

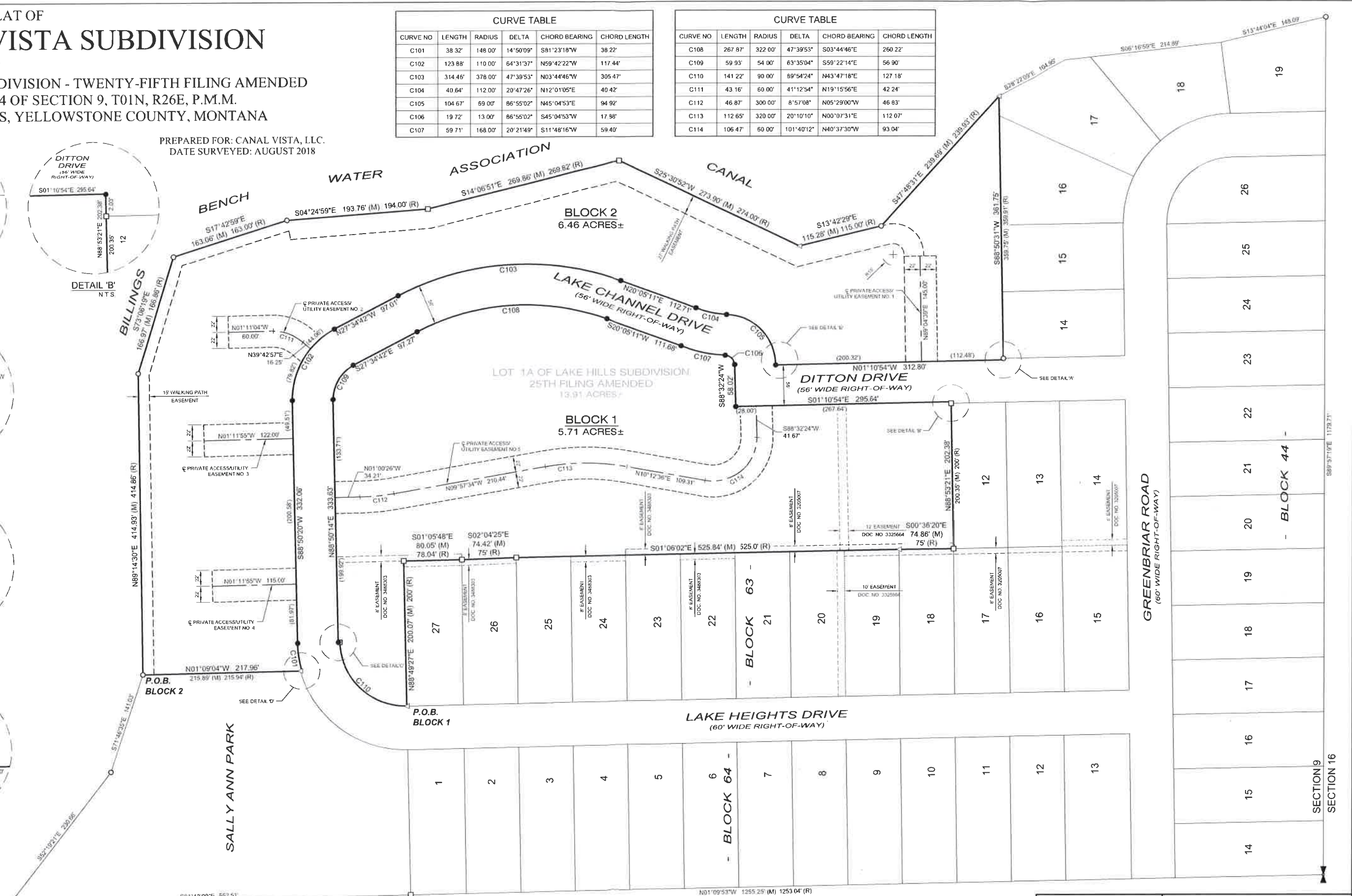
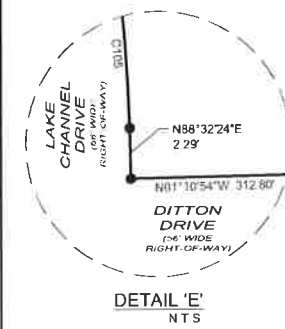
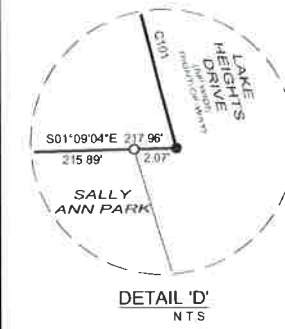
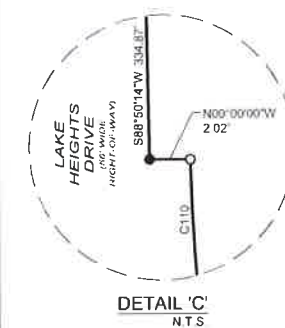
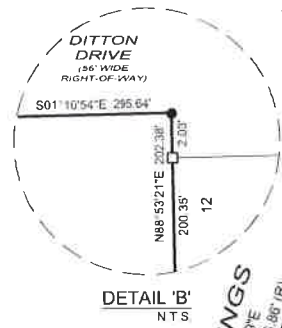
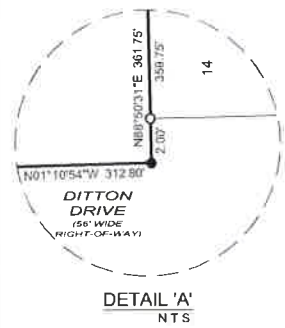
PRELIMINARY PLAT OF CANAL VISTA SUBDIVISION

