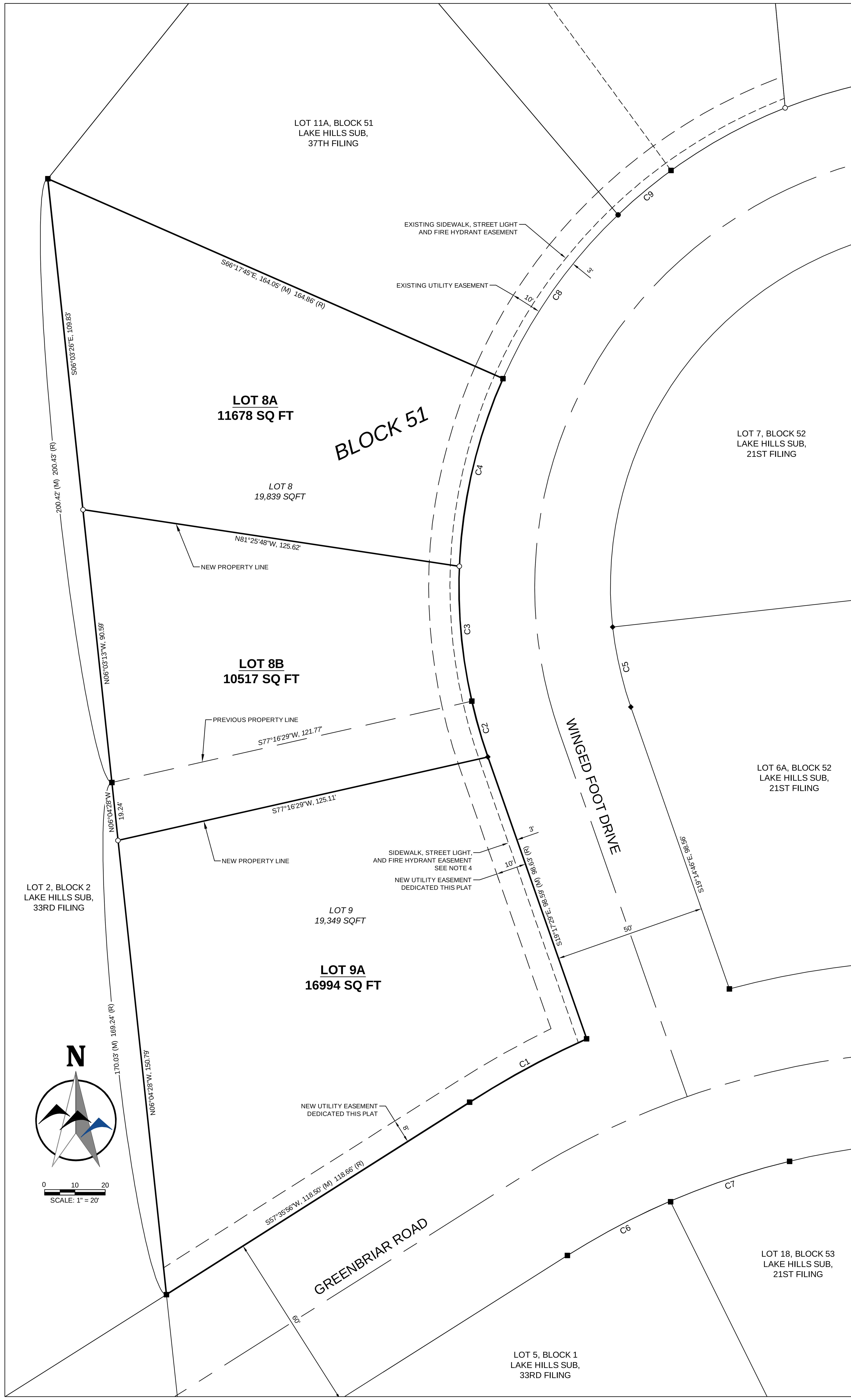


AMENDED PLAT OF LAKE HILLS SUBDIVISION, 21ST FILING

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: MARCH 2020
PREPARED BY: WWC ENGINEERING

LEGAL DESCRIPTION

Lots 8 and 9 of Block 51 of Lake Hills Subdivision, 21st Filing, Document No. 612471, 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 OF DEDICATION

We 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 are defined and established by Montana Law, and cable television companies, 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.

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.

