

AMENDED PLAT OF LAKE HILLS SUBDIVISION, 21ST FILING

OF LOTS 8 & 9 OF BLOCK 51 OF LAKE HILLS SUBDIVISION, 21ST FILING
 WITHIN NW1/4 OF SECTION 16, T01N, R26E, P.M.M.
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: STEVE SCHNEITER
 DATE SURVEYED: JULY 2020
 PREPARED BY: WWC ENGINEERING

LEGAL DESCRIPTION

Lots 8 and 9 of Block 51 of Lake Hills Subdivision, 21st Filing, within NW1/4 of Section 16, T01N, R26E, P.M.M., City of Billings, Yellowstone County, Montana.

Said tract of land contains a gross and net area of 0.90 acres, more or less, and is subject to any easements, reservations, or other encumbrances that have been legally acquired.

LANDOWNERS CERTIFICATE

We hereby certify that the purpose of this survey is to relocate common boundary lines between adjacent properties within a platted subdivision. Therefore this division of land is exempt from review as a subdivision pursuant to M.C.A. 76-3-207(1)(g).

We further certify that pursuant to ARM 24.183.1104(1)(f)(ii)(c), "The area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with the (certificate of survey or amended plat) on which said area is described, unless said area is included with or excluded from adjoining tracts of record."

We also hereby certify that new divisions of land are subject to review under the Montana Subdivision and Platting Act, pursuant to M.C.A. 76-4-125 (1)(d)(i).

We further grant to all utility companies, as such as defined and established by Montana Law, an easement for the location, maintenance, repair, and removal of their lines over, under, and across the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever.

ACKNOWLEDGEMENT

Schneller Enterprises, a limited partnership
 Steve Schneller, Member Representative

State of _____)
 County of _____) :SS

on this _____ day of _____, 2020, before me, the undersigned a notary public for the State of _____, personally appeared Steve Schneller, a Member Representative for Schneller Enterprises, a limited partnership, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public for the State of _____

Ron S. Hill Living Trust
 Ron S. Hill, Trustee

ACKNOWLEDGEMENT

State of _____)
 County of _____) :SS

on this _____ day of _____, 2020, before me, the undersigned a notary public for the State of _____, personally appeared Ron S. Hill, Trustee of Ron S. Hill Living Trust, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public for the State of _____

CERTIFICATE OF CITY COUNCIL APPROVAL

The City Council of the City of Billings, Yellowstone County, Montana does hereby certify that the accompanying plat for AMENDED PLAT OF LAKE HILLS SUBDIVISION, 21ST 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)
) ss
 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 CITY ATTORNEY

This Amended Plat has been reviewed by the City Attorney's Office and is acceptable to form.

Dated this _____ day of _____, 20____

Reviewed by _____

CERTIFICATE OF EXAMINING LAND SURVEYOR

Reviewed for errors and omissions in calculations and drafting this _____ day of _____, 2020, pursuant to section 76-3-611(2)(a), M.C.A.

Examining Land Surveyor _____

Reg. No. _____

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-207(3), MCA, that all real property taxes and special assessments assessed and levied on the land described on this Subdivision Plat and encompassed by the proposed division have been paid.

Dated this _____ day of _____, 20____

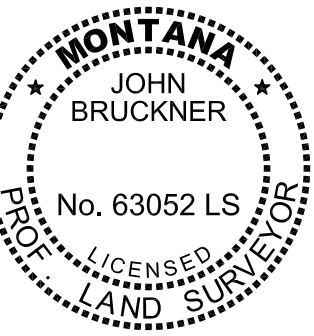
TREASURER
 YELLOWSTONE COUNTY, MONTANA

CERTIFICATE OF SURVEYOR

The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of March 2020, a survey was performed under his supervision of a tract of land to be known as AMENDED PLAT OF LAKE HILLS SUBDIVISION, 21ST FILING, 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 Landowner's Certificate 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____