BEING LOT 1A OF
LAKE HILLS SUBDIVISION - TWENTY-FIFTH FILING AMENDED
WITHIN W1/2SE1/4 OF SECTION 9, T01N, R26E, P.M.M.
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: CANAL VISTA, LLC.
DATE SURVEYED: AUGUST 2018

CURVE TABLE					
CURVE NO	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C101	38.32'	148.00'	14°50'09"	S81°23'18"W	38.22'
C102	123.88'	110.00'	64°31'37"	N59°42'22"W	117.44'
C103	314.46'	378.00'	47°39'53"	N03°44'46"W	305.47'
C104	40.64'	112.00'	20°47'26"	N12°01'05"E	40.42'
C105	104.67'	89.00'	86°55'02"	N45°04'53"E	94.92'
C106	19.72'	13.00'	86°55'02"	S45°04'53"W	17.38'
C107	59.71'	168.00'	20°21'49"	S11°48'16"W	59.40'

CURVE TABLE					
CURVE NO	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C108	267.87'	322.00'	47°39'53"	S03°44'46"E	260.22'
C109	59.93'	54.00'	63°35'04"	S59°22'14"E	56.90'
C110	141.22'	90.00'	89°54'24"	N43°47'18"E	127.18'
C111	43.16'	60.00'	41°12'54"	N19°15'56"E	42.24'
C112	46.87'	300.00'	8°57'08"	N05°29'00"W	46.83'
C113	112.65'	320.00'	20°10'10"	N00°07'31"E	112.07'
C114	106.47'	60.00'	101°40'12"	N40°37'30"W	93.04'



