

PLAT OF LAKE HILLS SUBDIVISION, 36TH FILING

BEING LOTS 9 & 10, BLOCK 16, LOTS 14 & 15, BLOCK 17 OF LAKE HILLS SUBDIVISION 15TH FILING, DOCUMENT NO. 600127,
 LOTS 11-15, BLOCK 11, LOTS 3, 4 & 8, BLOCK 16, LOTS 8, 9, 11 & 12, BLOCK 17, LAKE HILLS SUBDIVISION 16TH FILING, DOCUMENT NO. 612466,
 LOTS 5-A AND 7-A, BLOCK 16 OF AMENDED PLAT OF LOTS 5, 7 & 16, BLOCK 16, LAKE HILLS SUBDIVISION 16TH FILING, DOCUMENT NO. 3547209,
 AND LOT 15B, BLOCK 16, LAKE HILLS SUBDIVISION 32ND FILING, DOCUMENT NO. 3565362,
 SITUATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 01 NORTH, RANGE 26 EAST, P.M.M.,
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : RON S. HILL
 PREPARED BY : PERFORMANCE ENGINEERING

DATE OF SURVEY : AUGUST 2017
 TOTAL AREA OF SUBDIVISION : ±7.18 ACRES

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
)
 County of Yellowstone)

KNOW ALL BY THESE PRESENTS: That we, the undersigned owners, do hereby certify that we, 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 Section 16, Township 1 North, Range 26 East, P.M.M., Yellowstone County, Billings, Montana, and more particularly described as Lots 9 and 10, Block 16, Lots 14 and 15, Block 17, Lake Hills Subdivision 15th Filing, Document No. 600127; Lots 11-15, Block 11, Lots 3, 4 and 8, Block 16, Lots 8, 9, 11 and 12, Block 17, Lake Hills Subdivision 16th Filing, Document No. 612466; Lots 5-A and 7-A, Block 16 of Amended Plat of Lots 5, 7 and 16, Block 16, Lake Hills Subdivision 16th Filing, Document No. 3547209; and Lot 15B, Block 16, Lake Hills Subdivision 32nd Filing, Document No. 3565362; said tract being ±7.18 acres in area, more or less, exclusive of the previously dedicated Gleneagles Boulevard and Lake Hills Drive rights-of-way.

The above described tract of land is to be known and designated as LAKE HILLS SUBDIVISION, 36TH FILING, Yellowstone County, Montana. The undersigned do hereby grant 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____.

Ron S. Hill Living Trust,

 Ron S. Hill, Trustee

 Sheila M. Siemion

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 Ron S. Hill, known to me to be a trustee of the Ron S. Hill Living Trust, known to me to be the person 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 and for the State of Montana
 Printed Name _____
 Residing at _____
 My commission expires _____

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 Sheila M. Siemion, known to me to be the owner of Lot 15B, Block 16, Lake Hills Subdivision 32nd Filing, known to me to be the person 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 and for the State of Montana
 Printed Name _____
 Residing at _____
 My commission expires _____

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED Mark W. Kadmas, Registered Land Surveyor, do hereby certify that, under my supervision, a survey was conducted between _____, 20____ and _____, 20____ of LAKE HILLS SUBDIVISION, 36TH 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____.



Mark W. Kadmas, PLS 51414LS

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, 36TH 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

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 _____

CERTIFICATE OF COUNTY TREASURER

I, _____, Treasurer of Yellowstone County, Montana, do 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 to be subdivided have been paid.

Dated this _____ day of _____, 20____.

 Treasurer of Yellowstone County

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 ATTORNEY

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

Dated this _____ day of _____, 20____.

