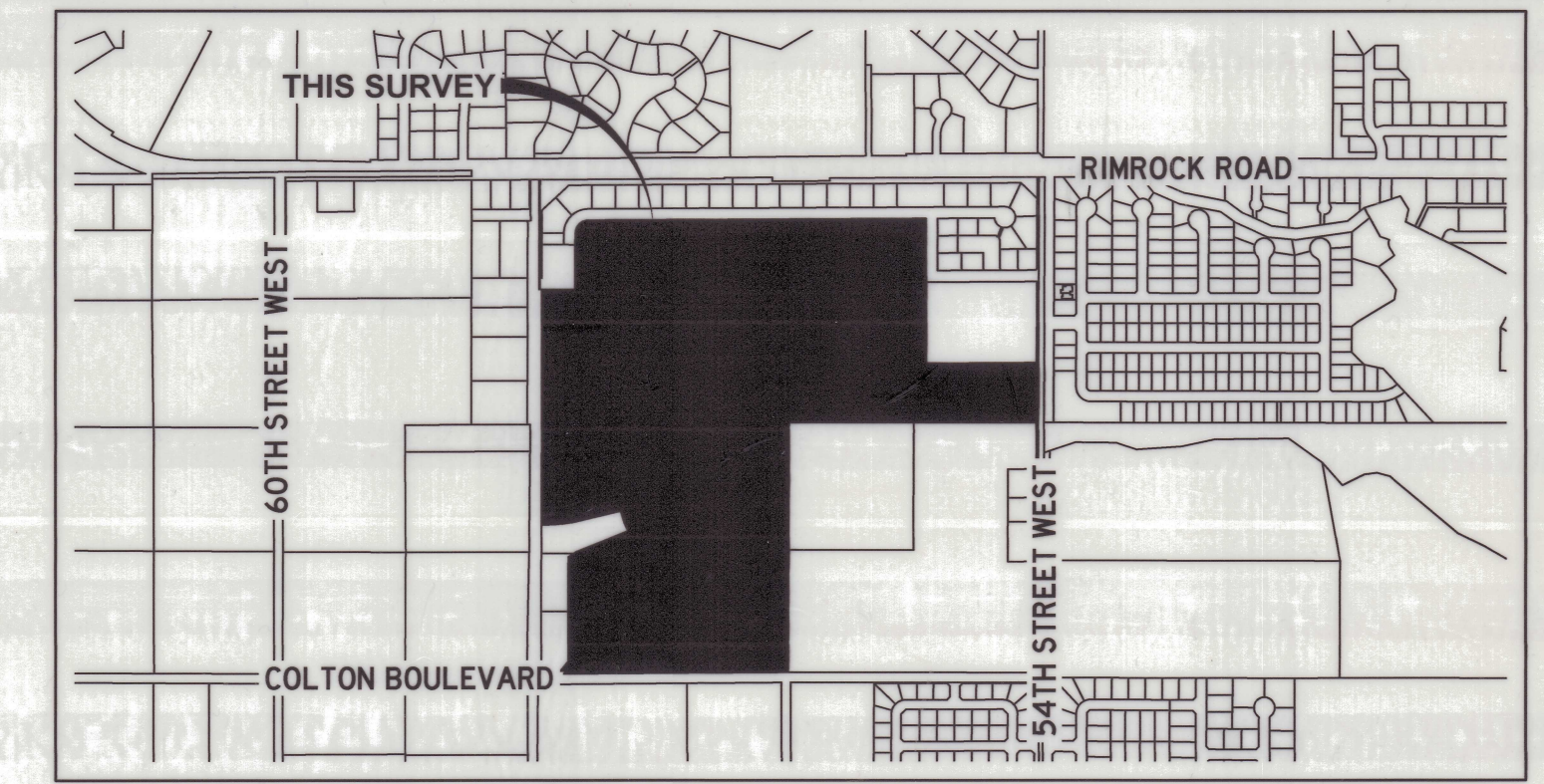
PREPARED FOR : REGAL LAND DEVELOPMENT, INC.



PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 87.326

JANUARY 2023



VICINITY MAP  
NOT TO SCALE

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
---	SURVEY BOUNDARY
---	EXISTING PROPERTY LINE
---	PROPERTY LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EASEMENT LINE
(R = XXX.XX)	RECORD DISTANCE

### LEGAL DESCRIPTION AND CERTIFICATE OF DEDICATION

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

Being the Block 7 Planting Area of Yellowstone Meadows Subdivision, Phase 3 located in the NE 1/4 of Section 31, Township 01 North, Range 25 East, P.M.M., Yellowstone County, Montana.

Said tract contains a gross area of 87.326 acres, more or less, and a net area of 86.924 acres, more or less.

