

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 VACATED PORTION OF LAKE HEIGHTS DRIVE AND DITTON DRIVE RESOLUTION 19-10786, DOCUMENT NO. 3878991
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 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 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 _____

Attest: _____
Clerk and Recorder

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that the annexed and forgoing 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 a vacated portion of Lake Heights Drive and Ditton Drive, Resolution 19-10786, Document No. 3878991 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°06'19"E, 166.97 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, 163.06 feet to rebar at the southeast corner of said Block 65; thence across vacated Lake Hills Drive and along the east line of Block 62 of Lake Hills Subdivision - Twenty-Fifth Filing for the next 5 calls, S04°24'59"E, 193.76 feet to an iron pipe; thence S14°06'51"E, 269.86 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 13 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°50'30"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 Block 63 of Lake Hills Subdivision - Twenty-Fifth Filing, S88°53'21"W, 260.38 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 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 right 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 127.18 feet to an iron pipe; thence across Lake Heights Drive, N35°36'59"W, 66.81 feet to an aluminum cap at the southwest corner said Block 65, the southeasterly corner of Sally Ann Park, and a point in the northerly line of Lake Heights Drive; thence along the west line of said Block 65 and the east line of said Sally Ann Park, N01°09'04"W, 215.89 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"

We hereby certify that the purpose of this survey is to vacate a portion of Lake Hills Subdivision - Twenty-Fifth Filing pursuant M.C.A. 76-3-305; any plat prepared and recorded as provided in this part may be vacated either in whole or in part as provided by 7-5-2501, 7-5-2502, 7-14-2616(1), and (2), 7-14-4114(1) and (2), and 7-14-4115. Upon vacation, the governing body or the district court, as provided in 7-5-2502, shall determine to which properties the title to the streets and alleys of the vacated portions must revert. The governing body or the district court, as provided in 7-5-2502, shall take into consideration the previous platting; the manner in which the right-of-way was originally dedicated, granted, or conveyed; the reasons stated in the petition requesting the vacation; the parties requesting the vacation; and any agreements between adjacent property owners regarding the use of the vacated area. The title to the streets and alleys of the vacated portions may revert to one or more of the owners of the properties within the platted area adjacent to the vacated portions.

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: _____

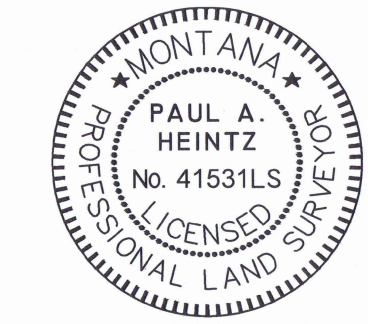
CERTIFICATE OF SURVEYOR

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.

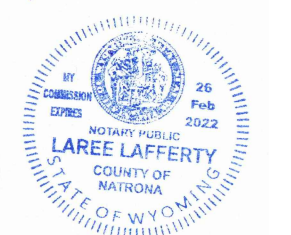
Dated the 23 day of July, 2019

Paul A. Heintz
Paul A. Heintz
Registration Number 41531 LS

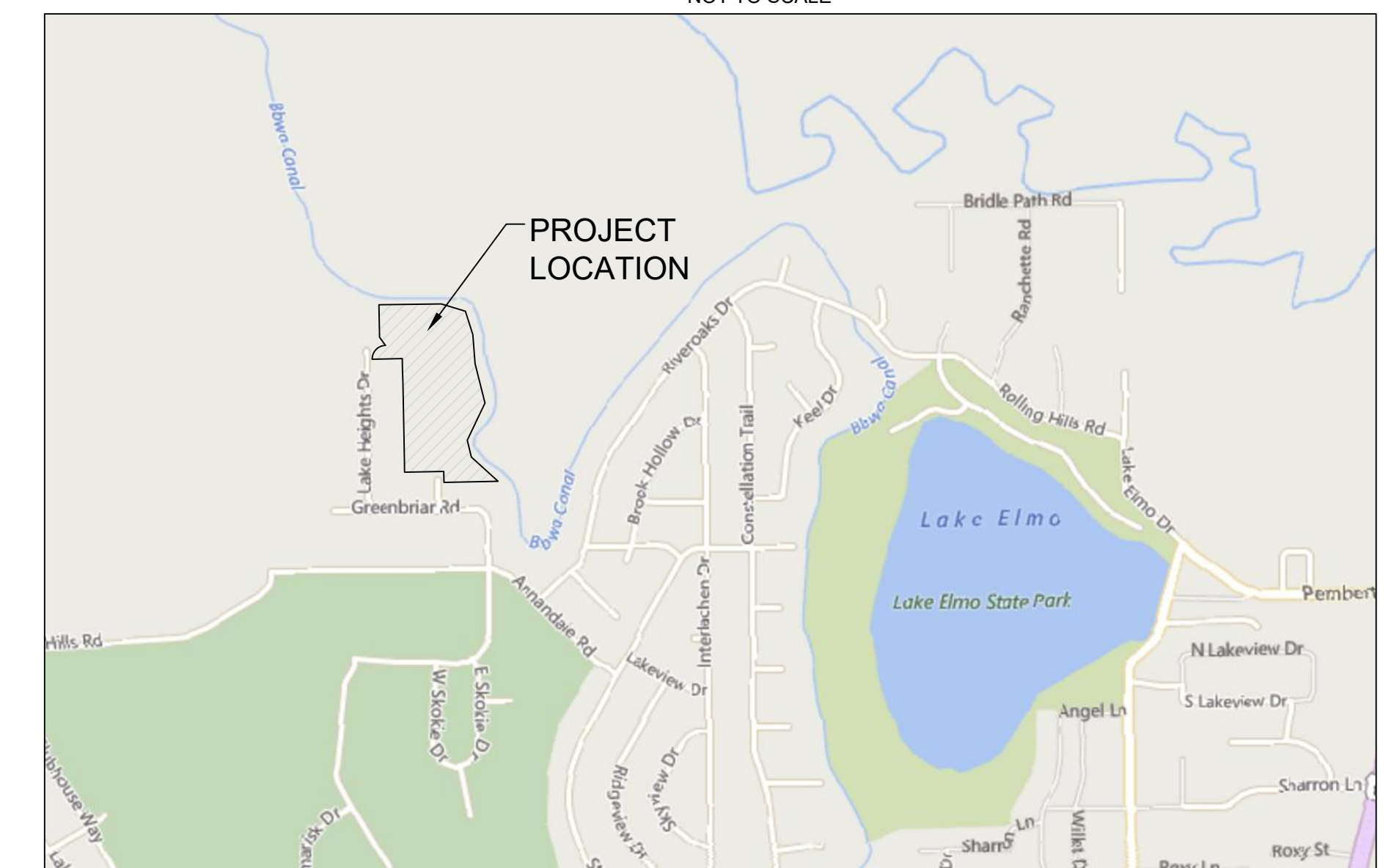


Subscribed and sworn to before me, a Notary Public in and for the State of Wyoming, this 23 day of July, 2019

Notary Public in and for the State of Wyoming
Printed Name JANE LARSEN
Residing at ARBORE COUNTY
My commission expires FEB 26, 2022



VICINITY MAP NOT TO SCALE



CANAL VISTA, LLC.

JOB#: 2018-147

SHEET 1 OF 2

1/4	SEC.	TWP.	RGE.
☒	9	01N	26E

REVISIONS
Date By

WWC ENGINEERING
51 N 15th STREET, SUITE 1
BILLINGS, MT 59101
(406) 894-2210

Drawn By: AMR Checked By: PAN Date: DEC 2018 Scale: 1" = 60'