

RIDGEVIEW SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M.
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA
MARCH, 2025

CERTIFICATE OF APPROVAL

STATE OF MONTANA)
)SS
COUNTY OF YELLOWSTONE)

WE HEREBY CERTIFY THAT WE HAVE EXAMINED THE ANNEXED AND FOREGOING PLAT OF RIDGEVIEW 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 ACCEPTED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND THE SEAL OF CITY OF BILLINGS, MONTANA, THIS ____ DAY OF _____, 2024.

CITY OF BILLINGS, MONTANA

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

CERTIFICATE OF CITY ENGINEER'S OFFICE

I HEREBY CERTIFY THAT THE FOREGOING PLAT CONFORMS WITH SECTION 76-4-125(1)(d), MCA FOR THE REMOVAL OF SANITARY RESTRICTIONS SINCE THE PLAT AND 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.

REVIEWED BY: _____
CITY ENGINEER'S OFFICE

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 _____, 2024.

YELLOWSTONE COUNTY DEPUTY TREASURER

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: _____

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED JAMES C. BRAINARD, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M., DESCRIBED AS FOLLOWS:

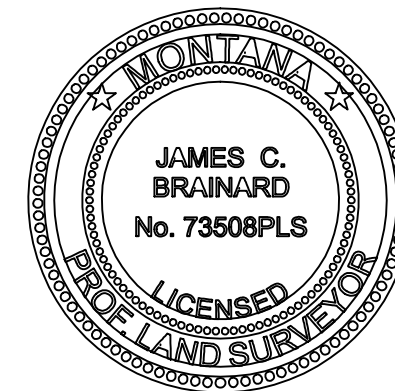
BEGINNING AT A POINT ON THE EAST LINE OF LOT 17 OF VILLAGE WEST SUBDIVISION 2ND FILING, SAID POINT BEING 679.94 FEET NORTH 89°50'39" EAST AND 1343.05 FEET SOUTH 00°09'21" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 34; THENCE NORTH 88°31'19" EAST 135.00 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 272.00 FEET, AN ARC LENGTH OF 64.46 FEET, A DELTA ANGLE OF 13°34'42", A CHORD BEARING OF NORTH 81°43'58" EAST, AND A CHORD LENGTH OF 64.31 FEET; THENCE NORTH 74°56'37" EAST 44.76 FEET; THENCE NORTH 89°58'18" EAST 425.26 FEET; THENCE SOUTH 00°42'12" EAST 456.91 FEET TO AND ALONG THE WEST LINE OF ZIMMERMAN HOME PLACE SUBDIVISION FILING NO. 2 TO THE NORTH LINE OF TRACT 2A, OF CERTIFICATE OF SURVEY NO. 2974, AMENDED TRACT 2; THENCE SOUTH 89°58'15" WEST 667.38 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF VILLAGE WEST SUBDIVISION; THENCE NORTH 00°42'06" WEST 432.68 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 300,505 SQUARE FEET OR 6.899 ACRES.

SAID TRACT IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS 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

JAMES C. BRAINARD, PLS 73508
REGISTERED LAND SURVEYOR
STATE OF MONTANA



ERRORS AND OMISSIONS REVIEW

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED AND FOREGOING PLAT FOR ERRORS AND OMISSIONS IN COMPUTATIONS AND DRAFTING.

DATED THIS ____ DAY OF _____, 2024.

REVIEWED BY: _____
EXAMINING LAND SURVEYOR

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
)SS
COUNTY OF YELLOWSTONE)

KNOW ALL BY THESE PRESENTS: THAT THE UNDERSIGNED OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, DO HEREBY CERTIFY THAT THEY HAVE CAUSED TO BE SURVEYED, SUBDIVIDED, AND PLATTED INTO LOTS AND STREETS AS SHOWN ON THE PLAT.

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, SAID TRACT TO KNOWN AND DESIGNATED AS RIDGEVIEW SUBDIVISION.

RIDGEVIEW SBC LLC

BRADLEY BROWN, MANAGER

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS ____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, PERSONALLY APPEARED BRADLEY BROWN, MANAGER OF RIDGEVIEW SBC LLC, KNOWN TO ME TO BE THE PERSONS 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 THE STATE OF _____
PRINTED NAME: _____
RESIDING OF: _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S NOTE

UNLESS OTHERWISE NOTED, RECORD DISTANCES BETWEEN FOUND MONUMENTS SHOWN HEREON ARE WITHIN LOCAL ACCEPTED PRACTICE.

BASIS OF BEARINGS

A LINE BEARING SOUTH 00°42'26" EAST BETWEEN THE CENTER AND THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M., U.S. SURVEY. (NAD83 STATE PLAN BEARINGS)



