

PLAT OF LAKE HILLS SUBDIVISION, 37TH FILING

BEING LOT 5A OF BLOCK 54 OF AMENDED PLAT OF LAKE HILLS SUBDIVISION, 21ST FILING, DOCUMENT NO. 3931041,
 LOTS 2-7, BLOCK 51, LOT 11, BLOCK 52, LOTS 3 & 4, BLOCK 54, OF LAKE HILLS SUBDIVISION, 21ST FILING, DOCUMENT NO. 612471,
 AND LOT 1A, BLOCK 52, AMENDED PLAT OF LAKE HILLS SUBDIVISION, 21ST FILING, DOCUMENT NO. 3931042,
 WITHIN NW1/4 OF SECTION 16, T01N, R26E, P.M.M.
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: RON S. HILL
 DATE SURVEYED: MARCH 2020
 PREPARED BY: WWC ENGINEERING

CERTIFICATE OF CITY ATTORNEY

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

Dated this _____ day of _____, 2020

Reviewed by _____

ERRORS AND OMISSIONS REVIEW

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 76-3-611(1)(b), M.C.A. 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

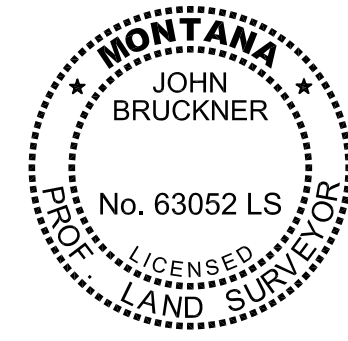
CERTIFICATE OF SURVEYOR

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 LAKE HILLS SUBDIVISION, 37TH 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.

Note: Centerline monuments will be set after final construction of streets and utilities.

Dated the _____ day of _____, 20_____

John Bruckner
 Registration Number 63052 LS



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(1)(d) MCA, removing sanitary restrictions since the 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

NOTICE OF APPROVAL

STATE OF MONTANA)
 County of Yellowstone) :SS

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 _____

LEGAL DESCRIPTION AND PROPERTY OWNER CERTIFICATE OF DEDICATION

State of Montana)
 County of Yellowstone) :SS

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 NW1/4 of Section 16, T01N, R26E, P.M.M., City of Billings, Yellowstone County, Montana, and more particularly described as Lot 5A of Block 54 of Amended Plat of Lake Hills Subdivision, 21st Filing, Document No. 3931041, Lots 2-7, Block 51, Lot 11, Block 52, Lots 3 & 4, Block 54 of Lake Hills Subdivision, 21st Filing, Document No. 612471, Lot 1A, Block 52 of Amended Plat of Lake Hills Subdivision, 21st Filing, Document No. 3931042; said tract being 4.30 acres in area, more or less, exclusive of the previously dedicated Winged Foot Drive and Greenbriar Road rights-of-way.

The above described tract of land is to be known and designated as LAKE HILLS SUBDIVISION, 37TH 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, removal of lines over, under and across the areas designated on the plat as Utility Easement to have and hold forever.

The undersigned do hereby grant an easement for sidewalks, street lights, and fire hydrants on the plat designated as the Sidewalk, Street Light, and Fire Hydrant Easement to the public to have and hold forever.

