

PLAT OF
WILD ROSE SUBDIVISION

BEING LOT 1 OF R.L. SUBDIVISION
LOCATED IN THE NE1/4 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 : ± 53.312 ACRES

JUNE 2024

LEGAL DESCRIPTION AND OWNER CERTIFICATION AND DEDICATION

I, the undersigned owner, do hereby certify that I have cause to be surveyed and platted 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 Lot 1 of R.L. Subdivision, located in the NE1/4 of Section 31, Township 01 North, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana.

Said tract contains a gross area of 53.312 acres, more or less, and a net area of 48.482 acres, more or less.

Said tract to be known and dedicated as WILD ROSE SUBDIVISION.

The undersigned 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.

The parkland dedication requirement has been met pursuant to Section 76-3-621, MCA through the dedication of 0.804 acres of parkland with the remainder of the requirement being met with a cash-in-lieu contribution.

This survey is not subject to review by the Department of Environmental Quality pursuant to 76-4-125(1)(d), MCA.

Regal Land Development, Inc.

Name Title

STATE OF MONTANA)
County of Yellowstone)

On this _____ day of _____, 2024, before me, a Notary Public in and for the State of Montana, personally appeared _____ as the _____ 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.

Notary Public in and for the State of Montana
Printed name _____
Residing at _____
My commission expires _____

CERTIFICATE OF SURVEYOR

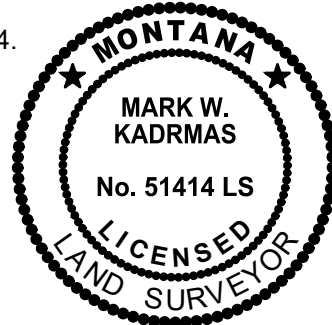
I, the undersigned Mark W. Kadrmias, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in the NE 1/4 of Section 31, Township 01 North, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana.

Said tract contains a gross area of 53.312 acres, more or less, and a net area of 48.482 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 _____, 2024.



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

CERTIFICATE OF APPROVAL

STATE OF MONTANA)
County of Yellowstone)

We hereby certify that we have examined the plat of WILD ROSE SUBDIVISION and find that 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 hereby accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA this _____ day of _____, 2024.

CITY OF BILLINGS, MONTANA

By: _____
Mayor

Attest: _____
City Clerk

NOTICE OF APPROVAL

STATE OF MONTANA)
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 _____, 2024.

President _____ Executive Secretary _____

ERRORS AND OMISSIONS REVIEW

I hereby certify that the following plat was duly examined for errors in computations and drafting.

Dated this _____ day of _____, 2024.

Examining Land Surveyor _____

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that the foregoing plat conforms with Sections 76-4-125(1)(d), MCA, as said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

Dated this _____ day of _____, 2024.

City Engineer's Office _____

CERTIFICATE OF COUNTY TREASURER

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

Dated this _____ day of _____, 2024.

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.

Dated this _____ day of _____, 2024.

