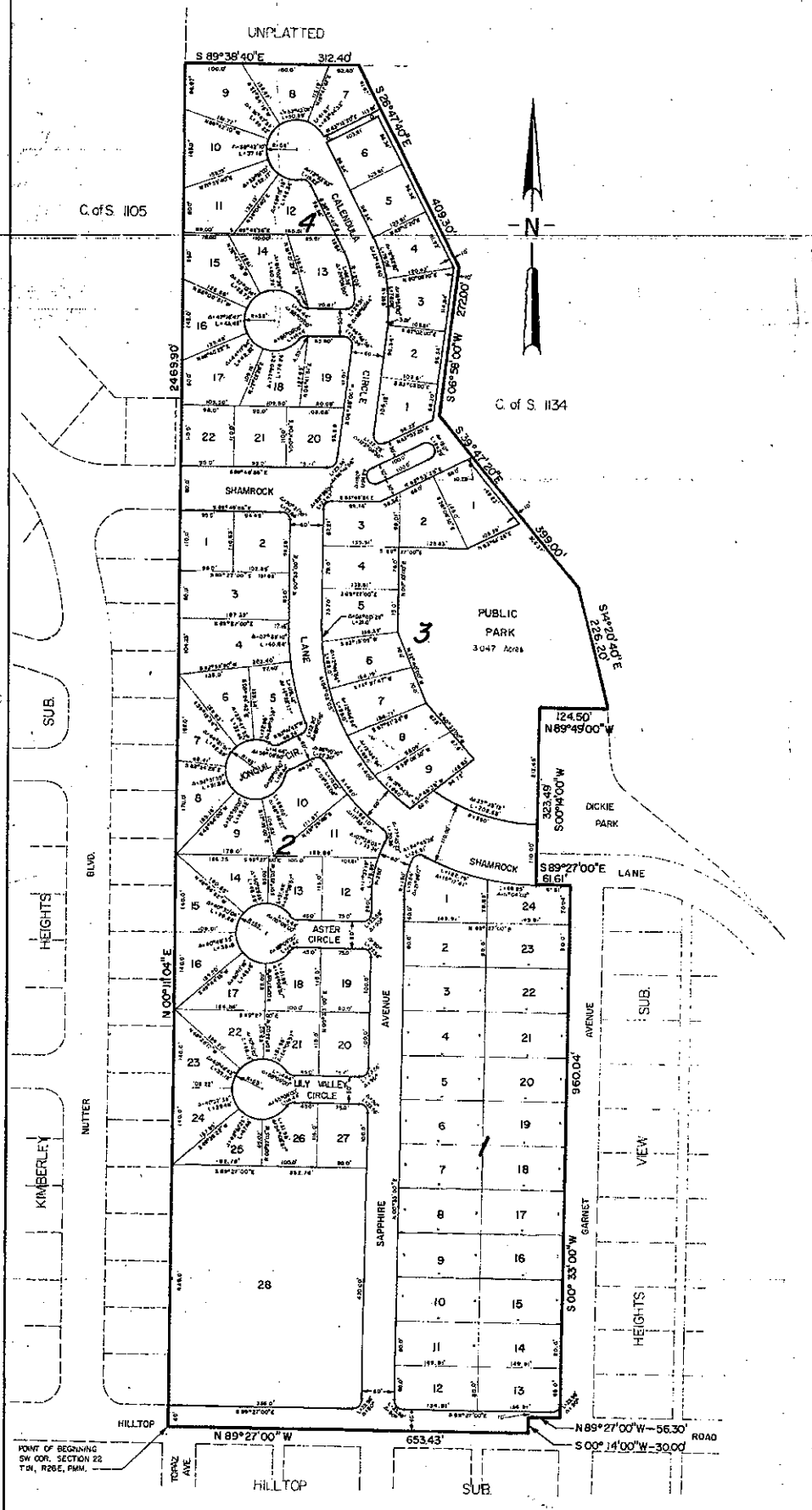
Howard Heights Subdivision

SITUATED IN THE SW 1/4 OF SECTION 22, T1N, R26E, PMM

YELLOWSTONE COUNTY, MONTANA

BY: MUELLER ENGINEERING, INC. BILLINGS, MONTANA

SCALE 1"=100' JULY-1972



NOTE: ALL CORNER RADII=15.00 FT. RADIUS

LOT AREAS IN SQUARE FEET

BLOCK 1		BLOCK 3	
Lot 1	14,639	Lot 1	12,419
2-11	11,993	2	11,163
12-13	11,945	3	11,400
14-23	11,993	4	10,570
24	10,751	5	11,499
		6	11,358
BLOCK 2		7	12,372
Lot 1	10,480	8	12,168
2	11,737	9	11,882
3	10,795		
4	18,049	BLOCK 4	
5	11,998	Lot 1	10,001
6	10,987	2	10,001
7	10,091	3	10,009
8	10,703	4	10,295
9	12,357	5	10,001
10	14,006	6	10,001
11	12,702	7	10,747
12	10,496	8	11,297
13	10,575	9	15,574
14	10,311	10	13,532
15	10,341	11	13,789
16	10,333	12	17,895
17	10,194	13	12,248
18	10,576	14	10,706
19	10,302	15	12,213
20	10,302	16	10,750
21	10,576	17	13,317
22	10,494	18	10,019
23	10,208	19	10,146
24	10,200	20	10,566
25	10,639	24	10,458
26	10,576	22	10,450
27	10,102		
28	122,802		

