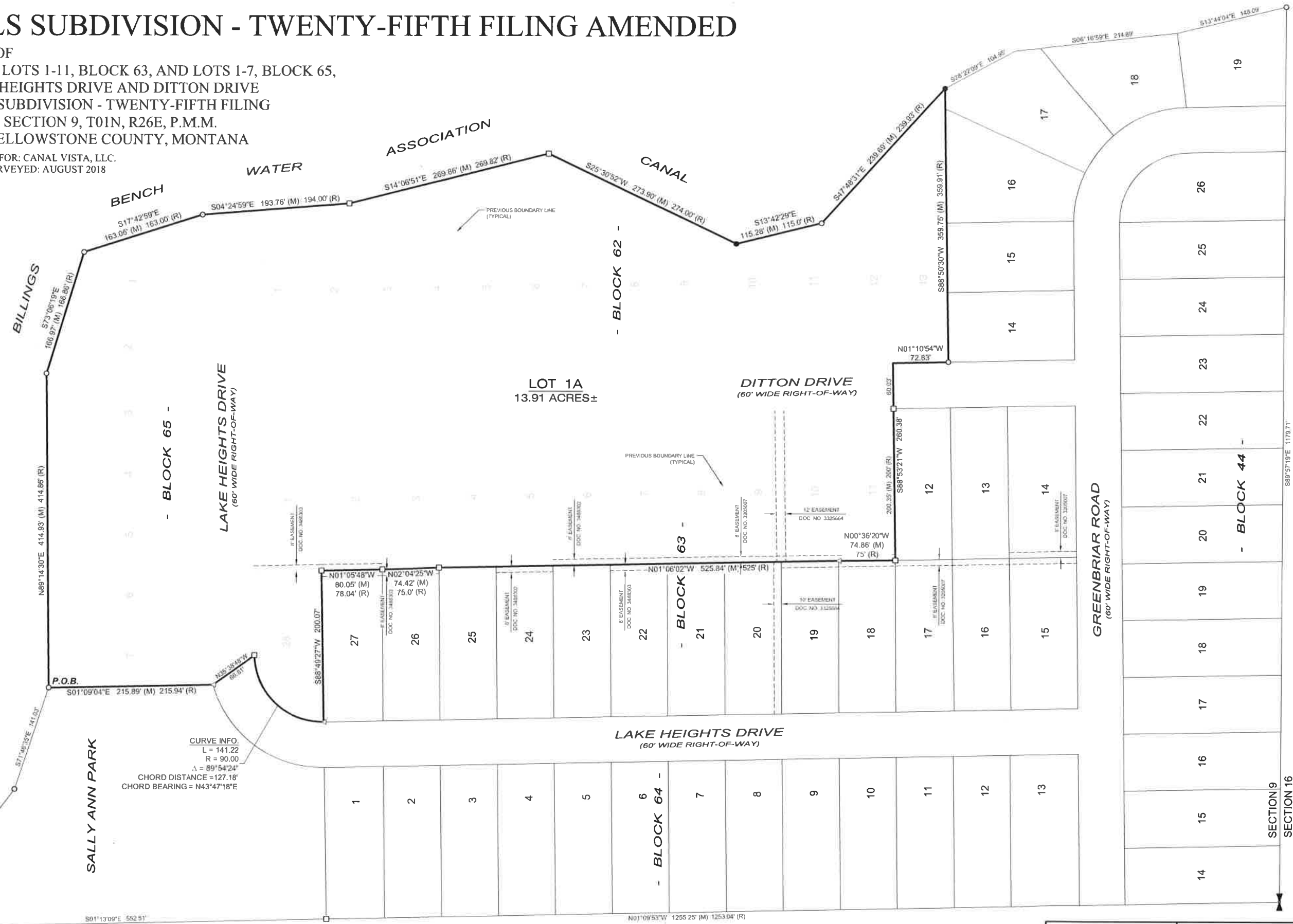
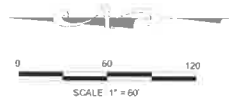


PLAT OF LAKE HILLS SUBDIVISION - TWENTY-FIFTH FILING AMENDED

BEING A VACATION OF
 LOTS 1-13, BLOCK 62, LOTS 1-11, BLOCK 63, AND LOTS 1-7, BLOCK 65,
 A PORTION OF LAKE HEIGHTS DRIVE AND DITTON DRIVE
 WITHIN LAKE HILLS SUBDIVISION - TWENTY-FIFTH FILING
 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 INFO.
 L = 141.22
 R = 90.00
 $\Delta = 89^{\circ}54'24''$
 CHORD DISTANCE = 127.18'
 CHORD BEARING = N43°47'18"E

LEGEND	
●	SET REBAR W/ ALUM. CAP - LS 41531
○	FOUND REBAR
□	FOUND IRON PIPE
△	FOUND NAIL - SET 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
—	ADJACENT PROPERTY BOUNDARY
—	NEW BOUNDARY
---	PREVIOUS BOUNDARY
---	EXISTING EASEMENT
—	EXISTING EASEMENT GRANTED TO YELLOWSTONE VALLEY ELECTRIC CO-OPERATIVE AND MONTANA DAKOTA UTILITIES, QWEST, AT&T CABLE DOCUMENT NO. 3205007 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. 3488303 DATED 12/04/2008

NOTES

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

SHEET 1 OF 2

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

CERTIFICATE OF SURVEYOR

PAULA A. HEINTZ, PLS 41531 Date

CANAL VISTA, LLC.