DATED THIS _____ DAY OF _____, 20_____

Ron S. Hill, Living Trust

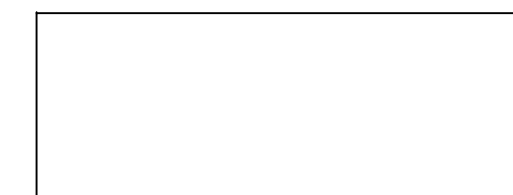
Trustee, Ron S. Hill

ACKNOWLEDGMENTS

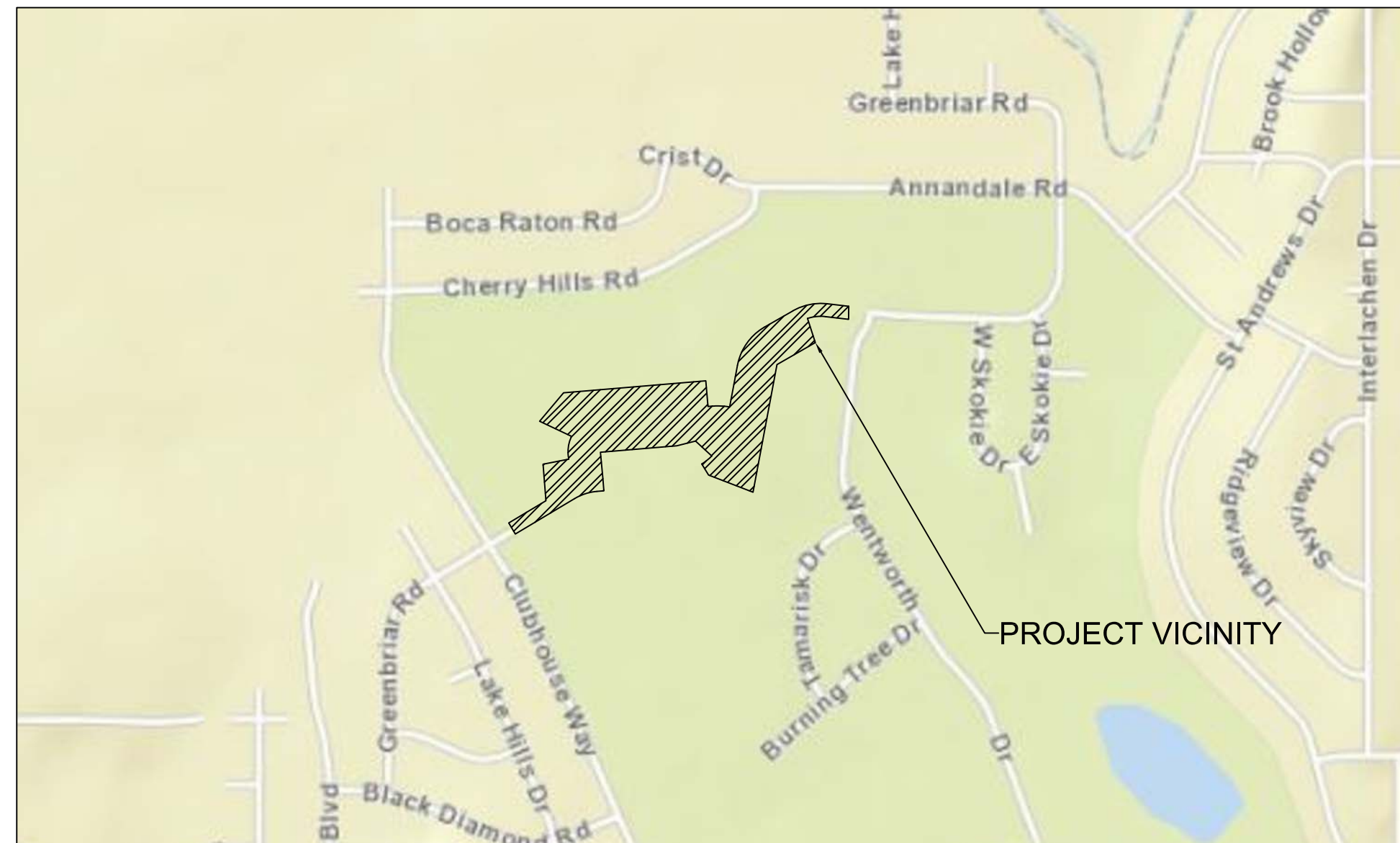
State of Montana)
 County of Yellowstone) :SS

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 _____



VICINITY MAP NOT TO SCALE



CERTIFICATE OF FILING BY CLERK AND RECORDER

SHEET 1 OF 2			
QTR.	SEC.	TWP.	RGE.
<input checked="" type="checkbox"/>	16	01N	26E
LAKE HILLS SUBDIVISION, 37TH FILING			
JOB#: 2020-050			
REVISIONS		 WWC ENGINEERING 550 S. 24TH ST., W., SUITE 201 BILLINGS, MT 59102 (406) 894-2210	
Date	By		
Drawn By: NRZ Checked By: AMR/JPB Date: May 2020 Scale: 1" = 80'		10/10/2019 10:00 AM 10/10/2019 10:00 AM	