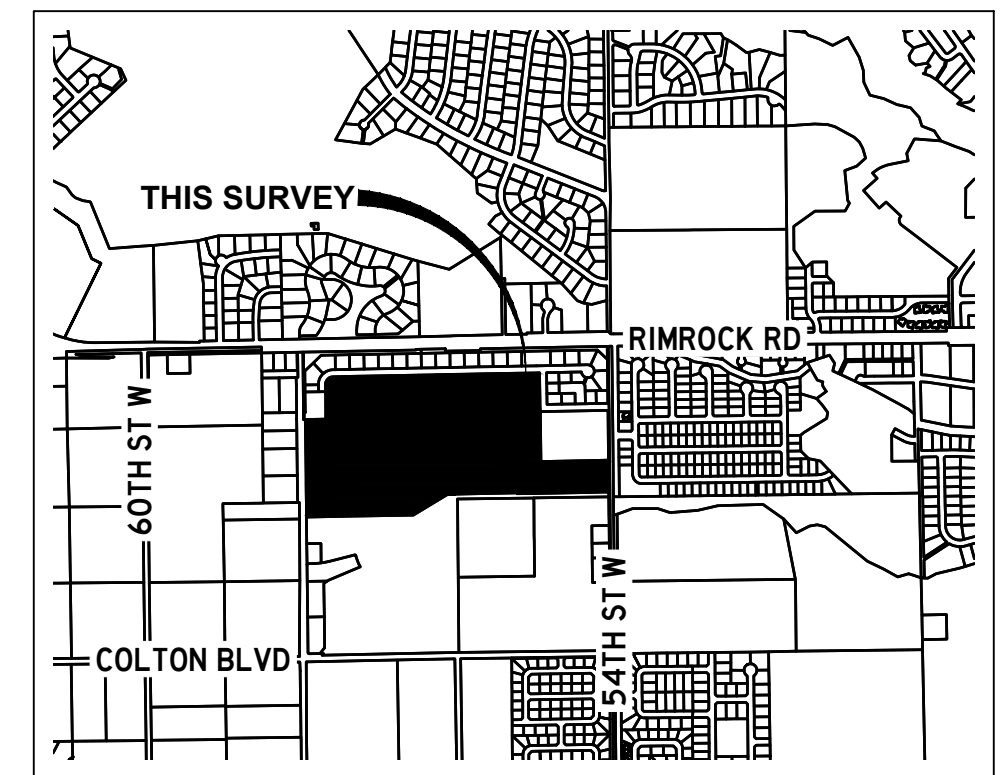
Reviewed by _____

CLERK AND RECORDER FILING INFORMATION

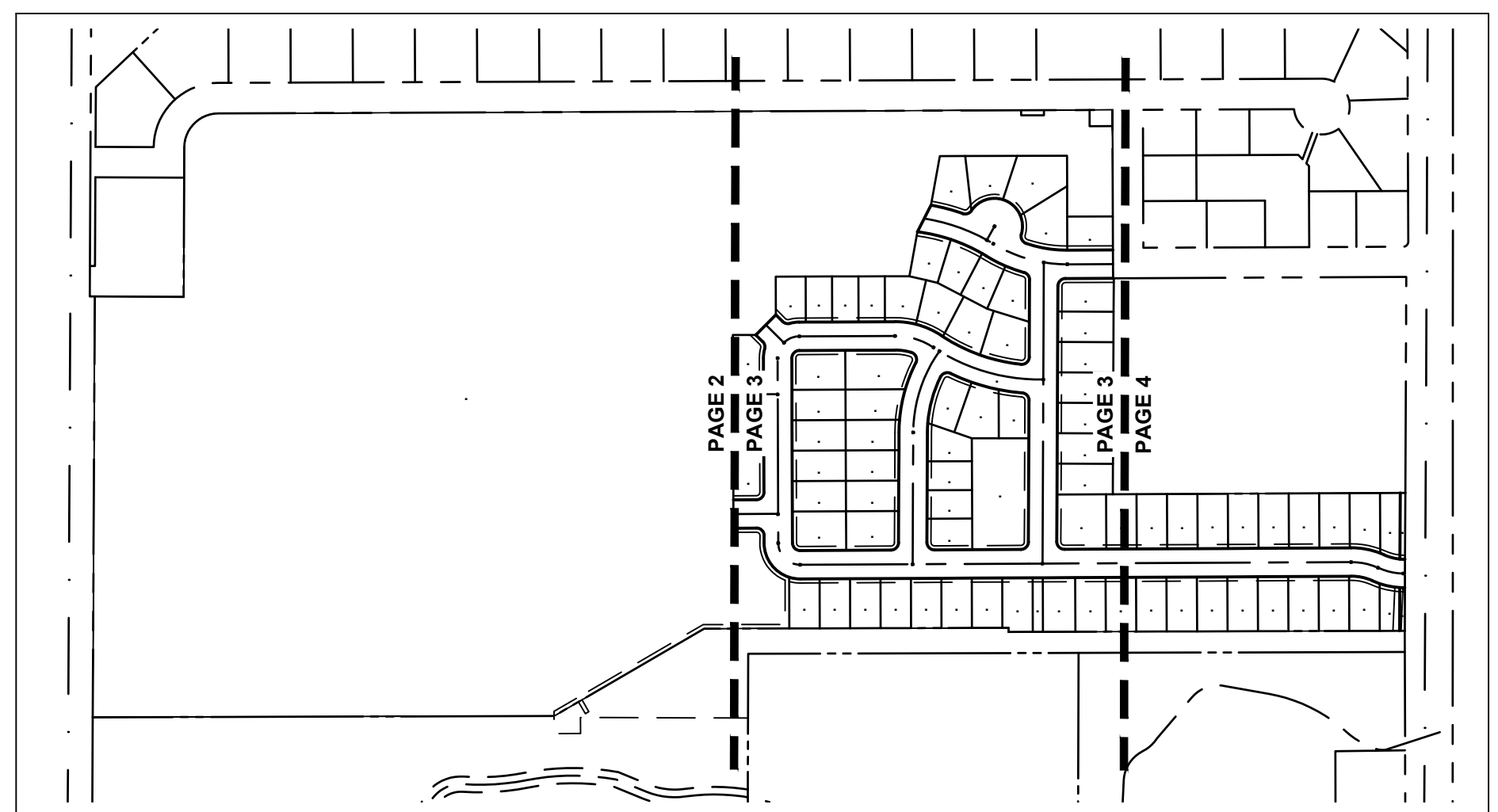
Consent to Platting _____
Document No. _____
Subdivision Improvements Agreement _____
Document No. _____

