

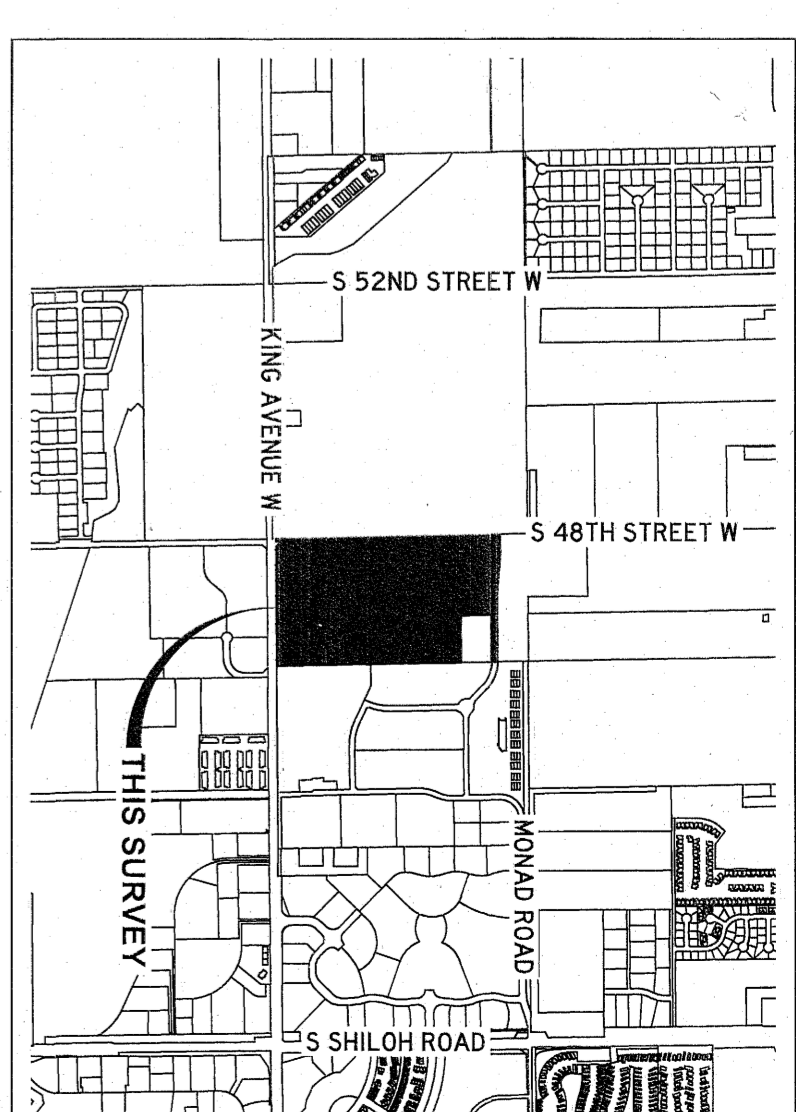
PLAT OF  
**RIDGELINE SUBDIVISION**  
 BEING TRACT 14 OF CERTIFICATE OF SURVEY NO. 983 AMENDING TRACTS 2B & 13, TRACT 2-C OF CERTIFICATE OF SURVEY NO. 983, TRACT 2 AMENDED AND TRACTS 2-G-1 AND 2-H-1 OF AMENDED TRACTS 2G AND 2H OF PLAT AMENDING TRACT 2-F OF CERTIFICATE OF SURVEY NO. 983, LOCATED IN THE 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 caused 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 of Certificate of Survey No. 983, Tract 2-C of Certificate of Survey No. 983, 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. 3949932), 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, City of Billings, Yellowstone County, Montana. The boundaries and areas 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 Bagrain and Sale Deed recorded in Book 4850470, Page 519123 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 designated on the plat, the right to use, maintain, repair, and remove lines over, under, and across the area designated on the plat as "Utility Easement" to have and hold forever.

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

TKJ Development, LLC

By: *Mark Kadrimas*  
 Managing Member

STATE OF MONTANA, )  
 ) ss  
 County of Yellowstone )

On this 16 day of May 2023 before me, a Notary Public in and for the State of Montana, personally appeared **Kelly Prolemund**, known to me to be the **Managing Member** 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.

