

PLAT OF  
**ZIMMERMAN HOME PLACE SUBDIVISION, 4TH FILING**  
 BEING LOT 1, BLOCK 1 OF ZIMMERMAN HOME PLACE SUBDIVISION, FIRST FILING AND LOT 1, BLOCK 1 OF ZIMMERMAN HOME PLACE SUBDIVISION, 3RD FILING LOCATED IN THE SW 1/4 OF SECTION 34, TOWNSHIP 01 NORTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

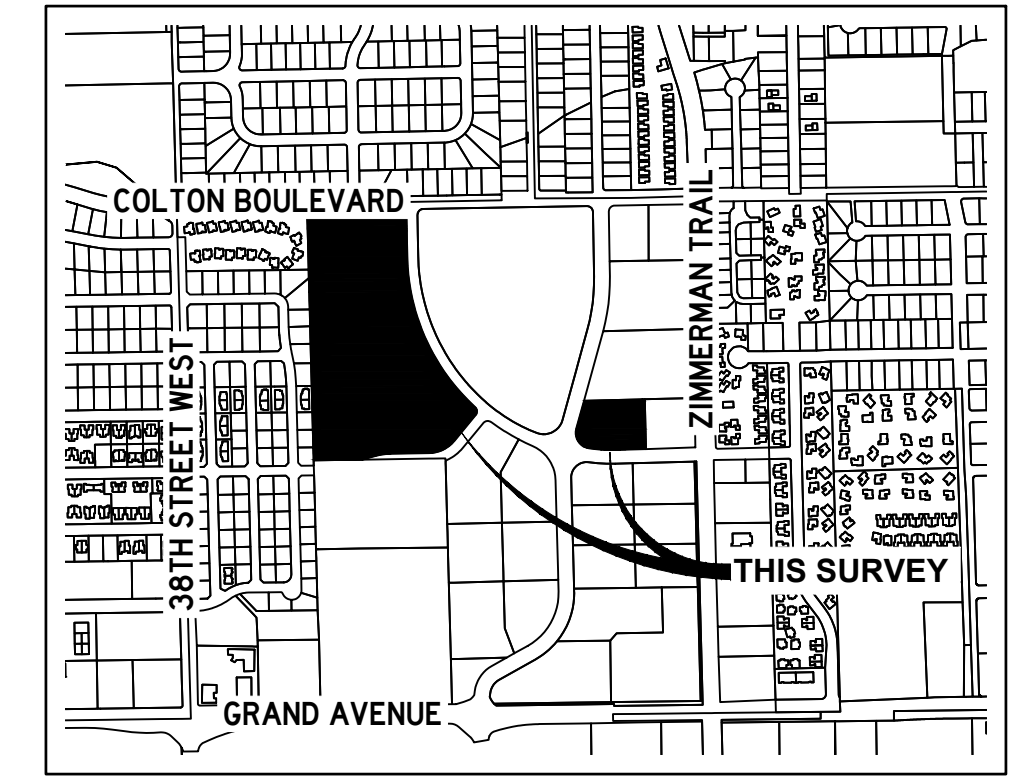
PREPARED FOR : WL ZIMMERMAN, LLC  
 KT DENTAL PROPERTIES, LLC



PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 19.65 ACRES

APRIL 2024



VICINITY MAP  
 NOT TO SCALE

**LEGAL DESCRIPTION AND OWNER CERTIFICATION AND DEDICATION**

The undersigned owner(s) do hereby certify that they have cause to be surveyed and platted into lots, blocks, roads, and other divisions and dedications, as shown on this plat hereunto included, the following tract of land, to-wit:

Lot 1, Block 1 of Zimmerman Home Place Subdivision, First Filing (Document No. 3811344) and Lot 1, Block 1 of Zimmerman Home Place Subdivision, 3rd Filing (Document No. 4042636).

Said tract contains a net and gross area of 19.65 acres, more or less.

