PLAT OF

LAKE HILLS SUBDIVISION, 33rd FILING

BEING TRACT D, CERTIFICATE OF SURVEY NO. 793, AND & LOTS 1, 2, 7 & 8, BLOCK 19 OF LAKE HILLS SUBDIVISION, 15TH FILING, AND LOT 1, BLOCK 54, OF LAKE HILLS SUB, 21 ST FILING, AND LOT 5, 31ST FILING (CORRECTED), SITUATED IN SECTION 16, T. 1 N., R. 26 E., P.M.M. IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

150 0 150

Scale 1" = 150'

○ = Set 5/8 Rebar with YPC 11289LS

⋎ = CORNERS FOUND FROM PREVIOUS SURVEYS

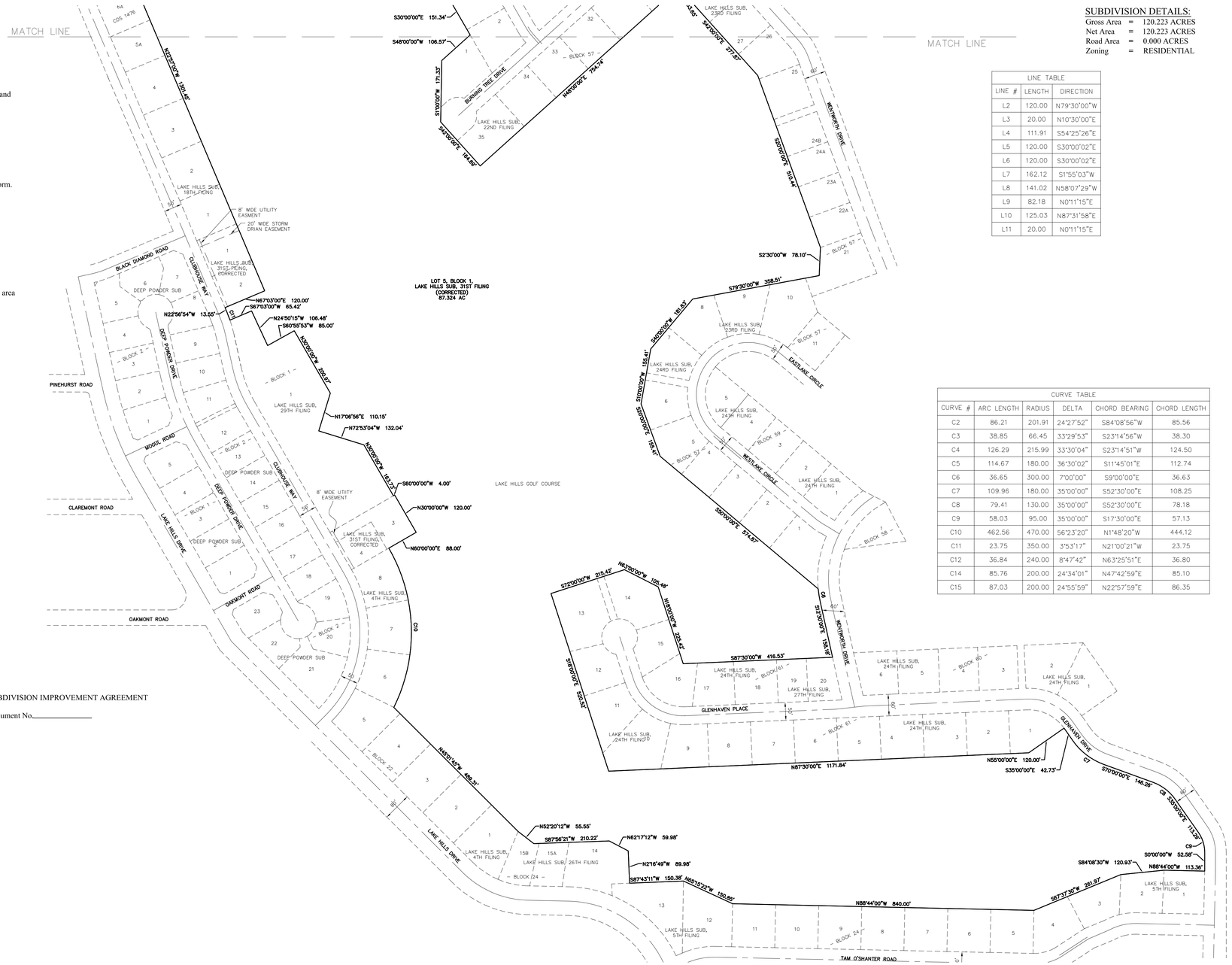
BASIS OF BEARING: Lake Hills Subdivision

SUBDIVISION DETAILS:

Gross Area	=	120.223 ACRES
Net Area	=	120.223 ACRES
Road Area	=	0.000 ACRES
Zoning	=	RESIDENTIAL

LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	120.00	N79°30'00"W
L3	20.00	N10°30'00"E
L4	111.91	S54°25'26"E
L5	120.00	S30°00'02"E
L6	120.00	S30°00'02"E
L7	162.12	S1°55'03"W
L8	141.02	N58°07'29"W
L9	82.18	N0°11'15"E
L10	125.03	N87°31'58"E
L11	20.00	N0°11'15"E