*Kelly Prolemund*  
 Managing Member  
 Printed Name: **Kelly Prolemund**  
 Residing at: **14050470**  
 My commission expires: **12.03.2026**

**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 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 19 day of June 2023.

CITY OF BILLINGS, MONTANA

By: *William A Cole*  
 Mayor  
 Attest: *Shirley P. Johnson*  
 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 the board.

Dated this 18 day of May 2023.

By: *Shirley P. Johnson*  
 Executive Secretary



**CERTIFICATE OF CITY ENGINEER'S OFFICE**

I hereby certify that I have examined the amended plat and find that it conforms with Section 76-4-126(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 13 day of June 2023.

By: *John A. Bick*  
 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 13 day of June 2023.

By: *Scott A. Bick*  
 17513 LS

**CERTIFICATE OF CITY ATTORNEY**

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

Dated this 19 day of June 2023.

By: *Scott A. Bick*

**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 27 day of June 2023.

BOARD OF COUNTY COMMISSIONERS YELLOWSTONE COUNTY, MONTANA

By: *Mark Kadrimas*  
 Commissioner

By: *Scott A. Bick*  
 Commissioner

By: *William A Cole*  
 Chairman

Attest: *Shirley P. Johnson*  
 Clerk and Recorder

**CERTIFICATE OF COUNTY ATTORNEY**

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

Dated this 22 day of June 2023.

Reviewed by: *Scott A. Bick*

**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 21 day of May 2023.

By: *Mark Kadrimas*  
 Health Officer of 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 25 day of May 2023.

By: *Paul M. Galt*  
 Deputy  
 Yellowstone County Treasurer

**CERTIFICATE OF SURVEYOR**

I, the undersigned Mark W. Kadrimas, 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 16 day of May 2023.

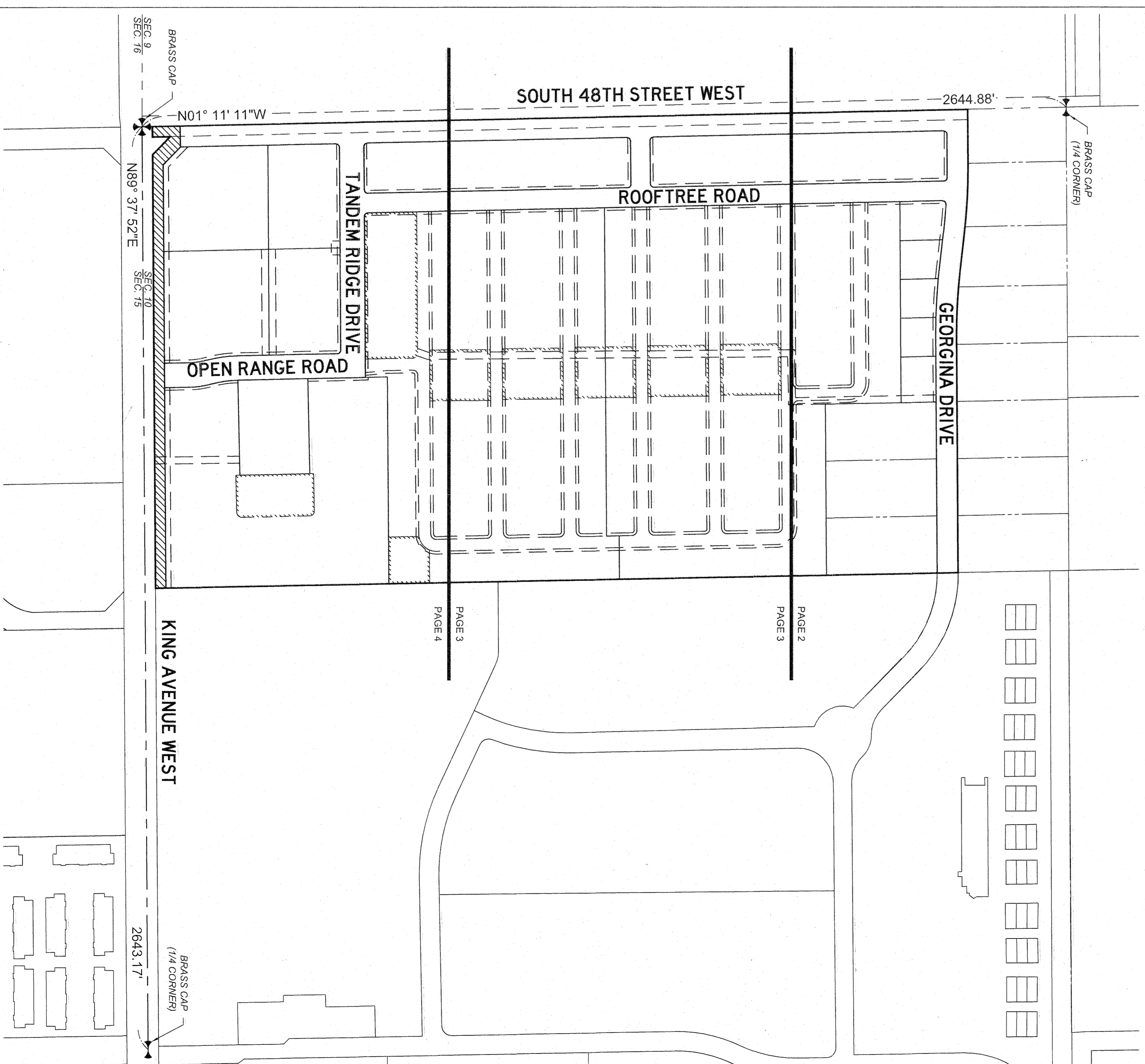
By: *Mark W. Kadrimas*  
 Mark W. Kadrimas, PLS 51414LS  
 Registered Land Surveyor  
 State of Montana