LEGEND	
●	SET REBAR W/ ALUM CAP - LS 41531
○	FOUND REBAR
□	FOUND IRON PIPE
△	FOUND REBAR W/ ALUM CAP - LS 41531
(M)	MEASURED DISTANCE THIS SURVEY
(R)	RECORD DISTANCE PER LAKE HILLS SUBDIVISION - TWENTY-FIFTH FILING DOCUMENT T NO. 688241 DATED 7/17/62
—	FOUND 1/4 SECTION CORNER
—	ADJACENT PROPERTY BOUNDARY
—	NEW BOUNDARY
—	ACCESS/UTILITY EASEMENT DEDICATED THIS PLAT
—	WALKING PATH EASEMENT DEDICATED THIS PLAT
—	PREVIOUS BOUNDARY
—	EXISTING EASEMENT
—	EASEMENT TIES
—	EXISTING EASEMENT GRANTED TO YELLOWSTONE VALLEY ELECTRIC CO-OPERATIVE AND MONTANA DAKOTA UTILITIES, QWEST, AT&T CABLE DOCUMENT NO. 3205607 DATED 12/11/2002
—	EXISTING EASEMENT GRANTED TO CITY OF BILLINGS DOCUMENT NO. 3325664 DATED 3/18/2005
—	EXISTING EASEMENT GRANTED TO 'YELLOWSTONE VALLEY ELECTRIC CO-OPERATIVE AND MONTANA DAKOTA UTILITIES, QWEST COMMUNICATIONS, BRESNAN COMMUNICATIONS DOCUMENT NO. 3488203 DATED 12/04/2008

NOTES

- 1 BASIS OF BEARING: JAD83(2011) MONTANA STATE PLANE COORDINATE SYSTEM, GRID
- 2 DISTANCES: GROUND, INTERNATIONAL FOOT

1/4	SEC	TWP	RGE
9	01N	26E	

CERTIFICATE OF SURVEYOR

CANAL VISTA, LLC.

DATE 2018.11.17

WWC ENGINEERING

PAUL A. HEINTZ PLS 41531

SHEET 1 OF 3

PRELIMINARY PLAT OF
CANAL VISTA SUBDIVISION

BEING LOT 1A OF
 LAKE HILLS SUBDIVISION - TWENTY-FIFTH FILING AMENDED
 WITHIN W1/2SE1/4 OF SECTION 9, T01N, R26E, P.M.M.
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: CANAL VISTA, LLC.
 DATE SURVEYED: AUGUST 2018

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b) / 76-3-207(3), M.C.A.

Date: _____
 Yellowstone County Treasurer

By: _____
 Deputy

CERTIFICATE OF RIVERSTONE HEALTH

This Certificate of Survey has been reviewed and approved by the Riverstone Health and the State Department of Environmental Quality.

Health Officer or Authorized Representative
 Yellowstone City/County Health Department
 dba Riverstone Health

CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City of Billings Attorney's Office and is acceptable as to form.

City Attorney or Authorized Representative
 City of Billings Attorney's Office

Date

NOTICE OF APPROVAL

STATE OF MONTANA)
) ss
 County of Yellowstone)

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

President _____ Date _____

Executive Secretary _____ Date _____

CERTIFICATE OF APPROVAL

STATE OF MONTANA)
) ss
 County of Yellowstone)

We do hereby certify that we have examined the plat of CANAL VISTA SUBDIVISION, and find that said plat conforms with the requirements of the laws of the State of Montana and that the requirements for park donation have been met to the satisfaction of the City of Billings/Yellowstone County Board of Planning. It is therefore approved and the dedication to the public use of any and all lands shown on this plat as being dedicated to such use are accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of City of Billings, Montana, this _____ day of _____, 20__

Mayor _____

Attest:
 Clerk and Recorder _____

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that the annexed and foregoing 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 _____, 20__

City Engineer's Office _____

LEGAL DESCRIPTION AND PROPERTY OWNER CERTIFICATIONS

STATE OF MONTANA)
) ss
 County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That CANAL VISTA, LLC, 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 plat, said tract being situated in the W1/2SE1/4, of Section 9, T01N, R26E, P.M.M. Yellowstone County, Montana, said tract being more particularly described as follows:

LOT 1A OF LAKE HILLS SUBDIVISION - TWENTY-FIFTH FILING AMENDED

The park dedication for this subdivision is 15 foot "WALKING PATH EASEMENT" as depicted on this plat.

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 and other facilities, in, over, under and across the areas designated on this plat as "UTILITY EASEMENT" to have and to hold forever. Said tract shall be known and designated as "CANAL VISTA SUBDIVISION", and the lands designated as public right-of-way are hereby granted and dedicated to the use of the public forever.

