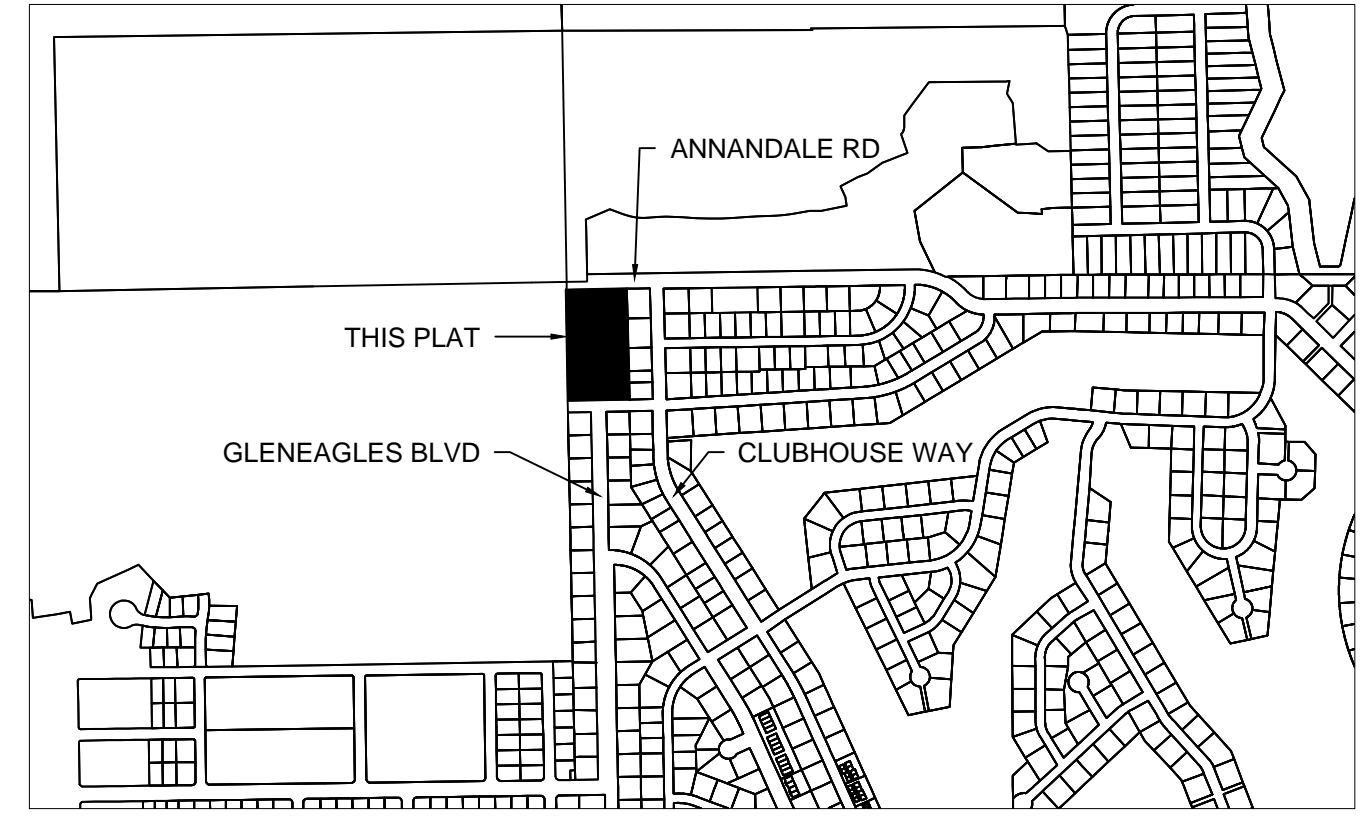
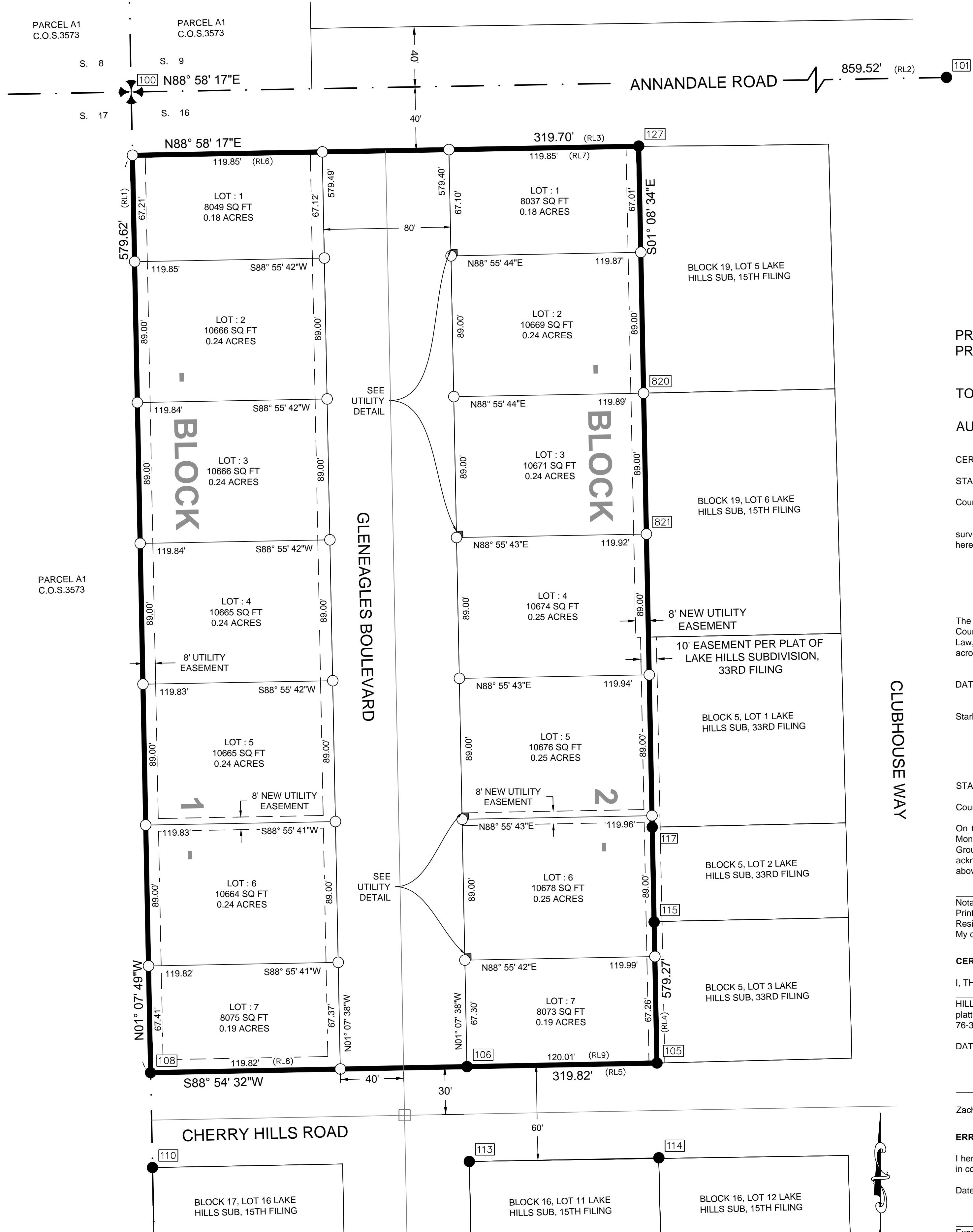