SP 4050464 33.00  
 541 4650465  
 M-1 4650466  
 P-3 4650467  
 E-4 4650468  
 E-5 4650469  
 W-D 4650470

**SP 4050464**

Determined from OPUS position at:  
 Latitude: 45° 45' 19.50" N  
 Longitude: 108° 37' 58.50" W  
 Bearings are Montana State Plane (NAD83-2011)  
 Distances are ground.



**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.XXX) RECORD DISTANCE

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

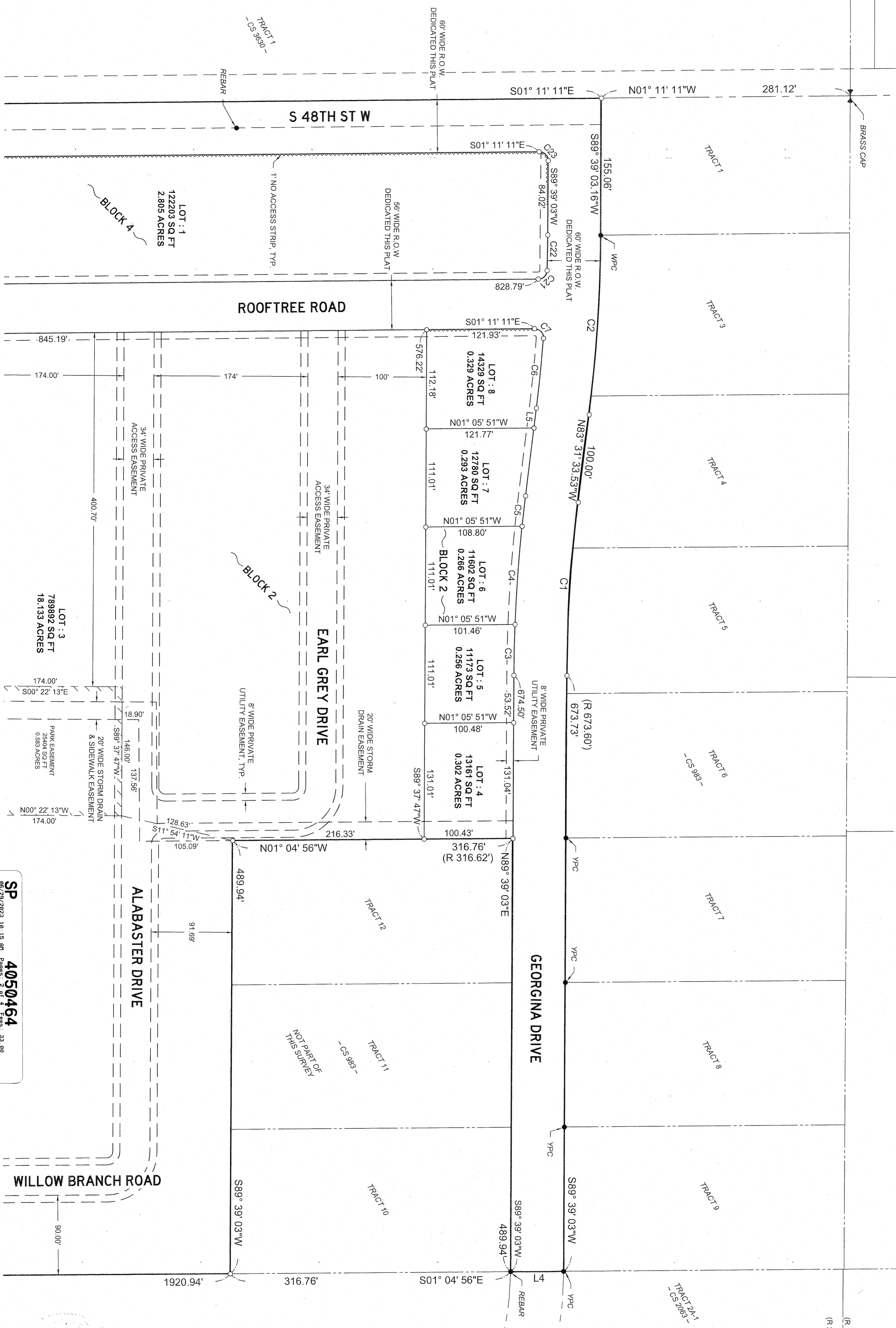
PREPARED FOR: TKJ DEVELOPMENTS, LLC



PREPARED BY: PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION: ± 65.329 ACRES

MARCH 2023



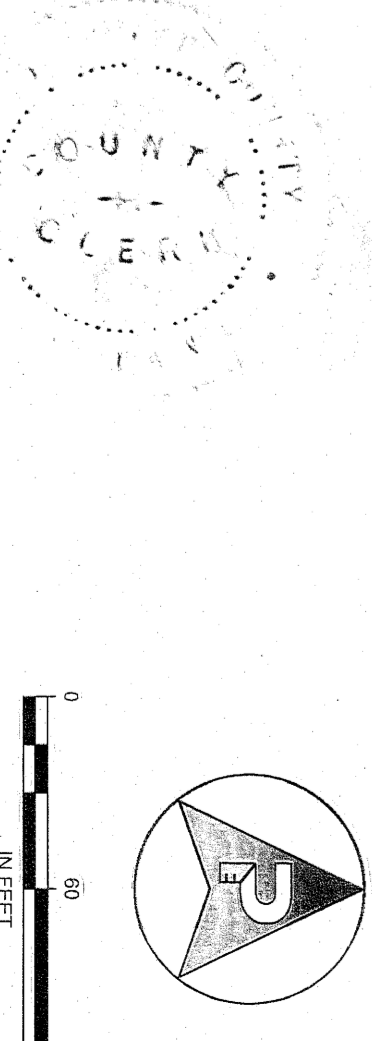
**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	196.37'	1648.65'	6° 49' 13"	N86° 56' 20"W	198.25'
C2	203.50'	1709.65'	6° 49' 12"	N86° 56' 21"W	203.38'
C3	57.51'	1709.59'	1° 55' 39"	N86° 25' 04"W	57.51'
C4	111.35'	1709.59'	3° 43' 55"	N86° 35' 16"W	111.34'
C5	34.63'	1709.59'	1° 09' 38"	N84° 08' 29"W	34.62'
C6	79.50'	1648.62'	2° 45' 40"	N84° 54' 35"W	79.48'