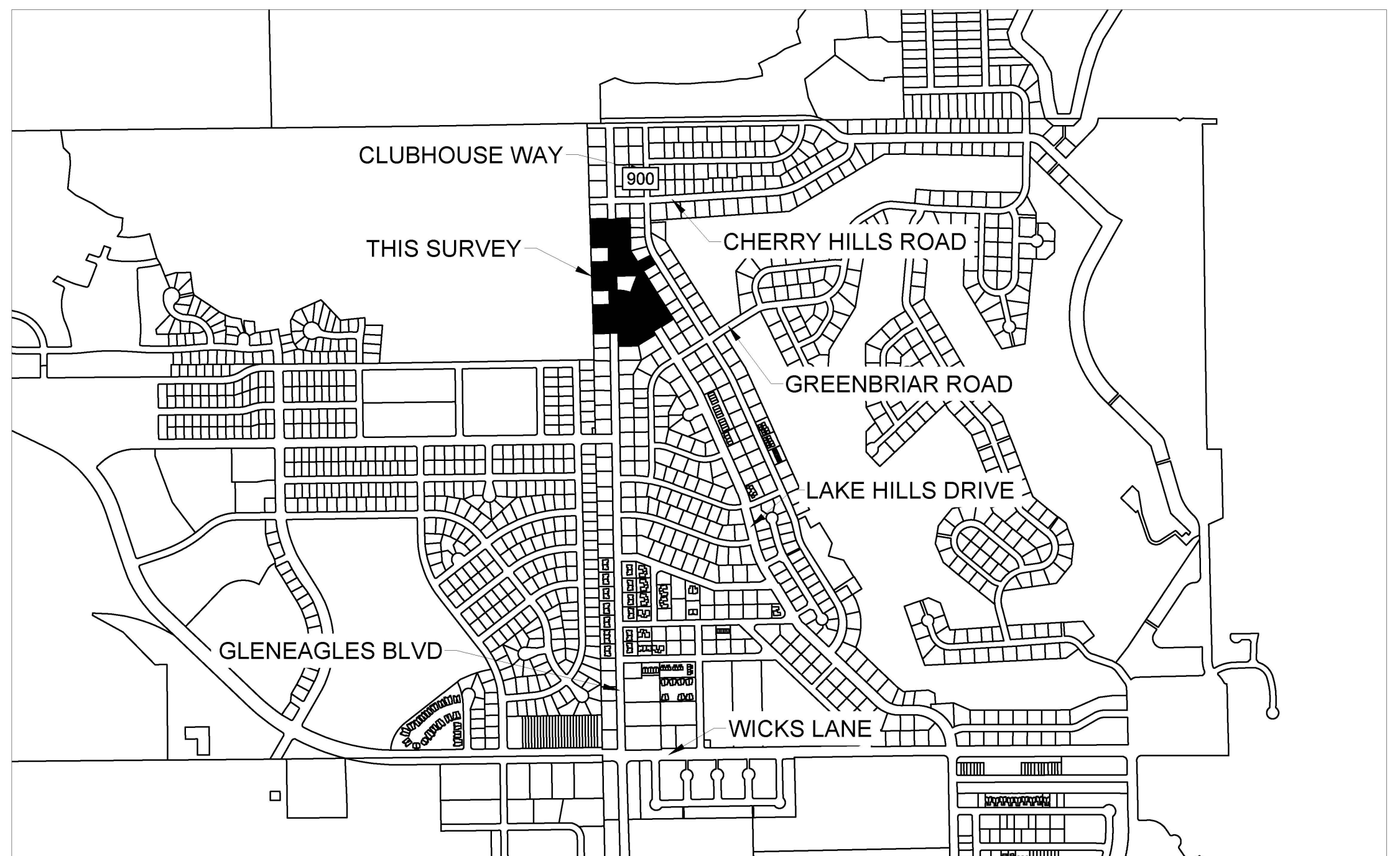
Reviewed by _____

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



VICINITY MAP

NOT TO SCALE

| Line Table | | |
|------------|---------|---------------|
| Line # | Length | Direction |
| L1 | 160.06' | N88° 53' 04"E |
| L2 | 115.02' | S01° 07' 30"E |
| L3 | 6.42' | N11° 29' 47"W |
| L4 | 34.71' | N32° 19' 21"W |
| L5 | 44.27' | N32° 19' 10"W |
| L6 | 107.72' | N32° 19' 49"W |
| L7 | 120.13' | N01° 07' 30"W |
| L8 | 151.70' | S19° 54' 29"W |
| L9 | 10.29' | N32° 16' 14"W |
| L10 | 19.86' | N32° 16' 14"W |
| L11 | 53.30' | N11° 35' 32"W |
| L12 | 10.77' | N11° 35' 32"W |
| L13 | 55.65' | S88° 53' 02"W |
| L14 | 39.96' | S88° 51' 54"W |

| Curve Table | | | | | |
|-------------|---------|---------|-------------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 74.66' | 320.00' | 13° 22' 07" | S63° 23' 21"E | 74.50' |
| C2 | 74.67' | 320.00' | 13° 22' 07" | S50° 01' 14"E | 74.50' |
| C3 | 61.51' | 320.00' | 11° 00' 49" | S37° 49' 45"E | 61.42' |
| C4 | 70.76' | 240.00' | 16° 53' 30" | S40° 46' 06"E | 70.50' |
| C5 | 175.82' | 240.00' | 41° 58' 29" | S70° 12' 05"E | 171.92' |
| C6 | 37.08' | 434.73' | 4° 53' 13" | N29° 50' 03"W | 37.07' |
| C7 | 117.84' | 320.00' | 21° 05' 57" | N80° 37' 23"W | 117.18' |
| C8 | 287.67' | 280.00' | 58° 51' 53" | S61° 45' 17"E | 275.18' |