PLAT OF LAKE HILLS SUBDIVISION, 37TH FILING

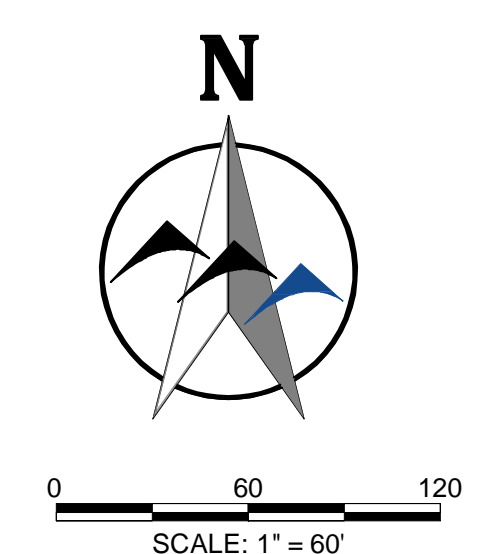
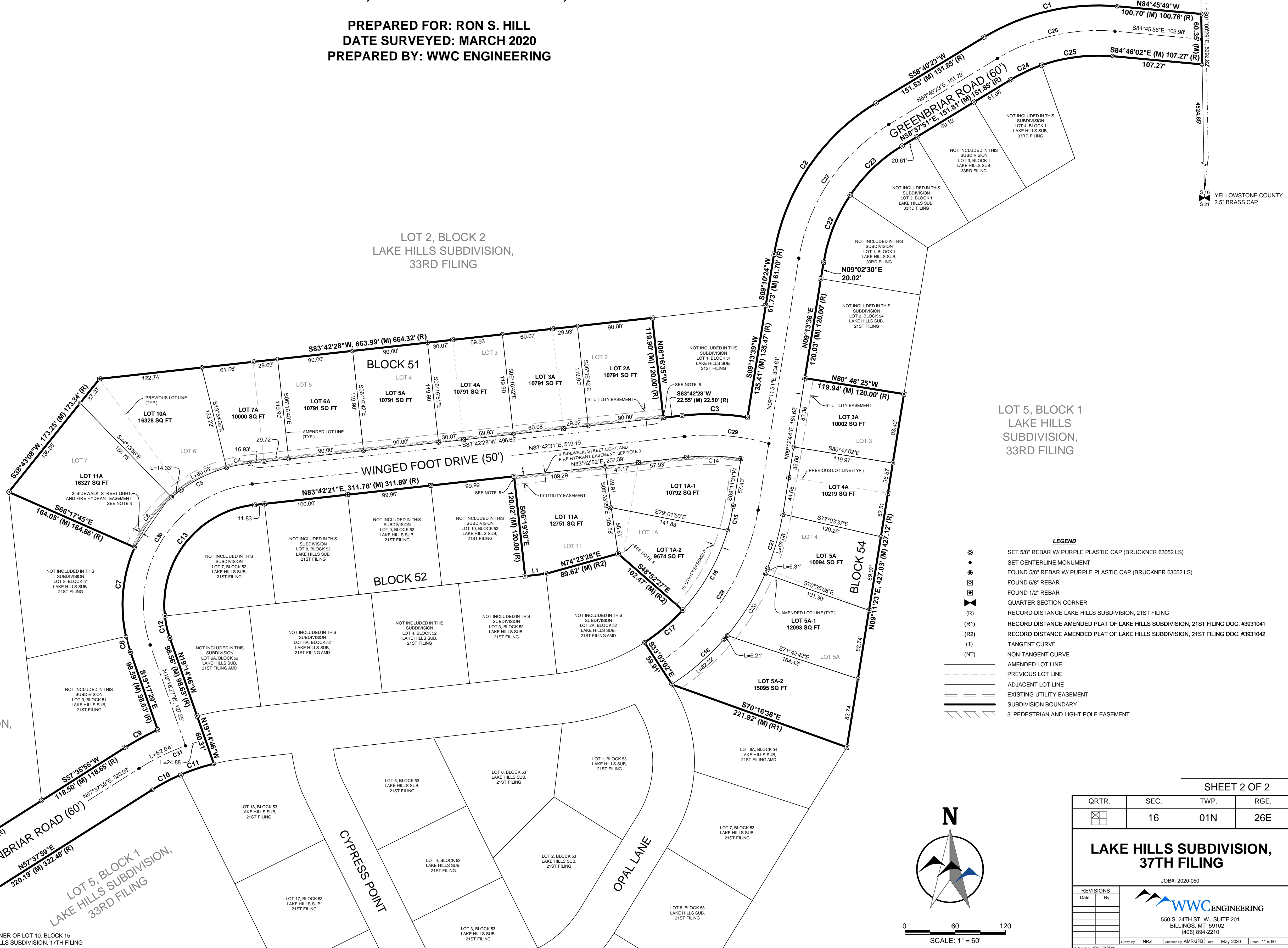
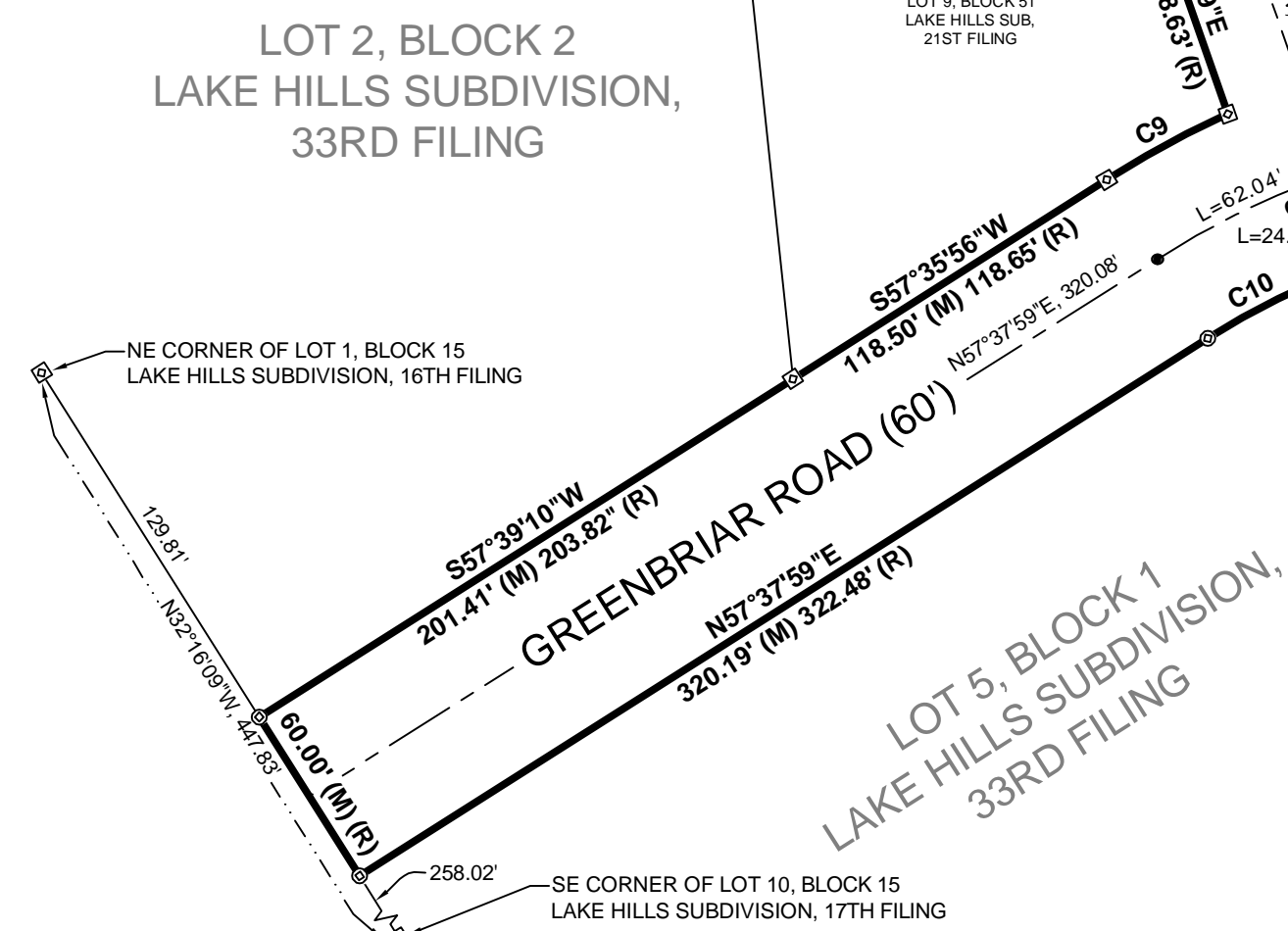
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 WITHIN NW1/4 OF SECTION 16, T01N, R26E, P.M.M.
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: RON S. HILL
 DATE SURVEYED: MARCH 2020
 PREPARED BY: WWC ENGINEERING