C7	16.58'	10.00'	94° 53' 48"	S45° 15' 42"W	14.73'
C8	15.57'	10.00'	89° 10' 57"	S45° 48' 40"E	14.04'
C9	71.55'	298.20'	13° 42' 03"	S8° 03' 11"E	71.38'
C10	71.55'	298.20'	13° 42' 04"	S8° 03' 11"E	71.38'
C11	54.81'	228.20'	13° 42' 04"	S8° 03' 11"E	54.66'
C12	88.23'	389.20'	13° 42' 03"	S8° 03' 11"E	88.07'
C13	15.58'	10.00'	89° 09' 59"	S45° 47' 09"E	14.04'
C14	15.85'	10.00'	90° 49' 03"	N44° 13' 20"E	14.24'
C15	15.57'	10.00'	89° 10' 57"	S45° 48' 40"E	14.04'
C16	15.85'	10.00'	90° 49' 03"	N44° 13' 20"E	14.24'
C17	15.57'	10.00'	89° 11' 02"	N45° 46' 42"W	14.04'
C18	15.85'	10.00'	90° 48' 58"	S44° 13' 18"W	14.24'
C19	15.57'	10.00'	89° 11' 02"	N45° 46' 42"W	14.04'
C20	15.85'	10.00'	90° 48' 58"	S44° 13' 18"W	14.24'
C21	15.32'	10.00'	87° 45' 54"	S45° 04' 08"E	13.88'
C22	40.24'	1648.64'	1° 23' 52"	S89° 39' 01"E	40.24'
C23	15.85'	10.00'	90° 50' 14"	N44° 13' 56"E	14.25'
C24	23.37'	15.00'	89° 15' 29"	S45° 47' 08"E	21.06'
C25	51.52'	48.00'	60° 14' 28"	N52° 23' 37"E	49.18'