# PLAT OF LAKE HILLS SUBDIVISION, 35TH FILING

BEING LOTS 1-4 OF BLOCK 18, LOTS 3-4 OF BLOCK 19, LAKE HILLS SUBDIVISION, 15TH FILING; AND LOTS 4-5 OF BLOCK 5, LAKE HILLS SUBDIVISION, 33RD FILING  
 LOCATED IN THE NW 1/4 OF NW 1/4 OF SECTION 16, T. 01 N., R. 26 E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA



VICINITY MAP  
NOT TO SCALE

PREPARED FOR: STARKS REAL ESTATE GROUP, LLC  
 PREPARED BY: PERFORMANCE ENGINEERING & CONSULTING, PLLC

TOTAL AREA OF SUBDIVISION = ±3.19 ACRES  
 AUGUST 2017

CERTIFICATE OF DEDICATION

STATE OF MONTANA )  
 County of Yellowstone )

KNOW ALL BY THESE PRESENTS: That I, the undersigned owner, do hereby certify that I, have caused to be surveyed, subdivided and platted into lots, blocks, roads and alleys, and other divisions and dedications, as shown by this plat hereunto included, the following described tract of land, to wit:

The parcel situated in the NW 1/4 of NW 1/4 of Section 16, Township 1 North, Range 26 East, P.M.M., Yellowstone County, Billings, Montana, and more particularly described as Lots 1-4 of Block 18 and Lots 3-4 of Block 19, Lake Hills Subdivision, 15th Filing; and Lots 4-5 of Block 5, Lake Hills Subdivision, 33rd Filing; said tract being 3.19 acres in area, more or less, exclusive of the previously dedicated Gleneagles Boulevard.