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Ray and Beatrice H. Hendrickson, husband and wife, and L.C. and Margaret S. Howard, husband and wife, owners of the following described tract of land, do hereby certify that they have caused to be surveyed, subdivided and platted into lots, blocks, streets, park and public rights-of-way as shown on the plat and the Certificate of Survey hereunto annexed, said tract being located in the SW1/4 of Section 22, T.1N., R.26E., P.M.M., Yellowstone County, Montana, being more particularly described as follows, to wit:

Beginning at a point which is the southwest corner of Section 22, T.1N., R.26E., P.M.M.; thence from said point of beginning N00°11'04"E along the west line of said Section a distance of 2469.90 feet; thence S89°36'40"E a distance of 312.40 feet; thence S26°47'40"E a distance of 409.30 feet; thence S06°58'00"W a distance of 272.00 feet; thence S39°47'20"E a distance of 399.00 feet; thence S44°20'40"E a distance of 226.20 feet; thence N89°49'00"W a distance of 124.50 feet; thence S00°14'00"W a distance of 323.49 feet; thence S89°27'00"E a distance of 61.61 feet; thence S00°33'00"W a distance of 960.04 feet; thence N89°27'00"W a distance of 56.30 feet; thence S00°14'00"W a distance of 30.00 feet to the south line of Section 22, T.1N., R.26E.; thence N89°27'00"W along the south line of said Section a distance of 653.43 feet to the point of beginning, said tract to be known and designated as HOWARD HEIGHTS SUBDIVISION and the lands included in all streets, park and public rights-of-way shown on the annexed plat are hereby granted and donated to the use of the public forever.

Dated this 21 day of August, 1972.

L.C. Howard

Margaret S. Howard

Ray Hendrickson

Beatrice H. Hendrickson

STATE OF MONTANA)
County of Yellowstone) ss.

On this 21 day of August, 1972, before me, a Notary Public in and for the State of Montana, personally appeared L.C. and Margaret S. Howard, husband and wife, known to me to be the persons whose names are subscribed to the within instrument and who acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Bernard H. Schmitt

Notary Public in and for the State of Montana
Residing at Billings, Montana
My commission expires Jan. 12, 1975

STATE OF MONTANA)
County of Yellowstone) ss.

On this 21 day of August, 1972, before me, a Notary Public in and for the State of Montana, personally appeared Ray and Beatrice H. Hendrickson, husband and wife, known to me to be the persons whose names are subscribed to the within instrument and who acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Bernard H. Schmitt

Notary Public in and for the State of Montana
Residing at Billings, Montana
My commission expires Jan. 12, 1975

CERTIFICATE OF SURVEY

STATE OF MONTANA)
County of Yellowstone) ss.

Jack F. Mueller, PE, RLS, Montana Registered Professional Engineer and Land Surveyor No. 3854-S, being first duly sworn, deposes and says that during the month of July 1972 a survey was made under his supervision of a tract of land to be known as HOWARD HEIGHTS SUBDIVISION in accordance with the request of the owners thereof and in conformity with the provisions of Chapter 6, Title 11-601 to 11-616, inclusive, Revised Codes of Montana of 1947, said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that iron monuments of suitable size were set at all intersection points as indicated on the plat by a mark thus ____; that the plat conforms with the work on the ground; that the gross area of the said platted tract of land is 35.318 acres and that the net area is 25.276 acres.

Jack F. Mueller, PE, RLS, Mont. Reg. No. 3854S

Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this 6th day of August, 1972.

Notary Public in and for the State of Montana
Residing at Billings, Montana
My commission expires March 10, 1973

CERTIFICATE OF APPROVAL BY CITY ENGINEER

I hereby certify that I have examined the annexed and foregoing plat of HOWARD HEIGHTS SUBDIVISION and find that said plat conforms with the requirements of the laws of the State of Montana, and that said plat conforms to the adjoining additions and plats of the City of Billings, already platted as nearly as circumstances will permit.

IN WITNESS WHEREOF, I have executed this Certificate of Approval this 26th day of August, 1972.

CITY OF BILLINGS, MONTANA

City Engineer

CERTIFICATE OF APPROVAL

STATE OF MONTANA)
County of Yellowstone) ss.

We hereby certify that we have examined the annexed plat of HOWARD HEIGHTS SUBDIVISION and the said plat conforms with the requirements of the laws of the State of Montana; that the requirement for park donation has been met to the satisfaction of the Billings-Yellowstone City-County Planning Board. It is therefore approved and accepted by Resolution No. 1754.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA, this 11th day of Sept., 1972.

CITY OF BILLINGS, MONTANA

ATTEST:

City Clerk

By: Mayor

NOTICE OF APPROVAL

STATE OF MONTANA)
County of Yellowstone) ss.

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

BILLINGS-YELLOWSTONE CITY-COUNTY PLANNING BOARD:

President