**Parcel Line Table**

Line #	Length	Direction
L1	30.00'	S89° 37' 31"W
L2	50.21'	S01° 11' 11"E
L3	71.50'	S45° 46' 21"E
L4	58.88'	N01° 04' 56"W
L5	22.70'	N83° 31' 34"W
L6	88.25'	S01° 12' 09"E
L7	70.00'	N89° 37' 52"E
L8	67.24'	S01° 12' 09"E
L9	60.00'	N88° 48' 48"E
L10	35.95'	S01° 05' 08"E
L11	83.52'	N01° 12' 09"W

SP 4050464  
06/29/2023 10:15 AM  
Page: 2 of 4  
Scale: 1" = 100'  
Date: 03/08/2023



**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

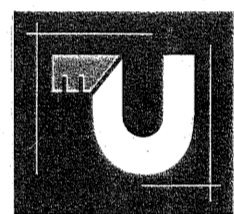
— 1" NO ACCESS STRIP

(R XXX.XXX) RECORD DISTANCE

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

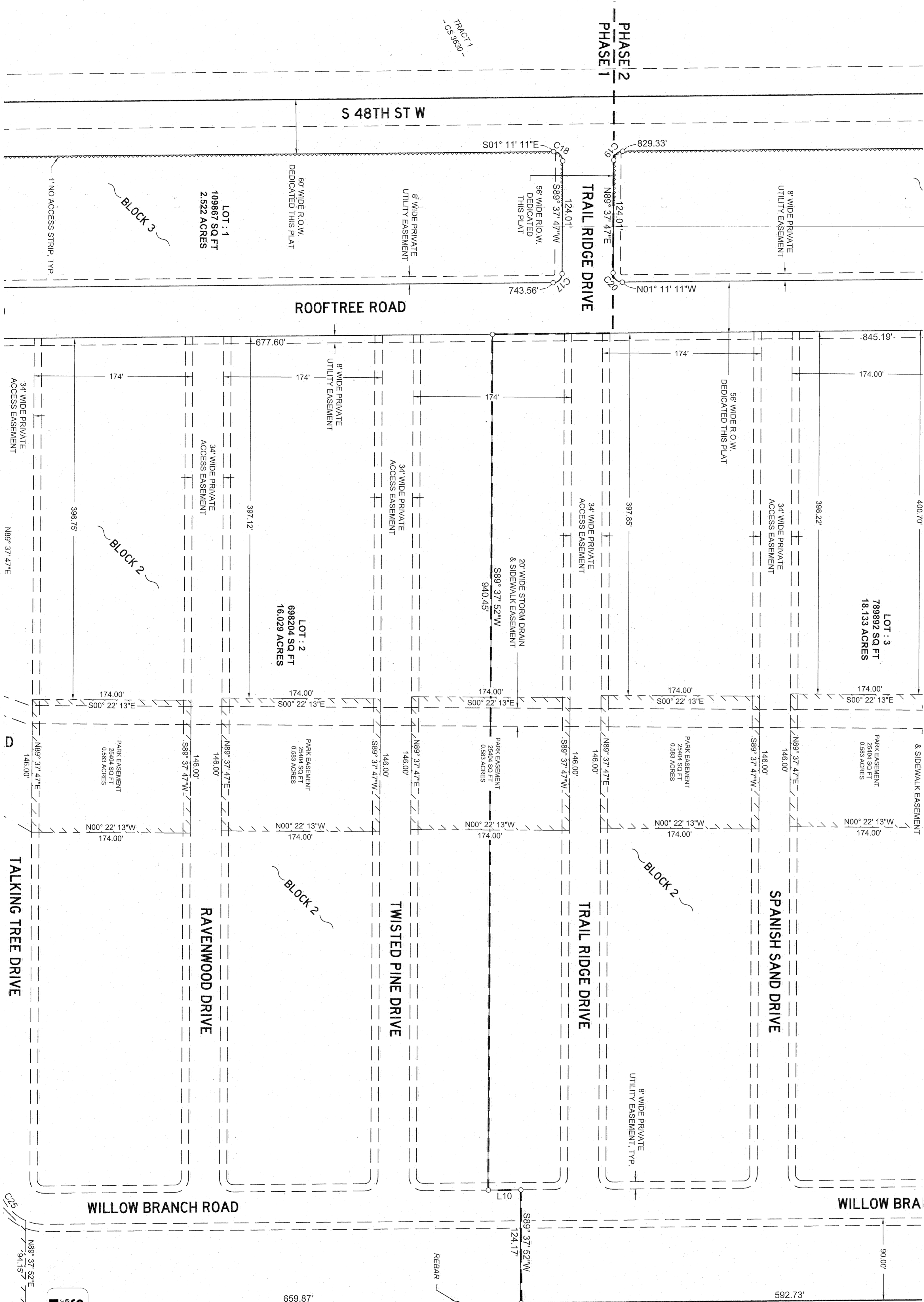
PREPARED FOR: TKJ DEVELOPMENTS, LLC



PREPARED BY: PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION: ± 65,329 ACRES

MARCH 2023



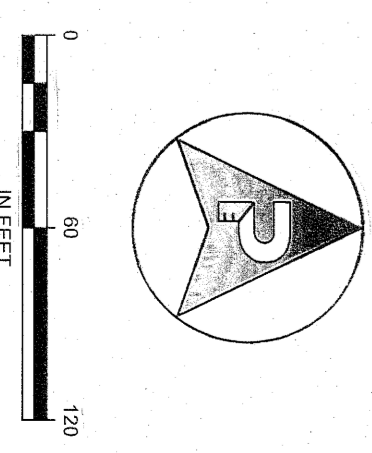
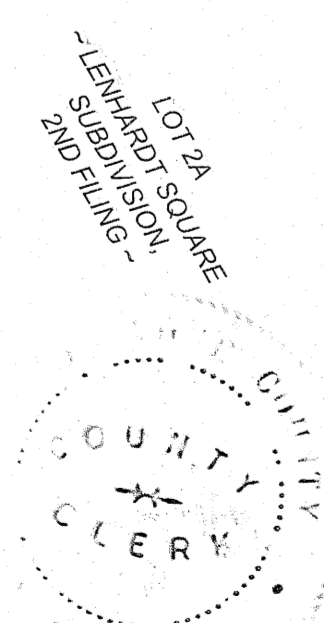
**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	186.37	1649.65	6° 49' 13"	N86° 56' 20"W	196.25
C2	203.50	1709.65	6° 48' 12"	N86° 56' 21"W	203.38