2018-11-14

WWCENGINEERING

DEC 2018 1"=50'

PLAT OF LAKE HILLS SUBDIVISION - TWENTY-FIFTH FILING AMENDED

BEING A VACATION OF
 LOTS 1-13, BLOCK 62, LOTS 1-11, BLOCK 63, AND LOTS 1-7, BLOCK 65,
 A PORTION OF LAKE HEIGHTS DRIVE AND DITTON DRIVE
 WITHIN LAKE HILLS SUBDIVISION - TWENTY-FIFTH FILING
 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 assessment(s) 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 LAKE HILLS SUBDIVISION - TWENTY-FIFTH FILING AMENDED, 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 _____

Allest: _____
 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)

A tract of land located within the Lake Hills Subdivision - Twenty-Fifth Filing being Lots 1-13 of Block 62, Lots 1-11 of Block 63, Lots 1-7 of Block 65, and portions of Lake Heights Drive and Ditton Drive within W1/2SE1/4 of Section 9, T1N, R26E, P.M.M., City of Billings, Yellowstone County, Montana, being more particularly described by metes and bounds as follows:

Beginning at the rebar at the northwest corner of Block 65 of Lake Hills Subdivision - Twenty-Fifth Filing and the northeasterly corner of Sally Ann Park; thence along the north line of said Block 65 for the next two calls, N89°14'30"E, 414.93 feet to a rebar; thence S73°42'59"E, 156.97 feet to the rebar at the northeast corner of said Block 65; thence along the east line of said Block 65, S17°42'59"E, 1163.06 feet to rebar at the southeast corner of said Block 65; thence across Lake Hills Drive and along the east line of Block 62 of Lake Hills Subdivision - Twenty-Fifth Filing for the next five calls, S04°24'59"E, 193.76 feet to an iron pipe; thence S14°06'51"E, 259.86 feet to an iron pipe; thence S25°30'52"W, 273.90 feet to an aluminum cap; thence S13°42'29"E, 115.28 feet to a rebar; thence S47°48'31"E, 239.69 feet to aluminum cap at the southeast corner of Lot 14 and northeast corner of Lot 17 of said Block 62; thence along the north line of Lots 14, 15, 16, and 17 of said Block 62; S88°50'31"W, 359.75 feet to the rebar at the northwest corner of said Lot 14 and a point in the east line of Ditton Drive; thence along the east line of Ditton Drive, N01°10'54"W, 72.83 feet to an aluminum cap; thence across Ditton Drive and along the north line of Lot 12 of Lake Hills Subdivision - Twenty-Fifth Filing, S88°53'21"W, 260.18 feet to iron pipe at the northwest corner of said Lot 12; thence along the east line of Lot 18 of said Block 63, N00°36'20"W, 74.86 feet to an aluminum cap; thence along the east line of Lots 19, 20, 21, 22, 23, 24, and 25 of said Block 63, N01°06'02"W, 525.84 feet to the iron pipe at the southeast corner of Lot 26 of said Block 63; thence along the east line of said Lot 26, N02°04'25"W, 74.42 feet to the iron pipe at the southeast corner of Lot 27 of said Block 63; thence along the east line of said Lot 27, N01°05'48"W, 80.05 feet to the iron pipe at the northeast corner of said Lot 27; thence along the north line of said Lot 27, S88°49'27"W, 200.07 feet to the aluminum cap at the northwest corner of said Lot 27 and a point in the east line of Lake Heights Drive; thence along the westerly line of said Lot 28 and the easterly line of Lake Heights Drive, 141.22 feet along a non-tangent curve to the left having a radius of 90.00 feet, a central angle of 89°54'24", a chord bearing of N43°47'18"E, and a chord length of 117.18 feet to an iron pipe; thence across Lake Heights Drive, N35°38'48"W, 6.681 feet to an aluminum cap at the southwest corner of said Block 65, the southeasterly corner of Sally Ann Park, and a point in the westerly line of Lake Heights Drive; thence along the west line of said Block 65 and the east line of said Sally Ann Park, N01°09'00"W, 215.95 feet to the Point of Beginning.

Said tract of land contains 13.91 acres, more or less, and is subject to any easements, reservations, or other encumbrances that have been legally acquired.

Said tract shall be known and designated as "LAKE HILLS SUBDIVISION - TWENTY-FIFTH FILING AMENDED".

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: _____

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 LAKE HILLS SUBDIVISION - TWENTY-FIFTH FILING AMENDED, 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 41531LS



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 _____

VICINITY MAP NOT TO SCALE



CERTIFICATE OF SURVEYOR

CANAL VISTA, LLC.

JOB# 2015-147



SHEET 2 OF 2

1/4	SEC.	TWP.	RGE.
☒	9	01N	26E

PAUL A. HEINTZ, PLS 41531

Date _____