CANAL VISTA, LLC

By: _____

Title: _____

STATE OF MONTANA)
) ss
 County of Yellowstone)

Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this _____ day of _____, 20__, personally appeared _____, known to me to be the person who signed the foregoing instrument as _____ of CANAL VISTA, LLC, and acknowledged to me that said corporation 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 EXAMINING LAND SURVEYOR

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 plats of the City of Billings already platted as nearly as circumstances will permit.

Examining Land Surveyor _____

Reg No _____ Date: _____

VICINITY MAP
 NOT TO SCALE



CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) ss
 County of Natrona)

The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month August 2018, a survey was performed under his supervision of a tract of land to be known as CANAL VISTA SUBDIVISION, in accordance with the request of the owner thereof and in conformance with Montana Subdivision and Platting Act; said subdivision being in accordance with the Certificate of Dedication and as shown on the plat; that the monuments found and set are of the character and occupy the positions hereon.

Dated the _____ day of _____, 20__

Paul A. Heintz
 Registration Number 41531 LS



Subscribed and sworn to before me a Notary Public in and for the State of Wyoming, this _____ day of _____, 20__

Notary Public in and for the State of Wyoming
 Printed Name _____
 Residing at _____
 My commission expires _____

SUBDIVISION IMPROVEMENTS AGREEMENT

Document Number: _____

RELEASE OF SANITARY RESTRICTIONS

Document Number: _____

CONSENT TO PLATTING

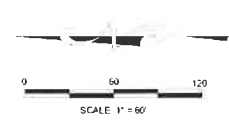
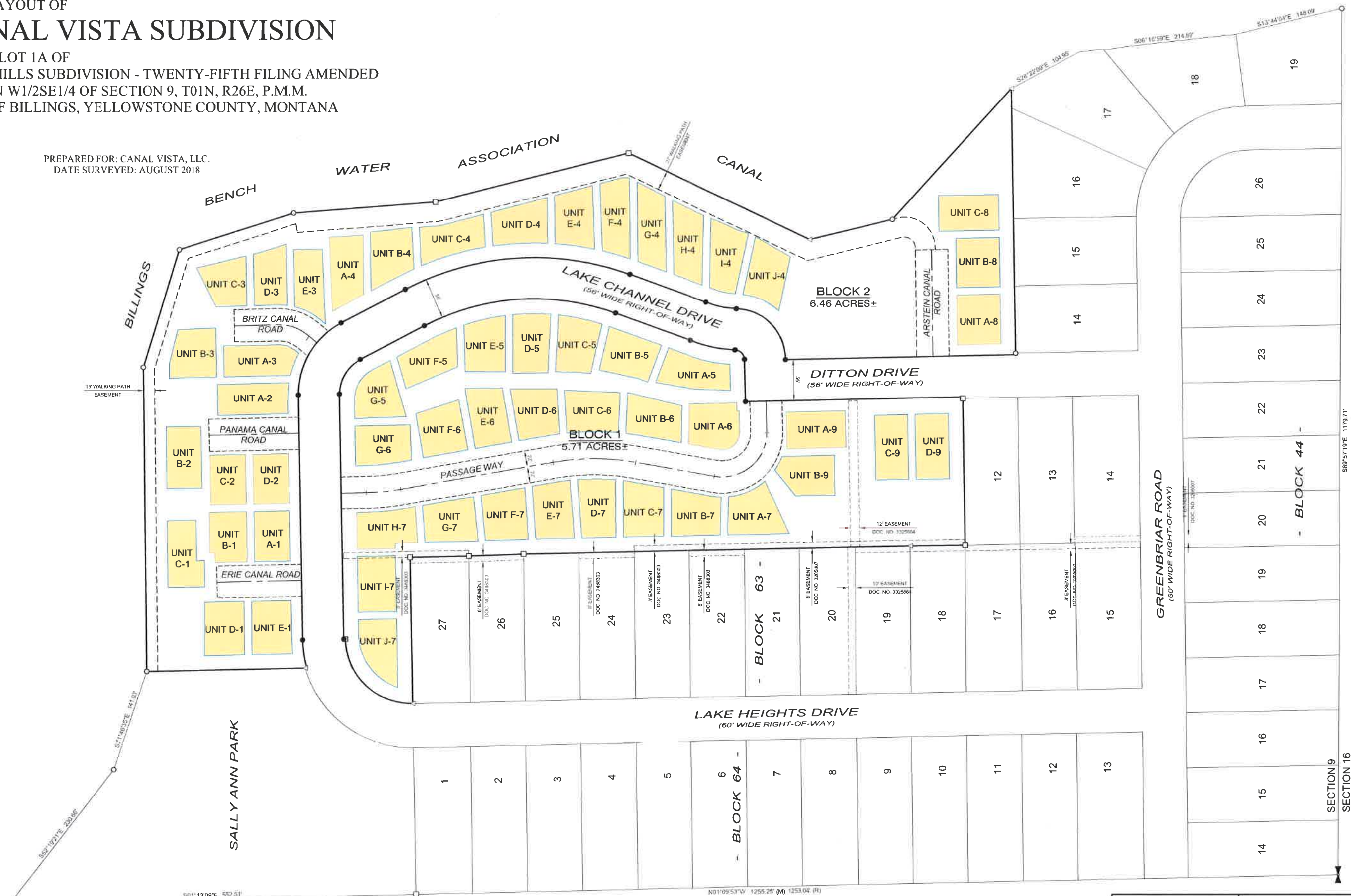
Document Number: _____