C3	57.51	1709.59	1° 55' 39"	N89° 25' 04"W	57.51
C4	111.34	1709.59	3° 43' 56"	N86° 35' 15"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' 48"	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
C12	88.23	359.20	13° 42' 03"	S8° 03' 11"E	88.07
C13	15.58	10.00	89° 09' 59"	S45° 47' 09"E	14.04
C14	15.85	10.00	90° 49' 03"	N44° 13' 20"E	14.24
C15	15.57	10.00	89° 10' 57"	S45° 46' 40"E	14.04
C16	15.57	10.00	89° 11' 02"	N45° 46' 42"W	14.04
C17	15.57	10.00	89° 11' 02"	N45° 46' 42"W	14.04
C18	15.85	10.00	90° 48' 58"	S44° 13' 18"W	14.24
C19	15.57	10.00	89° 11' 02"	N45° 46' 42"W	14.04
C20	15.85	10.00	90° 48' 58"	S44° 13' 18"W	14.24
C21	15.32	10.00	87° 45' 54"	S45° 04' 08"E	13.89
C22	40.24	1649.64	1° 23' 52"	S89° 39' 01"E	40.24
C23	15.85	10.00	90° 50' 14"	N44° 13' 59"E	14.25
C24	23.37	15.00	89° 15' 29"	S45° 47' 08"E	21.08
C25	51.52	49.00	60° 14' 28"	N52° 23' 37"E	49.18