Said tract to be known and dedicated as R.L. SUBDIVISION.

The undersigned hereby grants to all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair, and removed of lines over, under, and across the areas designated on the plat as "Utility Easement" to have and hold forever.

Parkland dedication is not required for this subdivision pursuant to 76-3-621(3)(a), MCA, as the parcels in the proposed subdivision are "larger than 5 acres."

This survey is not subject to review by the Department of Environmental Quality pursuant to 76-4-103, MCA, as the parcels are "20 acres or more in size."

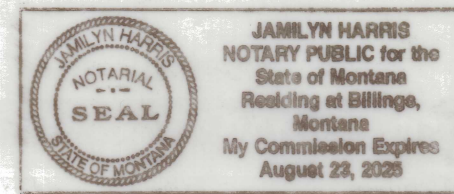
Regal Land Development, Inc.

*Dan Wells*  
Dan Wells, President

STATE OF MONTANA )  
                                  )SS  
County of Yellowstone )

On this 13<sup>th</sup> day of March, 2023, before me, a Notary Public in and for the State of Montana, personally appeared Dan Wells, the President of Regal Land Development, Inc., 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.

*Jamielyn Harris*  
Notary Public in and for the State of Montana  
Printed Name Jamielyn Harris  
Residing at Billings, MT  
My commission expires August 23, 2025



### CERTIFICATE OF SURVEYOR

I, the undersigned Mark W. Kadrmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in the NE 1/4 of Section 31, Township 01 North, Range 25 East, P.M.M., Yellowstone County, Montana.

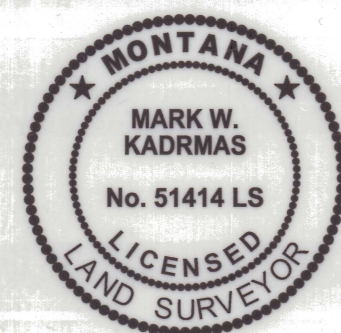
Said tract contains a gross area of 87.326 acres, more or less, and a net area of 86.924 acres, more or less.

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 17<sup>th</sup> day of February, 2023

*Mark W. Kadrmas*  
Mark W. Kadrmas, PLS 51414LS  
Registered Land Surveyor  
State of Montana



### BASIS OF BEARING

Bearings as shown on this survey are derived from the RMTCRS Billings coordinate system being a low distortion Lambert Conformal Conic single parallel projection with parameters as follows:

Latitude of Origin : 45° 47' 00"N  
Longitude of Origin : 108° 25' 00"W  
Mapping Scale Factor : 1.0001515

Distances are ground.

### CERTIFICATE OF COUNTY ATTORNEY

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

Dated this 5 day of September, 2023.

*[Signature]*  
Reviewed by

### CERTIFICATE OF CITY/COUNTY HEALTH DEPARTMENT

This plat has been reviewed and approved by Riverstone Health and the Montana Department of Environmental Quality.

*[Signature]* 29 Aug 2023  
Yellowstone City/County Health Department  
DBA Riverstone Health

### CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid pursuant to 76-3-611(1)(b) and 76-3-207(3), MCA.

Dated this 31 day of August, 2023

*[Signature]*  
Yellowstone County Treasurer  
Deputy

### CERTIFICATE OF COUNTY COMMISSIONER APPROVAL

STATE OF MONTANA )  
                                  )SS  
County of Yellowstone )

We hereby certify that we have examined the foregoing R.L. SUBDIVISION and find that said plat conforms with the requirements of Yellowstone County Board of Planning. It is therefore approved.

IN WITNESS WHEREOF, we have set our hands and the seal of YELLOWSTONE COUNTY, MONTANA this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BOARD OF COUNTY COMMISSIONERS

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

YELLOWSTONE COUNTY, MONTANA

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

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

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

### NOTICE OF APPROVAL

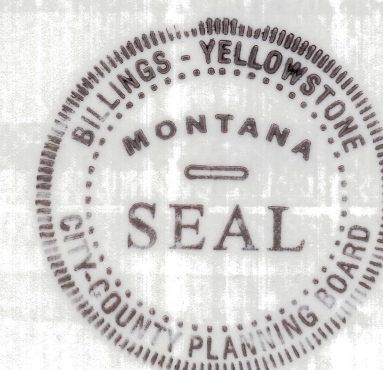
STATE OF MONTANA )  
                                  )SS  
County of Yellowstone )

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

Dated this 17<sup>th</sup> day of August, 2023

*[Signature]*  
President

*[Signature]*  
Executive Secretary



### CONSENT TO PLATTING

Document No. \_\_\_\_\_

### SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. \_\_\_\_\_

### CLERK AND RECORDER FILING INFORMATION