LEGEND

●	PROPERTY CORNERS, FOUND AS DESCRIBED
○	PROPERTY CORNERS, SET 5/8" REBAR W/ PE PLASTIC CAP
■	CENTERLINE MONUMENT, SET
—	SURVEY BOUNDARY
—	PROPOSED PROPERTY LINE
- - -	EXISTING PROPERTY LINE
—	CENTERLINE OF RIGHT-OF-WAY
- - -	EXISTING RIGHT-OF-WAY LINE
—	SECTION LINE
- - -	EASEMENT LINE
(R = XX.XX')	RECORD DISTANCE



VICINITY MAP
NOT TO SCALE



SHEET INDEX
NOT TO SCALE

BASIS OF BEARINGS

Bearings shown on this survey are derived from a low distortion Lambert Conformal Conic single parallel 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.

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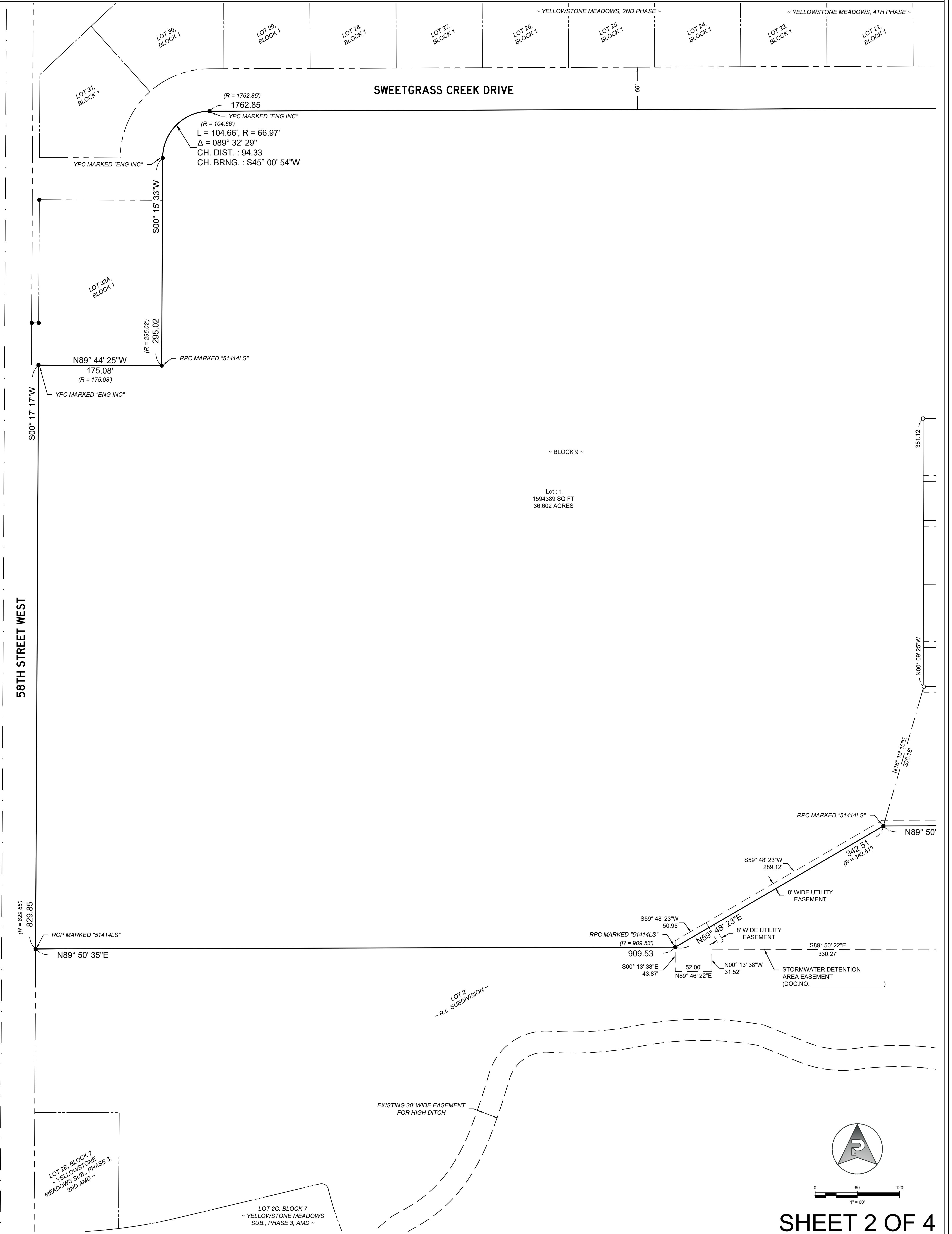