**Parcel Line Table**

Line #	Length	Direction
L1	30.00	S89° 37' 31"W
L2	50.21	S01° 11' 11"E
L3	71.50	S45° 48' 21"E
L4	59.89	N01° 04' 56"W
L5	22.70	N83° 31' 34"W
L6	89.28	S01° 12' 09"E
L7	70.00	N89° 37' 52"E
L8	67.24	S01° 12' 09"E
L9	60.00	N88° 48' 48"E
L10	35.99	S01° 05' 08"E
L11	63.52	N01° 12' 09"W

SP 4050464



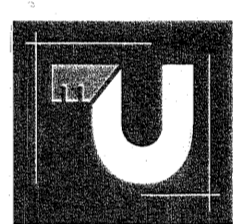
**LEGEND**

- FOUND PROPERTY CORNER, AS DESCRIBED
- SET PROPERTY CORNER, S&B 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.XXX) RECORD DISTANCE

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

PLAT OF  
**RIDGELINE SUBDIVISION**

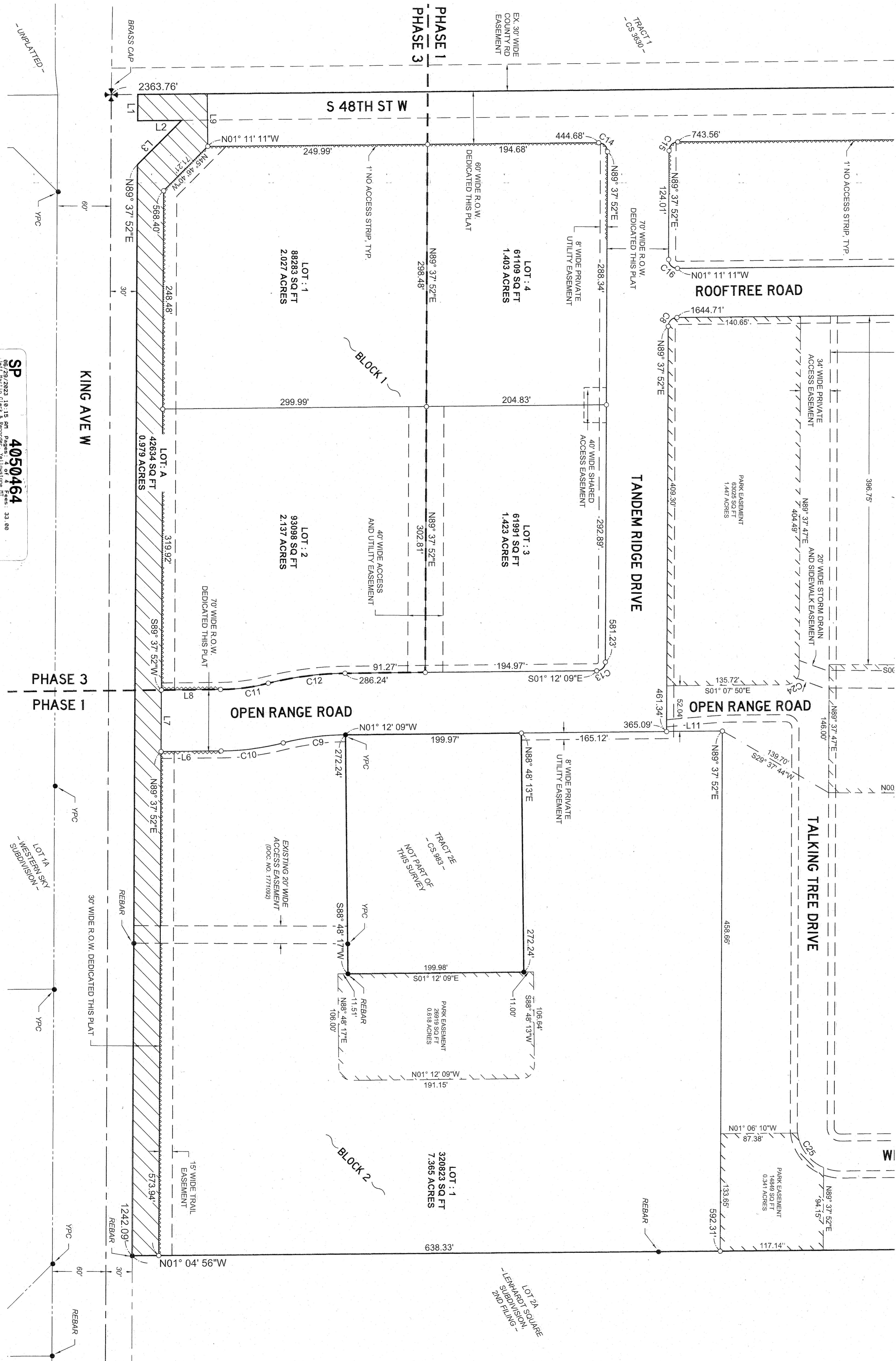
PREPARED FOR: TKJ DEVELOPMENTS, LLC



PREPARED BY: PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION: ± 65,329 ACRES

MARCH 2023



**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	196.37	1549.65	6° 49' 13"	N86° 56' 20"W	196.25
C2	203.50	1709.65	6° 48' 12"	N88° 56' 21"W	203.38
C3	57.51	1709.59	1° 55' 39"	N89° 25' 04"W	57.51
C4	111.36	1709.59	3° 43' 56"	N86° 35' 16"W	111.34
C5	34.83	1709.59	1° 09' 38"	N84° 08' 29"W	34.82
C6	79.50	1649.62	2° 45' 40"	N84° 54' 35"W	79.48
C7	16.56	10.00	94° 53' 46"	S46° 15' 42"W	14.73