VICINITY MAP
NOT TO SCALE

SHEET 1 OF 2

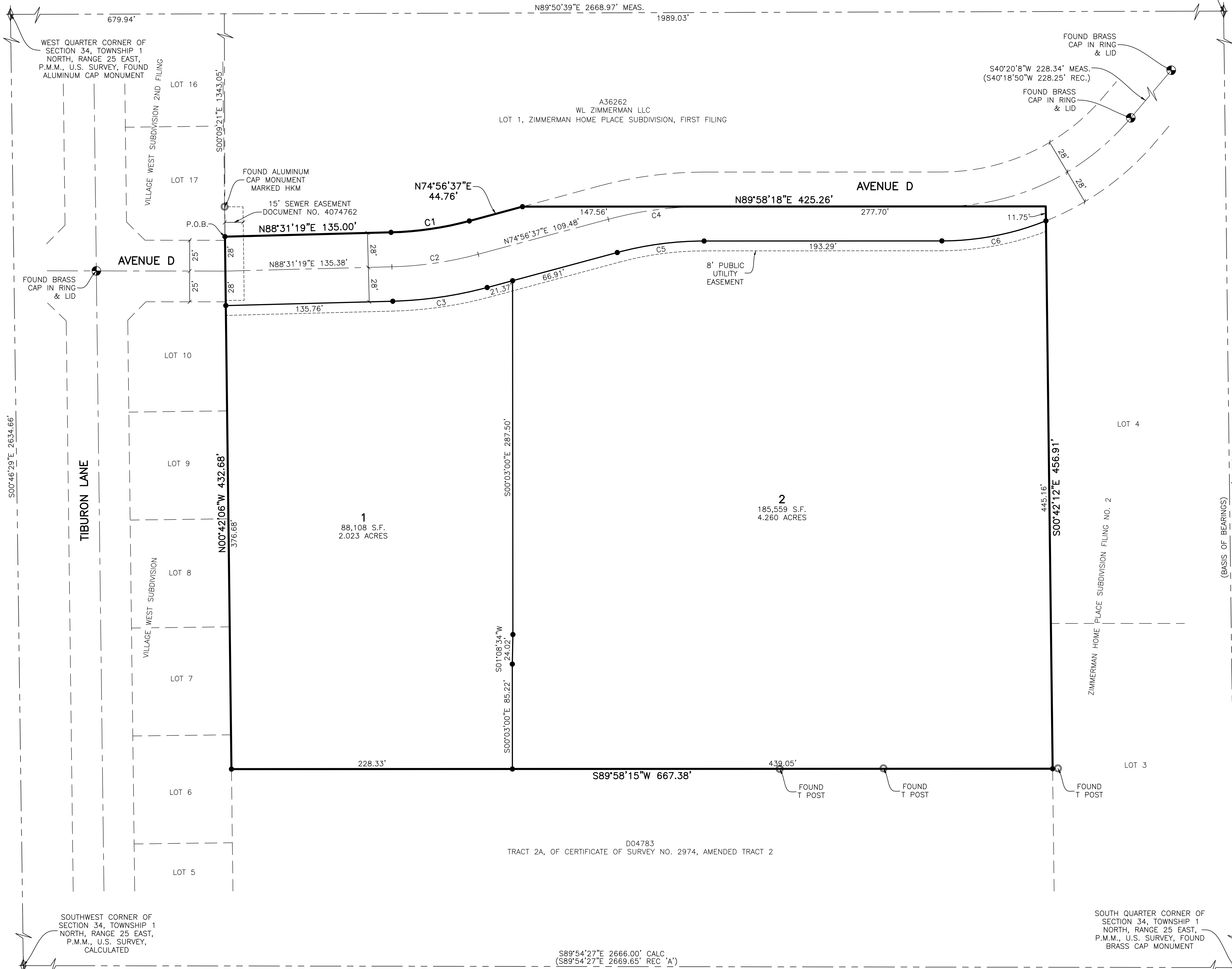
Project Info.	
Surveyor:	J. BRAINARD
Designer:	N. ANDERSON
Begin Date:	12-16-2024
Name:	RIDGEVIEW SUBDIVISION
Number:	7152-30
Revision:	
Scale:	1"=40'
Checked:	



5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

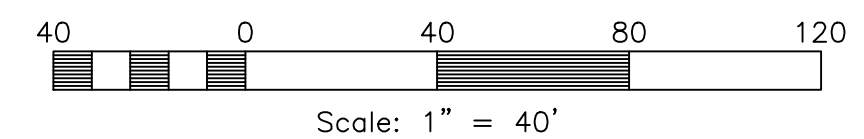
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LEGEND

- = SECTION CORNER
- = FOUND STREET MONUMENT
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "73508"
- = FOUND AS NOTED
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE



NOTES

- REC 'A' - CERTIFICATE OF SURVEY NO. 2974, PREPARED BY ROBERT L. SANDERSON, PE LS, DATED JULY 30, 1998, AND RECORDED AUGUST 10, 1998.
- REC 'B' - CERTIFICATE OF SURVEY NO. 2974 AMENDED TRACT 1, PREPARED BY JAMES D LEHMAN, PLS OF KADRMAS LEE & JACKSON, DATED SEPTEMBER 7, 2005, AND RECORDED OCTOBER 26, 2005.
- REC 'C' - PLAT OF ZIMMERMAN HOME PLACE SUBDIVISION, FIRST FILING, PREPARED BY PETER B. KNAPP, PLS, OF SANDERSON STEWARD, DATED MARCH 13, 2017, AND RECORDED APRIL 17, 2017

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	272.00'	64.46'	64.31'	32.38'	N81°43'58"E	13°34'42"
C2	300.00'	71.10'	70.93'	35.72'	N81°43'58"E	13°34'42"
C3	328.00'	77.73'	77.55'	39.05'	N81°43'58"E	13°34'42"
C4	300.00'	78.69'	78.46'	39.57'	N82°27'28"E	15°01'41"
C5	272.00'	71.34'	71.14'	35.88'	N82°27'28"E	15°01'41"
C6	228.00'	86.61'	86.09'	43.84'	N79°05'19"E	21°45'58"

SHEET 2 OF 2

Project Info.

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