John Bruckner
 Registration Number 63052 LS



SUBDIVISION IMPROVEMENTS AGREEMENT

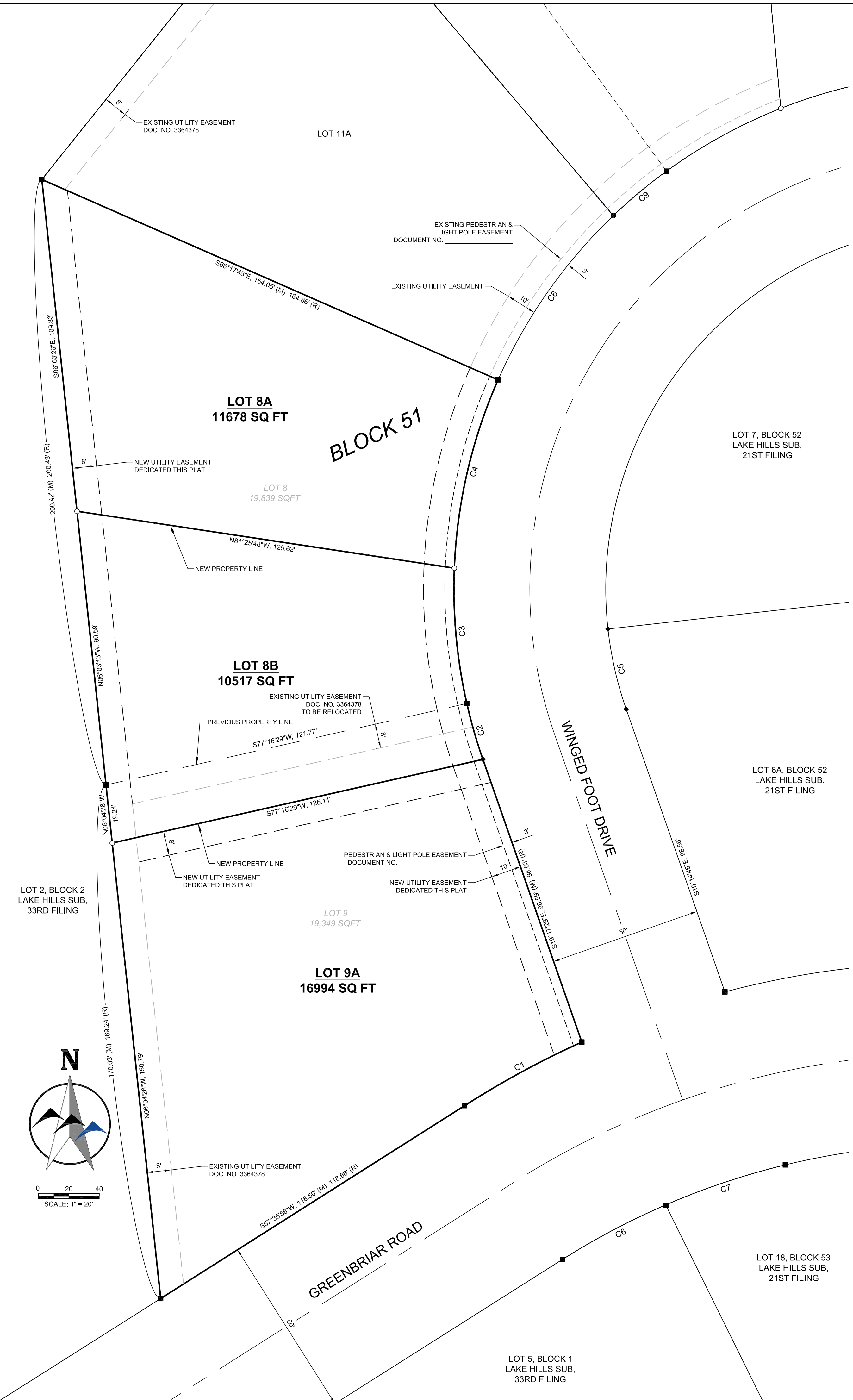
Document No. _____

PEDESTRIAN AND LIGHT POLE EASEMENT

Document No. _____

LEGEND

- SET 3/4" REBAR W/ PURPLE PLASTIC CAP (BRUCKNER 63052LS)
- FOUND 3/4" REBAR W/ PURPLE PLASTIC CAP (BRUCKNER 63052LS)
- ◆ FOUND 5/8" REBAR
- ◆ FOUND 1/2" REBAR
- ADJACENT PROPERTY BOUNDARY
- AMENDED PLAT
- RELOCATED BOUNDARY
- PREVIOUS LOT LINE
- - - EXISTING PEDESTRIAN & LIGHT POLE EASEMENT
- - - EXISTING UTILITY EASEMENT
- - - PEDESTRIAN & LIGHT POLE EASEMENT
- - - UTILITY EASEMENT
- (M) MEASURED (THIS SURVEY)
- (R) RECORD (LAKE HILLS SUBDIVISION - 21ST FILING, DOCUMENT NO. 612471)