C8	15.57	10.00	88° 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	54.66
C12	88.29	369.20	13° 42' 03"	S8° 03' 11"E	88.07
C13	15.56	10.00	88° 09' 59"	S45° 47' 09"E	14.04
C14	15.56	10.00	90° 49' 03"	N44° 13' 20"E	14.24
C15	15.57	10.00	89° 10' 57"	S45° 46' 40"E	14.04
C16	15.57	10.00	89° 49' 03"	N44° 13' 20"E	14.24
C17	15.57	10.00	89° 11' 02"	N45° 46' 42"W	14.04
C18	15.85	10.00	90° 48' 58"	S44° 13' 18"W	14.24
C19	15.57	10.00	89° 11' 02"	N45° 46' 42"W	14.04
C20	15.85	10.00	90° 48' 59"	S44° 13' 18"W	14.24
C21	15.32	10.00	87° 45' 54"	S45° 04' 08"E	13.88
C22	40.24	1549.64	1° 23' 52"	S89° 39' 01"E	40.24
C23	15.85	10.00	90° 50' 14"	N44° 13' 56"E	14.25
C24	23.37	15.00	88° 15' 29"	S45° 47' 08"E	21.08
C25	51.52	49.00	60° 14' 28"	N52° 23' 37"E	49.18

**Parcel Line Table**

Line #	Length	Direction	(R 50.00)
L1	30.00	S89° 37' 31"W	(R 50.00)
L2	50.21	S01° 11' 11"E	(R 50.00)
L3	71.50	S45° 46' 21"E	(R 71.22)
L4	59.89	N01° 04' 56"W	(R 71.22)
L5	22.70	N83° 31' 34"W	(R 71.22)
L6	68.28	S01° 12' 09"E	(R 71.22)
L7	70.00	N89° 37' 52"E	(R 71.22)
L8	67.24	S01° 12' 09"E	(R 71.22)
L9	60.00	N87° 48' 49"E	(R 71.22)
L10	35.95	S01° 05' 08"E	(R 71.22)
L11	63.52	N01° 12' 09"W	(R 71.22)

SP 4050464