The above described tract of land is to be known and designated as LAKE HILLS SUBDIVISION, 35TH FILING, Yellowstone County, Montana. 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.

DATED THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Starks Real Estate Group, LLC,  
 Trenton Parks, Owner

STATE OF MONTANA )  
 County of Yellowstone )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for the State of Montana, personally appeared Trenton Parks, known to me to be the owner of Starks Real Estate Group, LLC, known to me to be the persons who signed the forgoing 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 Zachary O. Hassler, Registered Land Surveyor, do hereby certify that between \_\_\_\_\_, 20\_\_\_\_, and \_\_\_\_\_, 20\_\_\_\_, I surveyed LAKE HILLS SUBDIVISION, 35TH FILING, and described the same as shown on the accompanying plat and platted in accordance with the provisions of the Montana Subdivision and Platting Act, Section 76-3-101 through 76-3-625, MCA and the Yellowstone County Subdivision Regulations.

DATED THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Zachary O. Hassler, PLS 29090LS

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and forgoing plat for errors and omissions in computations and drafting.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Examining Land Surveyor

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that I have examined the annexed plat and find that it conforms with Section 76-4-125(2)(d) MCA removing sanitary restrictions since said plat is inside a master planning area and is provided with municipal facilities for the supply of water and disposal of sewage and solid waste.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer's Office

CERTIFICATE OF CITY COUNCIL APPROVAL

The City Council of the City of Billings, Yellowstone County, Montana, does hereby certify that the accompanying plat for LAKE HILLS SUBDIVISION, 35TH FILING has been duly examined and have found the same to conform to the law and hereby approve it.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY OF BILLINGS, MONTANA

BY: \_\_\_\_\_  
 Mayor

ATTEST: \_\_\_\_\_  
 City Clerk

CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City Attorney and it is acceptable as to form:

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Reviewed by \_\_\_\_\_

CERTIFICATE OF COUNTY TREASURER

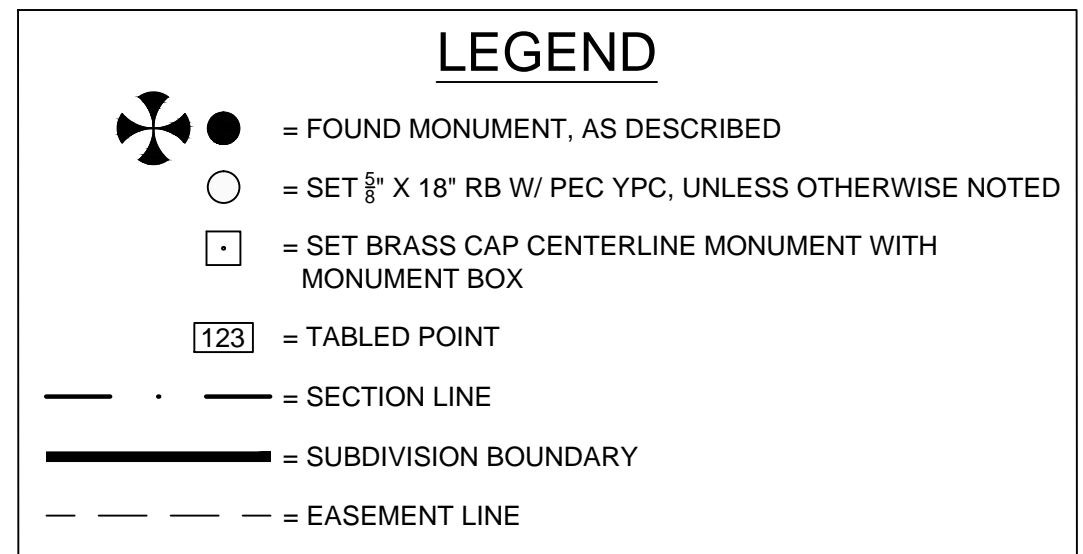
I, \_\_\_\_\_, Treasurer of Yellowstone County, Montana, do hereby certify that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

