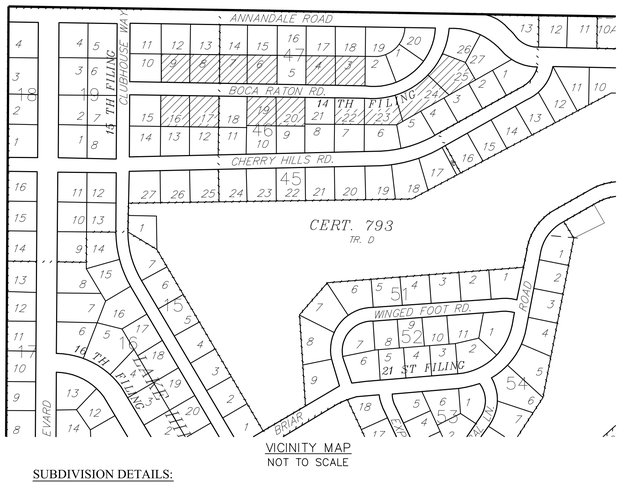
PLAT OF
LAKE HILLS SUBDIVISION, 34TH FILING

Being Amended Lots 19-20, and 22-25, Block 46, and Lots 3-4, and 6-7, Block 47, 14th Filing and
Lots 16-17, Block 46, and Lots 8-9, Block 47, 15th Filing
Situated in the NW1/4, NW1/4 of Section 16, T1N, R26E, PMM.
City of Billings, Yellowstone County, Montana



VICINITY MAP
NOT TO SCALE

SUBDIVISION DETAILS:

Gross Area	=	4.33 ACRES
Net Area	=	4.33 ACRES
Road Area	=	0.00 ACRES
Zoning	=	R-5000 & R-6000

○ = Set 5/8 Rebar with YPC 11289LS
╳ = CORNERS FOUND FROM PREVIOUS SURVEYS

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
: ss
County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing plat of Lake Hills Subdivision, 34th 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

BASIS OF BEARING: Lake Hills Subdivision 14th & 15th Filing

Prepared for: Ron S. Hill Living Trust
By: North Star Land Services, P.C. May 2014
Blueline Engineering LLC

LEGAL DESCRIPTION, PROPERTY OWNERS CERTIFICATIONS & DEDICATION AND VACATED PORTIONS OF LAKE HILLS SUBDIVISION 14TH &15TH FILING

KNOW ALL MEN BY THESE PRESENTS: That RON S. HILL LIVING TRUST, the owner of the following described tract of land, dose hereby certify that it has caused to be surveyed, subdivided an platted into lots, blocks and streets as shown on the annexed plat, said tract being situated in the NW¼ of Section 16, T. 1 N., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to - wit:

Lots19 - 20 and Lots 22 -25, Block 46, and Lots 3 -4 and Lots 6 -7, Block 47, 14th Filing and Lots 16 - 17, Block 46, and Lots 8 - 9, Block 47, 15th filing as shown on Lake Hills Subdivision 14th and 15th Filing.

The park requirement for the 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 the 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, THIRTY - FOURTH FILING; there is no public land dedication made with the plat.

_____ _____
By Date

_____ _____
Its Date

STATE OF MONTANA)
:ss
County of _____)

On this _____ day of _____ , 2014 before me a Notary Public for the State of Montana,

personally appeared _____, as _____ 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_____

CERTIFICATION OF COUNTY TREASURERS

I hereby certify, pursuant to section 76-3-611(1)(b), 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.