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

WL ZIMMERMAN, LLC

\_\_\_\_\_  
 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 \_\_\_\_\_, as the \_\_\_\_\_ of *WL Zimmerman, 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 \_\_\_\_\_

KT DENTAL PROPERTIES, LLC

\_\_\_\_\_  
 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 \_\_\_\_\_, as the \_\_\_\_\_ of *KT Dental Properties, 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 SURVEYOR**

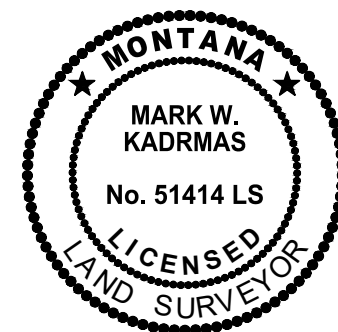
I, the undersigned Mark W. Kadmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in the SW 1/4 of Section 34, Township 01 North, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana.

Said tract contains a net and gross area of 19.65 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 conducted in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, MCA.

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



**CERTIFICATE OF APPROVAL**

STATE OF MONTANA )  
 )ss  
 County of Yellowstone )

We hereby certify that we have examined the plat of Zimmerman Home Place Subdivision, 4th Filing and find that the said plat conforms with the requirements of the laws of the State of Montana, and the requirements of the Yellowstone County Board of Planning. 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 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.

Date \_\_\_\_\_ President \_\_\_\_\_

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

**CERTIFICATE OF CITY ENGINEER'S OFFICE**

I hereby certify that the annexed and foregoing plat conforms with Section 76-4-125(1)(d) MCA, for the removal of sanitary restrictions since the plat is inside a master planning area and said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

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

**CERTIFICATE OF COUNTY TREASURER**

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

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

**CERTIFICATE OF CITY ATTORNEY**

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

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

**CLERK AND RECORDER FILING INFORMATION**

5/22/2024 12:16:44 PM  
 PEC STANDARD BW.C18  
 Z:\Beartooth Holdings\2023-092 ZHP Bk 1 MSPCAD\DWG\Plat\23-092 ZHP4 Final Plat.dwg

PLAT OF  
**ZIMMERMAN HOME PLACE SUBDIVISION, 4TH FILING**  
 BEING LOT 1, BLOCK 1 OF ZIMMERMAN HOME PLACE SUBDIVISION, FIRST FILING AND LOT 1, BLOCK 1 OF ZIMMERMAN HOME PLACE SUBDIVISION, 3RD FILING LOCATED IN THE SW 1/4 OF SECTION 34, TOWNSHIP 01 NORTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : WL ZIMMERMAN, LLC  
 KT DENTAL PROPERTIES, LLC



PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 19.65 ACRES

APRIL 2024

**BASIS OF BEARINGS**

Bearings shown on this survey are derived from 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.

Unless otherwise noted, record distances between found monuments are within local accepted practice.

| Curve Table   |        |        |        |                 |               |        |
|---------------|--------|--------|--------|-----------------|---------------|--------|
| Curve #       | Length | Radius | Delta  | Chord Direction | Chord Length  |        |
| (R = 85.96')  | C1     | 47.12  | 30.00  | 089° 59' 59"    | S45° 10' 59"E | 42.43  |
|               | C2     | 85.95  | 328.00 | 015° 00' 53"    | S82° 27' 03"W | 85.71  |
|               | C3     | 149.03 | 172.00 | 049° 38' 40"    | S65° 08' 10"W | 144.41 |
|               | C4     | 45.55  | 30.00  | 086° 59' 10"    | S3° 10' 45"E  | 41.30  |
| (R = 132.25') | C5     | 132.24 | 765.00 | 009° 54' 16"    | N85° 46' 48"W | 132.08 |
|               | C6     | 135.43 | 80.00  | 096° 59' 44"    | N32° 19' 48"W | 119.83 |
|               | C7     | 125.36 | 400.00 | 017° 57' 25"    | S80° 17' 53"W | 124.85 |

| LEGEND       |  |
|--------------|--|
| ●            | PROPERTY CORNER, FOUND AS DESCRIBED        |
| ○            | PROPERTY CORNER, SET 5/8" REBAR W/ PEC CAP |
| ■            | CENTERLINE MONUMENT                        |
| —            | SURVEY BOUNDARY                            |
| - - -        | PROPERTY LINE                              |
| — — — — —    | CENTERLINE OF RIGHT-OF-WAY                 |
| - - - - -    | EASEMENT LINE                              |
| (R = XX.XX') | RECORD DISTANCE                            |