____
Schneiter Enterprises, a limited partnership
Stephen Schneiter, Member Representative

ACKNOWLEDGEMENT

State of ____________)
) :SS
County of ____________)

on this __________ day of ______________________, 2021, before me, the undersigned a notary public for the State of ______________, personally appeared Stephen Schneiter, a Member Representative for Schneiter 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 ____________)
) :SS
County of ____________)

on this __________ day of ______________________, 2021, 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 confrom 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 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

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 _________________, 2021

____
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 76-3-611(1)(b), 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

MONTANA
JOHN BRUCKNER
No. 63052 LS
LICENSED
PROF. LAND SURVEYOR

SUBDIVISION IMPROVEMENTS AGREEMENT

Doucument No. ______________________

CURVE TABLE

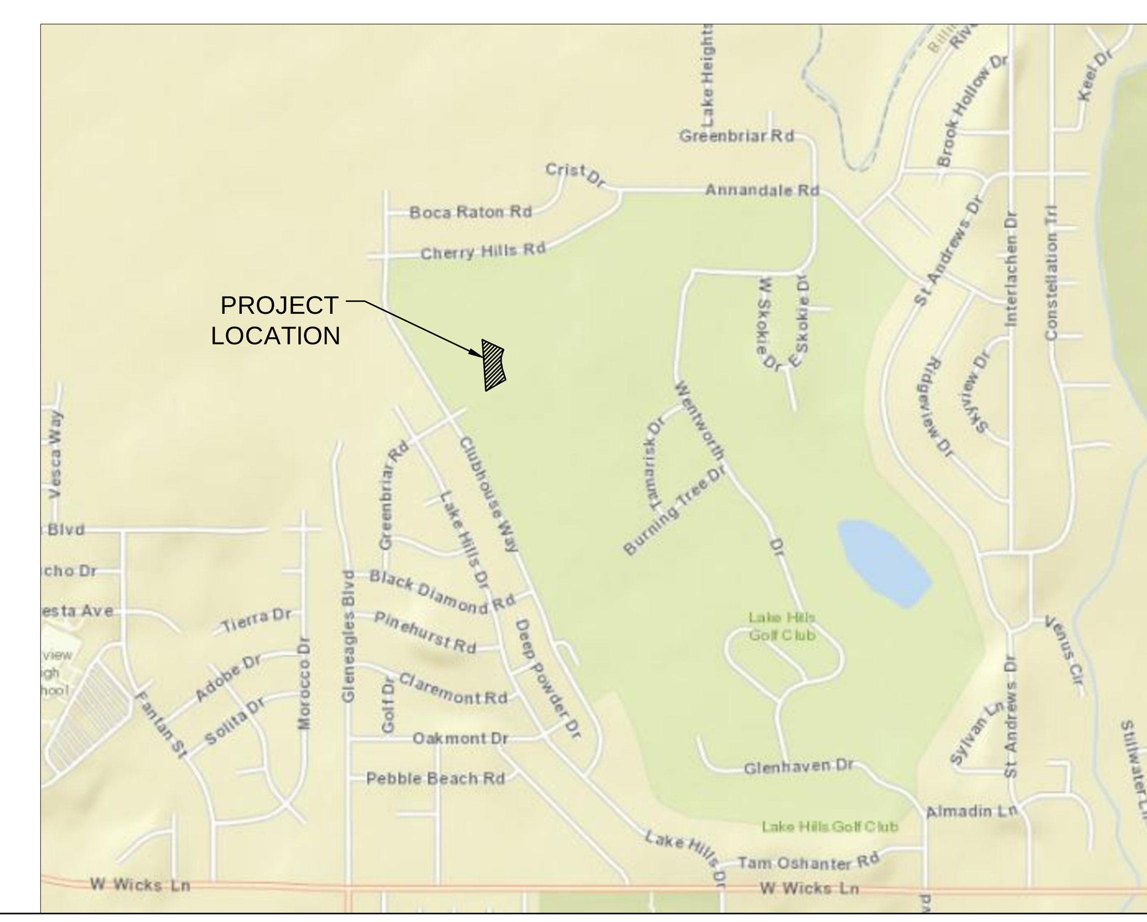
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	43.95'	300.27'	8°23'12"	S61°30'58"W	43.91'
C2	19.15'	170.00'	6°27'18"	S16°03'30"E	19.14'
C3	44.86'	170.00'	15°07'11"	S05°16'15"E	44.73'
C4	64.01'	170.00'	21°34'29"	S13°04'35"W	63.64'
C5	27.09'	120.00'	12°56'08"	N12°49'59"W	27.04'
C6	38.43'	241.27'	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 +/-19,278 SQFT.*
4. *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 8A, 8B, AND 9A OF BLOCK 51.*

VICINITY MAP

NOT TO SCALE



LEGEND

- ○ SET 5/8" REBAR W/ PURPLE PLASTIC CAP (BRUCKNER 63052LS)
- ● FOUND 5/8" REBAR W/ PURPLE PLASTIC CAP (BRUCKNER 63052LS)
- ■ FOUND 5/8" REBAR
- ◆ FOUND 1/2" REBAR
- ADJACENT PROPERTY BOUNDARY
- AMENDED PLAT 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)

QRTR.	SEC.	TWP.	RGE.
⊠	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 | Checked By: AMR/JPB | Date: July 2020 | Scale: 1" = 20'