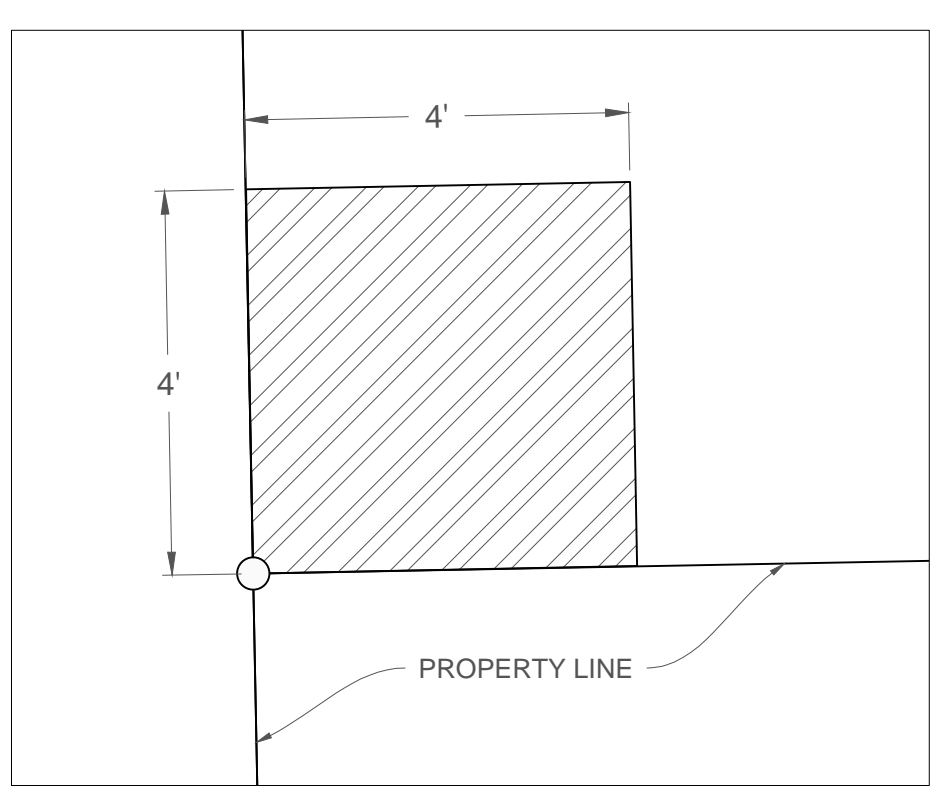
Treasurer of Yellowstone County

Point No.	Description
100	FOUND 1.25" BRASS CAP IN CONCRETE POST
101	FOUND LARGE SPIKE
105	FOUND PLASTIC CAP MARKED KELLY 11289 LS, DISTURBED DURING CONSTRUCTION; RESET MONUMENT WITH 5/8" X 18" REBAR AND PLASTIC CAP MARKED PEC 29090 LS
106	FOUND PLASTIC CAP MARKED KELLY 11289 LS, DISTURBED DURING CONSTRUCTION; RESET MONUMENT WITH 5/8" X 18" REBAR AND PLASTIC CAP MARKED PEC 29090 LS
108	FOUND LARGE SPIKE
110	FOUND LARGE SPIKE
113	FOUND LARGE SPIKE
114	FOUND PLASTIC CAP MARKED 8377 LS
115	FOUND PLASTIC CAP MARKED KELLY 11289 LS
117	FOUND PLASTIC CAP MARKED KELLY 11289 LS
127	FOUND LARGE SPIKE
820	SET MONUMENT WITH 5/8" X 18" REBAR AND PLASTIC CAP MARKED PEC 29090 LS DRIVEN APPX. 10" INTO THE EARTH AND PROTECTED WITH CROWN OF ROCK
821	SET MAG NAIL WITH 2" FENDER WASHER STAMPED PEC 29090 LS IN ROCK

Line Tag	Record Distance	Source
RL1	579.88	Lake Hills Subdivision, 15th Filing
RL2	860'	Lake Hills Subdivision, 15th Filing
RL3	320'	Lake Hills Subdivision, 15th Filing
RL4	579.38'	Lake Hills Subdivision, 15th Filing
RL5	320'	Lake Hills Subdivision, 15th Filing
RL6	120'	Lake Hills Subdivision, 15th Filing
RL7	120'	Lake Hills Subdivision, 15th Filing
RL8	120'	Lake Hills Subdivision, 15th Filing
RL9	120'	Lake Hills Subdivision, 15th Filing



4' X 4' UTILITY EASEMENT DETAIL



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.

Date \_\_\_\_\_ President \_\_\_\_\_  
 Executive Secretary \_\_\_\_\_

- CONSENT TO PLATTING  
 Document No. \_\_\_\_\_
- RELEASE OF SANITARY RESTRICTIONS  
 Document No. \_\_\_\_\_
- SUBDIVISION IMPROVEMENTS AGREEMENT  
 Document No. \_\_\_\_\_

PROJECT TITLE: LAKE HILLS SUBDIVISION, 35TH FILING

REVISIONS	2101 OVERLAND AVE	OFFICE - 406-384-0079
DATE	BILLINGS, MT 59102	www.performance-ec.com
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**PEC**  
 PERFORMANCE ENGINEERING & CONSULTING

2016-050 DRAWN BY: WJM CHECKED BY: ZOH DATE: 08/25/2017

SHEET 1