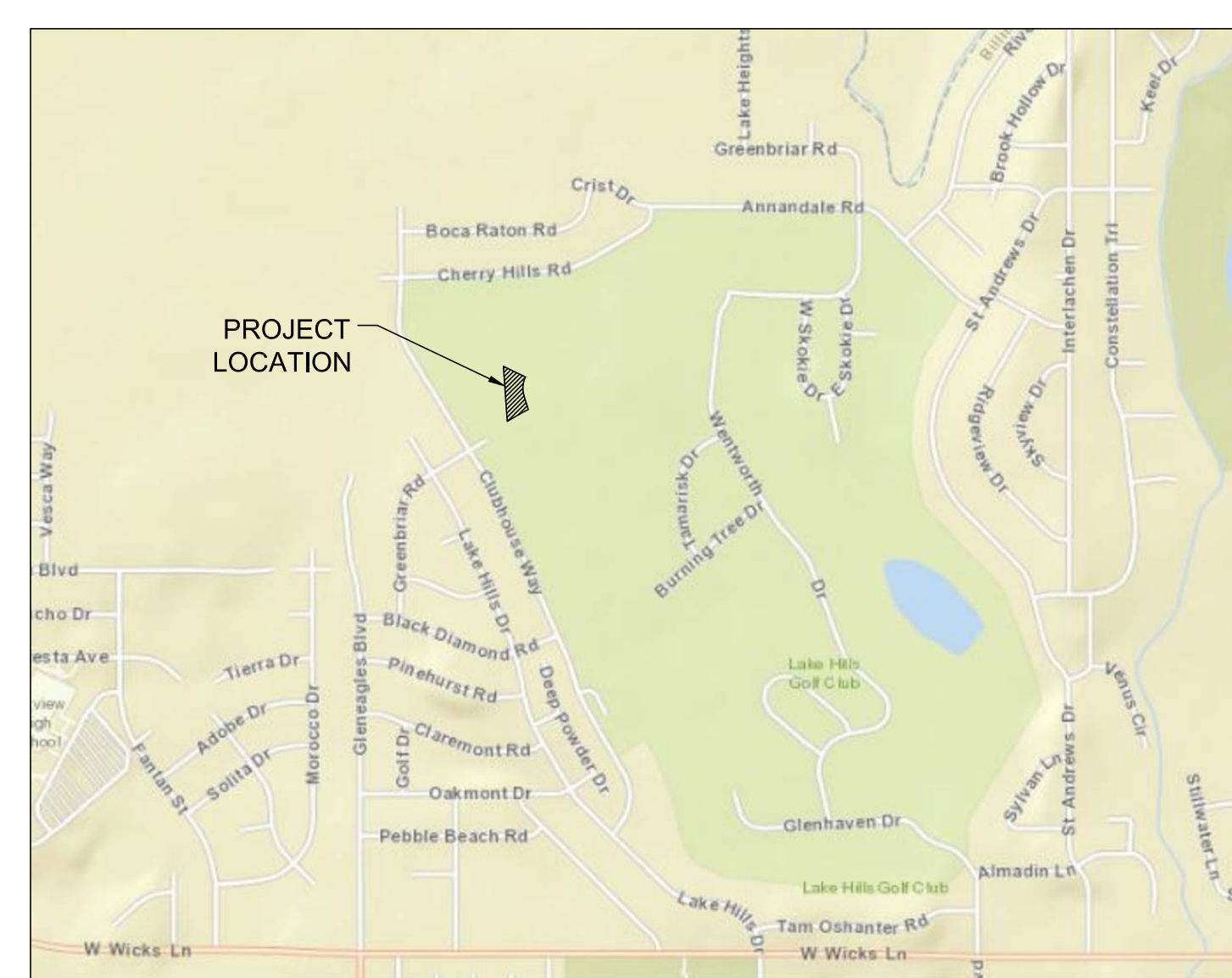


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	43.95'	300.27'	8°23'12"	S61°30'58"W	43.91'
C2	19.15'	170.00'	6°27'18"	S16°03'30"E	19.14'
C3	44.86'	170.00'	15°07'11"	S05°16'15"E	44.73'
C4	64.01'	170.00'	21°34'29"	S13°04'35"W	63.64'
C5	27.09'	120.00'	12°56'08"	N12°49'59"W	27.04'
C6	38.43'	241.27'	9°07'35"	N62°09'13"E	38.39'
C7	41.56'	244.93'	9°43'15"	N71°30'32"E	41.51'
C8	66.47'	170.00'	22°24'10"	N35°03'55"E	66.05'
C9	65.89'	170.01'	22°12'18"	N57°22'12"E	65.48'

NOTES
 1. BASIS OF BEARING: NAD83(2011) MONTANA STATE PLANE COORDINATE SYSTEM, GRID
 2. DISTANCES: GROUND, INTERNATIONAL FOOT
 3. THERE APPEARS TO BE A CALCULATIONS ERROR FOR LOT 9, BLOCK 51 PER THE FILED PLAT FOR LAKE HILLS SUBDIVISION, 21ST FILING. THE NOTED AREA IS 16,173 SQFT. USING THE RECORD DIMENSIONS, THE AREA CALCULATED TO BE 16,199,278 SQFT.

VICINITY MAP

NOT TO SCALE



QTR.	SEC.	TWP.	RGE.
<input checked="" type="checkbox"/>	16	01N	26E

AMENDED PLAT

JOB#: 2020-177

REVISIONS	DATE	BY

WWC ENGINEERING
 550 S. 24TH ST., W., SUITE 201
 BILLINGS, MT 59102
 (406) 894-2210

Drawn By: NRZ Created By: AMR/JPB Date: July 2020 Scale: 1" = 20'