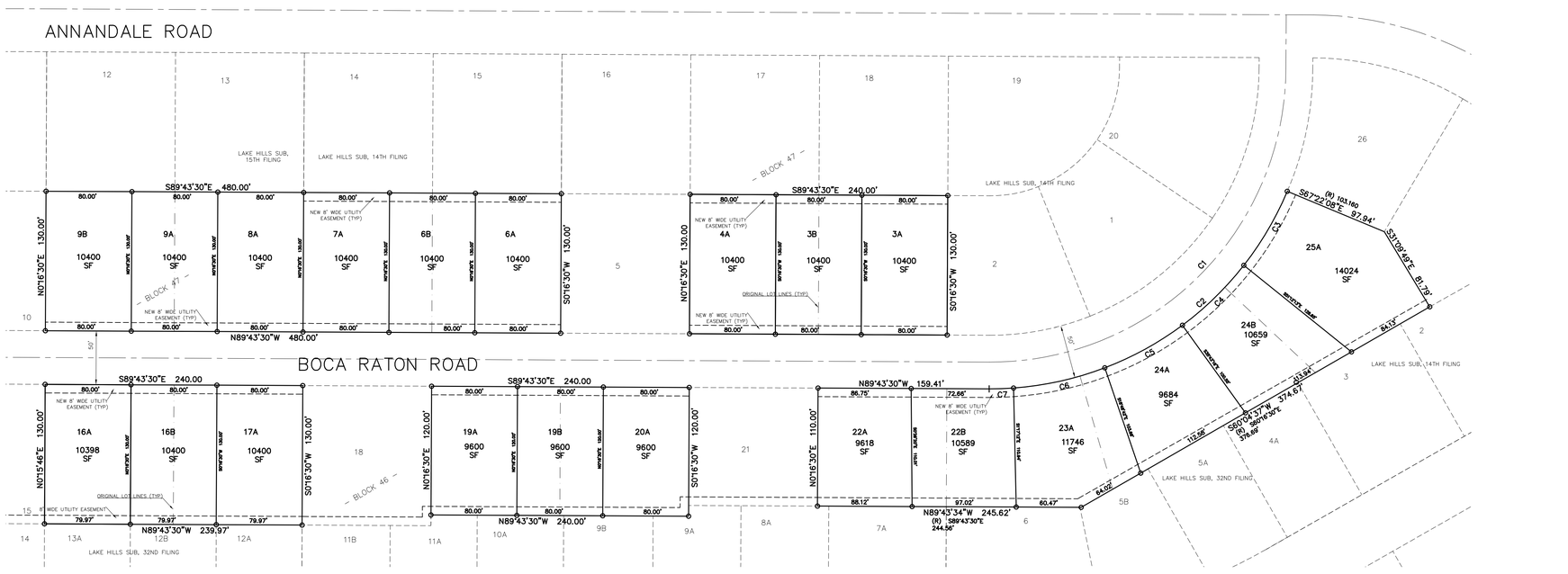
_____ _____
Yellowstone County Treasurer Date

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



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	163.19	275.00	34°00'00"	N51°16'30"E	160.80
C2	353.26	300.00	67°28'01"	N56°26'51"E	333.20
C3	80.25	300.00	15°19'37"	N30°22'39"E	80.01
C4	80.15	300.00	15°18'25"	N45°41'39"E	79.91
C5	82.72	300.00	15°47'55"	N61°14'50"E	82.46
C6	87.40	300.00	16°41'35"	N77°29'35"E	87.10
C7	22.73	300.00	4°20'29"	N88°00'36"E	22.73

60 0 60
Scale 1" = 60'

CERTIFICATE OF APPROVAL BY CITY ENGINEER'S OFFICE

STATE OF MONTANA)
: ss
County of Yellowstone)

I hereby certify that the annexed and forgoing subdivision plat conforms with Section 76-4-125(2)(d), MCA "divisions located within jurisdictional areas that have adopted growth policies pursuant to chapter 1 or within first-class or second-class municipalities for which the governing body certifies, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided.

IN WITNESS WHEREOF, I have executed this Certificate of Approval,

this ____ day of _____, 2014

_____
City Engineer's Office

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
: ss
County of Yellowstone)

Thomas G. Kelly, a Registered Land Surveyor in the M 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 theron.

Dated this _____ day of _____, 2014

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

CERTIFICATE OF APPROVAL BY CITY ENGINEER'S OFFICE FOR ERRORS AND OMISSIONS

STATE OF MONTANA)
:ss
County of Yellowstone)

I hereby certify that I have examined the here to annexed plat of Lake Hill Subdivision, 34th filing, to the City of Billings and find that said plat conforms with the requirements of the laws of the State of Montana and said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as circumstances will permit, and I have reviewed said plat for errors and/or omissions in calculation and drafting.

IN WITNESS WHEREOF, I have executed the Certificate of Approval by the City Engineer's Office this

_____ day of _____ , 2014

_____
Examining Land Surveyor for the City of Billings