| RECORD LINE TABLE | | |
|-------------------|---------------|-----------------------------------|
| Line No. | Distance (FT) | Source |
| RL1 | 240 | Lake Hills Subd. 15th Filing |
| RL2 | 120 | Lake Hills Subd. 16th Filing |
| RL3 | 120 | Lake Hills Subd. 16th Filing |
| RL4 | 120 | Lake Hills Subd. 16th Filing |
| RL5 | 240 | Lake Hills Subd. 16th Filing |
| RL6 | 120 | Lake Hills Subd. 16th Filing |
| RL7 | 120 | Lake Hills Subd. 16th Filing |
| RL8 | 120 | Lake Hills Subd. 16th Filing |
| RL9 | 240 | Lake Hills Subd. 16th Filing |
| RL10 | 160 | Lake Hills Subd. 16th Filing |
| RL11 | 209.55 | Lake Hills Subd. 16th Filing |
| RL12 | 6.3 | Lake Hills Subd. 16th Filing |
| RL13 | 169.2 | Lake Hills Subd. 16th Filing |
| RL14 | 200 | Lake Hills Subd. 16th Filing |
| RL15 | 470.42 | Lake Hills Subd. 32nd Filing |
| RL16 | 120 | Lake Hills Subd. 32nd Filing |
| RL17 | 43.98 | Lake Hills Subd. 32nd Filing |
| RL18 | 122.02 | Lake Hills Subd. 32nd Filing |
| RL19 | 107.5 | Lake Hills Subd. 32nd Filing |
| RL20 | 274.92 | Lake Hills Subd. 32nd Filing |
| RL21 | 120 | Lake Hills Subd. 32nd Filing |
| RL22 | 120 | Lake Hills Subd. 15th Filing |
| RL23 | 169.53 | Lake Hills Subd. 16th Filing Amd. |
| RL24 | 120 | Lake Hills Subd. 16th Filing |
| RL25 | 151.53 | Lake Hills Subd. 16th Filing Amd. |
| RL26 | 799.88 | Lake Hills Subd. 15th Filing |

| SURVEY MONUMENT TABLE | |
|-----------------------|---|
| Point No. | Description |
| 4 | FOUND 1.25" BRASS CAP IN CONCRETE POST |
| 7 | FOUND BROKEN YELLOW PLASTIC CAP MARKED "HKM" |
| 128 | FOUND 2" BRASS CAP QUARTER CORNER SECTION 16 17 |
| 141 | FOUND YELLOW PLASTIC CAP MARKED "8377LS" |
| 152 | FOUND SPIKE |
| 153 | FOUND SPIKE |
| 154 | FOUND SPIKE |
| 155 | FOUND SPIKE |
| 171 | FOUND YELLOW PLASTIC CAP MARKED "8377LS" |
| 174 | FOUND YELLOW PLASTIC CAP MARKED "8377LS" |
| 191 | FOUND 2" BRASS CAP MONUMENT, NO MARKINGS |
| 192 | FOUND 2" BRASS CAP MONUMENT WITH PUNCH MARK |
| 193 | FOUND 2" BRASS CAP MONUMENT WITH PUNCH MARK |
| 194 | FOUND 2" BRASS CAP MONUMENT WITH PUNCH MARK |
| 900 | FOUND 2" BRASS CAP MONUMENT WITH PUNCH MARK |

| RECORD CURVE TABLE | | | | |
|--------------------|-------------|-------------|-----------|------------------------------|
| Curve No. | Length (FT) | Radius (FT) | Delta | Source |
| RC1 | 37.09 | 435.73 | 4°52'38" | Lake Hills Subd. 32nd Filing |
| RC2 | 117.65 | 320 | 21°04'24" | Lake Hills Subd. 16th Filing |

7100 COMMERCIAL AVE., SUITE 4 OFFICE - 406-384-0080 SHEET
 BILLINGS, MT 59101 www.performance-ec.com

1 OF 2

DRAWN BY: WJM CHECKED BY: MWK DATE: 03JUL2018 COPYRIGHT 2018 ©

SUBDIVISION IMPROVEMENTS AGREEMENT
 Document No. _____

7/6/2018 11:47:37 AM PEC-STANDARD-BW-CTB D:\Users\Craig D\AppData\Local\Temp\PEC-Billings\PEC-Billings-Team-Folder\Ron Hill\2017-070 - Lake Hills, 36th Filing\CAD\Plat\Final\Plat.dwg