PREPARED BY : PERFORMANCE ENGINEERING, LLC

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JUNE 2024

8/30/2024 8:34:01 AM PE STANDARD.CTB



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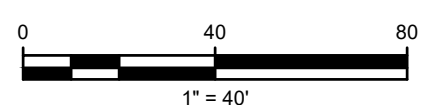
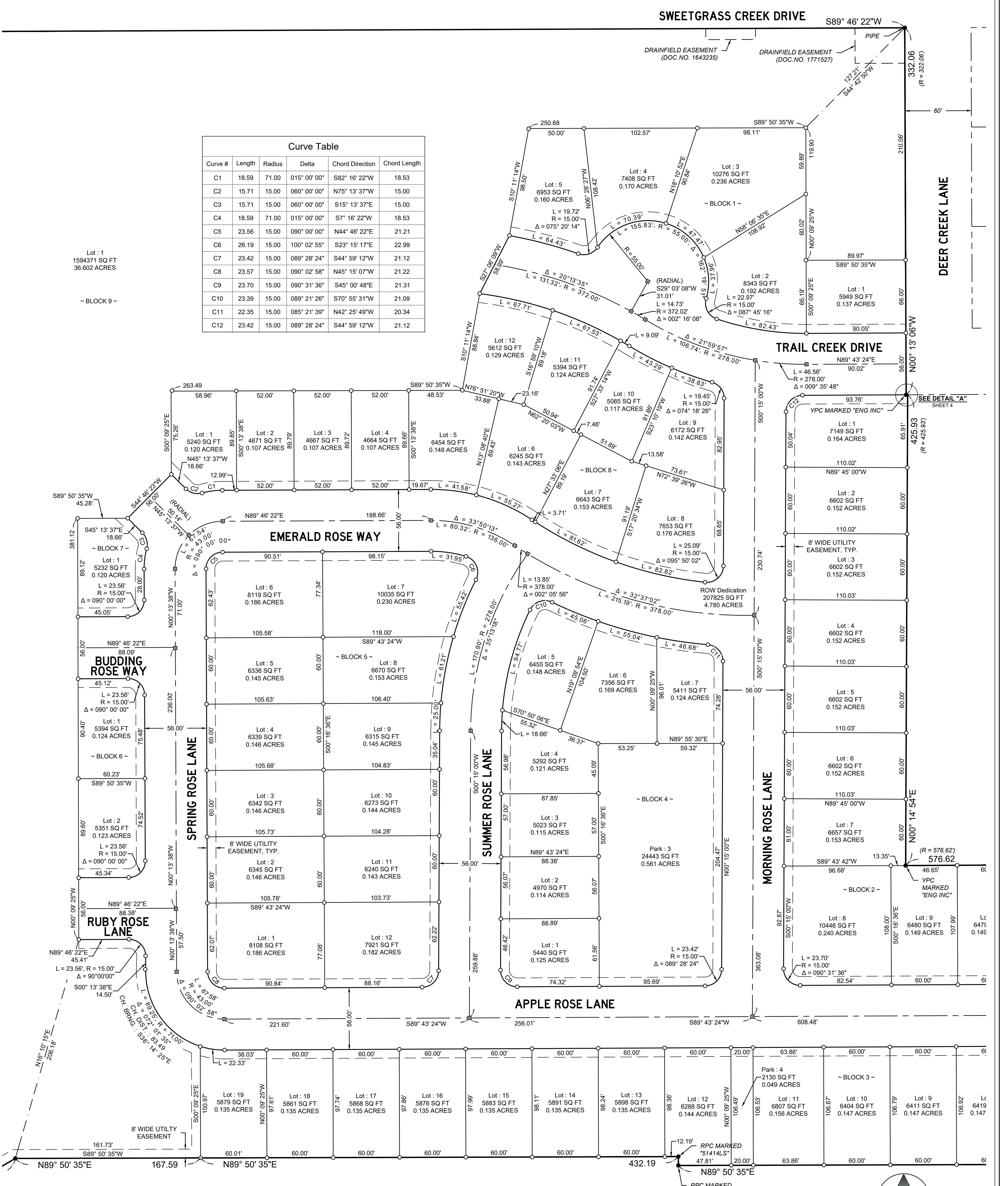
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Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	18.59	71.00	015° 00' 00"	S82° 16' 22"W	18.53
C2	15.71	15.00	060° 00' 00"	N75° 13' 37"W	15.00
C3	15.71	15.00	060° 00' 00"	S15° 13' 37"E	15.00
C4	18.59	71.00	015° 00' 00"	S7° 16' 22"W	18.53
C5	23.56	15.00	090° 00' 00"	N44° 46' 22"E	21.21
C6	26.19	15.00	100° 02' 55"	S23° 15' 17"E	22.99
C7	23.42	15.00	089° 28' 24"	S44° 59' 12"W	21.12
C8	23.57	15.00	090° 02' 58"	N45° 15' 07"W	21.22
C9	23.70	15.00	090° 31' 36"	S45° 00' 48"E	21.31
C10	23.39	15.00	089° 21' 26"	S70° 55' 31"W	21.09
C11	22.35	15.00	085° 21' 39"	N42° 25' 49"W	20.34
C12	23.42	15.00	089° 28' 24"	S44° 59' 12"W	21.12

Lot : 1
1594371 SQ FT
36.602 ACRES

~ BLOCK 9 ~



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