CERTIFICATE OF SURVEYOR		CANAL VISTA, LLC.	
		JOB# 2018-147	
SHEET 2 OF 3 1/4 SEC TWP RGE 9 01N 26E		PAUL A. HEINTZ PLS 41531 Date: _____	

SITE LAYOUT OF CANAL VISTA SUBDIVISION

BEING LOT 1A OF
LAKE HILLS SUBDIVISION - TWENTY-FIFTH FILING AMENDED
WITHIN W1/2SE1/4 OF SECTION 9, T01N, R26E, P.M.M.
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: CANAL VISTA, LLC.
DATE SURVEYED: AUGUST 2018



LEGEND	
●	SET REBAR W/ ALUM CAP - LS 41531
○	FOUND REBAR - UNLESS NOTED OTHERWISE
□	FOUND IRON PIPE
△	FOUND REBAR W/ ALUM CAP - LS 41531
(M)	MEASURED DISTANCE THIS SURVEY
(R)	RECORD DISTANCE PER LAKE HILLS SUBDIVISION - TWENTY-FIFTH FILING DOCUMENT NO. 688241 DATED 7/17/62
—	FOUND 1/4 SECTION CORNER
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—	PREVIOUS BOUNDARY
—	EXISTING EASEMENT
—	EXISTING EASEMENT GRANTED TO YELLOWSTONE VALLEY ELECTRIC CO-OPERATIVE AND MONTANA DAKOTA UTILITIES, QWEST, ATAT CABLE DOCUMENT NO. 3325667 DATED 12/11/2002
—	EXISTING EASEMENT GRANTED TO CITY OF BILLINGS DOCUMENT NO. 3325664 DATED 3/16/2005
—	EXISTING EASEMENT GRANTED TO YELLOWSTONE VALLEY ELECTRIC CO-OPERATIVE AND MONTANA DAKOTA UTILITIES, QWEST COMMUNICATIONS, BRESNAN COMMUNICATIONS DOCUMENT NO. 3446303 DATED 12/24/2006

NOTES

- 1 BASIS OF BEARING: NAD83(2011) MONTANA STATE PLANE COORDINATE SYSTEM, GRID
- 2 DISTANCES: GROUND, INTERNATIONAL FOOT

SHEET 3 OF 3

1/4	SEC	TWP	RGE
14	9	01N	26E

CERTIFICATE OF SURVEYOR

CANAL VISTA, LLC.

DATE: 2018-11-17

WWC ENGINEERING

PAUL A. HEINTZ, PLS 41531 Date