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C2	86.21	201.91	24°27'52"	S84°08'56"W	85.56
C3	38.85	66.45	33°29'53"	S23°14'56"W	38.30
C4	126.29	215.99	33°30'04"	S23°14'51"W	124.50
C5	114.67	180.00	36°30'02"	S11°45'01"E	112.74
C6	36.65	300.00	7°00'00"	S9°00'00"E	36.63
C7	109.96	180.00	35°00'00"	S52°30'00"E	108.25
C8	79.41	130.00	35°00'00"	S52°30'00"E	78.18
C9	58.03	95.00	35°00'00"	S17°30'00"E	57.13
C10	462.56	470.00	56°23'20"	N1°48'20"W	444.12
C11	23.75	350.00	3°53'17"	N21°00'21"W	23.75
C12	36.84	240.00	8°47'42"	N63°25'51"E	36.80
C14	85.76	200.00	24°34'01"	N47°42'59"E	85.10
C15	87.03	200.00	24°55'59"	N22°57'59"E	86.35



CERTIFICATE OF DEDICATION

STATE OF MONTANA)
:ss
County of _____)

KNOW ALL MEN BY THESE PRESENTS: That RON S. HILL LIVING TRUST, the owner of the following described tract of land, does hereby certify that it has caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract being situated in Section 16, T1N, R26E, PMM, in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Tract D, Certificate of Survey No. 793, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 599989: Lots 1, 2, 7 & 8, Block 19 of Lake Hills Subdivision, 15th Filing under Document No.600127; Lot 1, Block 54, Lake Hills Subdivision, 21st Filing under Document No. 612471; Lot 5, of Lake Hills Subdivision, 31st Filing (Corrected) , under Document No. 3577897: Containing 120.223 net and gross area.

The park requirement for this subdivision has been previously met.

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 their lines over, under and across the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever. Said tract to be known and designated as LAKE HILLS SUBDIVISION, 33RD FILING; there is no public land dedication made with this plat.

RON S. HILL LIVING TRUST

By: _____

Its: _____

STATE OF MONTANA)
:ss
County of _____)

On this _____ day of _____, 2014 before me a Notary Public for the State of Montana, personally appeared, _____, known to me to be the _____ of Ron S. Hill Living Trust whose name is subscribed to the within instrument and acknowledges to me that he executed the same.

_____
Print
_____
Sign

Notary Public in and for the State of Montana
Residing at _____
My commission expires_____

RONALD S. HILL, LLC
By: _____

Its: _____

STATE OF MONTANA)
:ss
County of _____)

On this _____ day of _____, 2014 before me a Notary Public for the State of Montana, personally appeared, _____, know to me to be the _____ of Ronald S. Hill, LLC whose name is subscribed to the within instrument and acknowledges to me that he executed the same.

_____
Print
_____
Sign

Notary Public in and for the State of Montana
Residing at _____
My commission expires_____

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting and find said plat conforms with the requirements of the laws of the State of Montana, and that said plat conforms to the adjoining additions and plat of the City of Billings already as nearly as circumstances will permit.

Examining Land Surveyor _____ Date _____

CERTIFICATION OF COUNTY TREASURERS

I hereby certify, pursuant to section 76-3-611(1)(b)/76-3-207(3), M.C.A., that all real property taxes and special assessments assessed and levied on the land described below and encompassed by this survey have bee paid.

Yellowstone County Treasurer_____ Date _____

CITY ATTORNEY'S STATEMENT

This document has been reviewed by the City Attorney's office and is acceptable as to form.
Dated this day of _____ , 2014
Reviewed by:

_____
City Attorney

CERTIFICATE OF APPROVAL BY CITY ENGINEER'S OFFICE

I hereby certify that annexed and forgoing plat conforms with Section 76-4-125(2)(d), M.C.A., 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.

IN WITNESS WHEREOF, I have executed this CERTIFICATE OF APPROVAL this day of _____, 2014.

_____

City Engineer's Office

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
:ss
County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing Lake Hills Subdivision, 33rd Filing, to the City of Billings and find that said amended plat conforms with the requirements of the laws of the State of Montana and the requirements from the Yellowstone County Planning Board. It is therefore approved and the dedication of the public use of any land shown as dedicated to such use is accepted.

By: _____
Mayor

Attest: _____
City Clerk

NOTICE OF PLANNING BOARD APPROVAL

STATE OF MONTANA)
:ss
County of Yellowstone)

This amended plat has been approved by the Yellowstone County Board of Planning and conforms to the requirements of that board.
Dated this ____day of _____ , 2014

_____
President
_____
Executive Secretary

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
:ss
County of Yellowstone)

Thomas G. Kelly, a Registered Land Surveyor in the State of Montana, do hereby certify that I have performed the survey shown on this Plat/Certificate of Survey and that such survey was made in May 2014; that said survey is true and complete as shown and the monuments found and set are of the character and occupy the positions shown thereon.

Dated this_____day of _____ , 2014

Thomas G. Kelly
Registration Number 11289 LS
33 Centennial Road
Columbus, MT 59019

SUBDIVISION IMPROVEMENT AGREEMENT

Document No._____