Line Table			
Line No.	Length	Length (R)	Bearing
L1	24.96	25	N83°42'41"E

Curve Table							
Curve No.	Radius	Radius (R)	Length	Length (R)	Delta	Chord Bearing	Chord Length
C1	259.97	260	165.91	165.63	36°33'55"	S76°57'14"W	163.12
C2	260.00	260	224.51	224.26	49°28'32"	S33°56'07"W	217.61
C3	290.21	290	78.54	78.45	15°30'20"	N88°33'56"W	78.30
C4	170.00	170	28.38	N/A	9°33'49"	N79°10'55"E	28.35
C5	170.00	170	74.98	N/A	25°16'08"	N61°46'06"E	74.37
C6	170.00	170	74.98	N/A	25°16'15"	N36°29'57"E	74.38
C7	170.00	170	108.88	108.27	36°41'41"	S05°30'59"W	107.03
C8	170.00	170	19.15	19.26	6°27'18"	S16°03'30"E	19.15
C9	300.27	300	43.95	42.94	8°23'12"	S61°30'58"W	43.92
C10	240.00	240	38.43	36.84	9°10'31"	N62°03'08"E	38.40
C11	240.00	240	41.57	N/A	9°55'24"	N71°36'06"E	41.52
C12	120.00	120	27.14	27.19	12°57'35"	S12°49'15"E	27.09
C13	120.00	120	189.46	188.50	90°27'24"	N38°53'14"E	170.39
C14	240.00	240	65.05	64.93 (R) 65.05 (R2)	15°31'47"	S88°31'28"E	64.86
C15	240.00	240	29.52	N/A	7°02'51"	S12°42'19"W	29.51
C16	240.00	240	110.48	N/A	26°22'34"	S29°24'48"W	109.52
C17	238.10	240	59.87	N/A	14°20'46"	S49°46'35"W	59.72
C18	300.00	300	88.43	N/A	16°53'23"	N48°30'01"E	88.12
C20	300.00	300	86.94	N/A	16°36'15"	N31°40'40"E	86.64
C21	300.00	300	74.39	N/A	14°12'26"	N16°19'23"E	74.20
C22	200.10	200	87.04	N/A	24°55'24"	N21°37'51"E	86.36
C23	199.59	200	85.78	N/A	24°37'25"	N46°28'12"E	85.12
C24	200.12	200	41.30	N/A	11°49'29"	N64°44'47"E	41.23
C25	201.54	200	85.97	N/A	24°26'30"	N82°57'59"E	85.33
C26	230.00	230	146.51	146.52	36°29'47"	N76°59'11"E	144.05
C27	230.00	230	198.56	198.53	49°27'46"	N33°56'30"E	192.45
C28	270.00	270	224.86	N/A	47°42'59"	N33°03'21"E	218.42
C29	265.00	265	101.87	N/A	22°01'28"	S85°16'45"E	101.24
C30	145.00	145	261.48	261.56	103°19'25"	N32°22'05"E	227.47
C31	270.00	270	86.92	N/A	18°26'44"	N66°37'38"E	86.55

- NOTES**
- BASIS OF BEARING: NAD83(2011) MONTANA STATE PLANE COORDINATE SYSTEM, GRID
 - DISTANCES: GROUND, INTERNATIONAL FOOT
 - LOT FRONT SETBACKS SHALL BE DETERMINED FROM BACK OF THE 3' SIDEWALK, STREET LIGHT, AND FIRE HYDRANT EASEMENT WHERE LOT FRONTAGE IS DETERMINED ALONG WINGED FOOT DRIVE. LOTS THIS IS APPLICABLE TO INCLUDE LOTS 2A, 3A, 4A, 5A, 6A, 7A, 10A, AND 11A OF BLOCK 51, AND LOT 11A OF BLOCK 52.
 - THE ORIGINAL CORNER BETWEEN LOTS 1, 2, AND 11 OF BLOCK 52 OF THE LAKE HILLS 21ST FILING WAS REMOVED FOR CLARITY.
 - SIDEWALK TRANSITION FROM 3' BOULEVARD WALK IN 21ST FILING TO 5' BOULEVARD WALK IN 37TH FILING ON WINGED FOOT DRIVE WILL OCCUR ON THE 37TH FILING LOT FRONTAGES. THE LAYOUT OF SUCH TRANSITION SHALL BE APPROVED BY THE CITY OF BILLINGS ENGINEERING DEPARTMENT AT THE TIME OF BUILDING PERMIT APPROVAL. 3' BOULEVARD WALKS WILL STILL APPLY TO THE 21ST FILING OF LAKE HILLS.



SHEET 2 OF 2

QTR.	SEC.	TWP.	RGE.
16	01N	26E	

LAKE HILLS SUBDIVISION, 37TH FILING

JOB#: 2020-050

WWC ENGINEERING

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

Drawn By: NRZ Checked By: AMR/JPB Date: May 2020 Scale: 1" = 60'