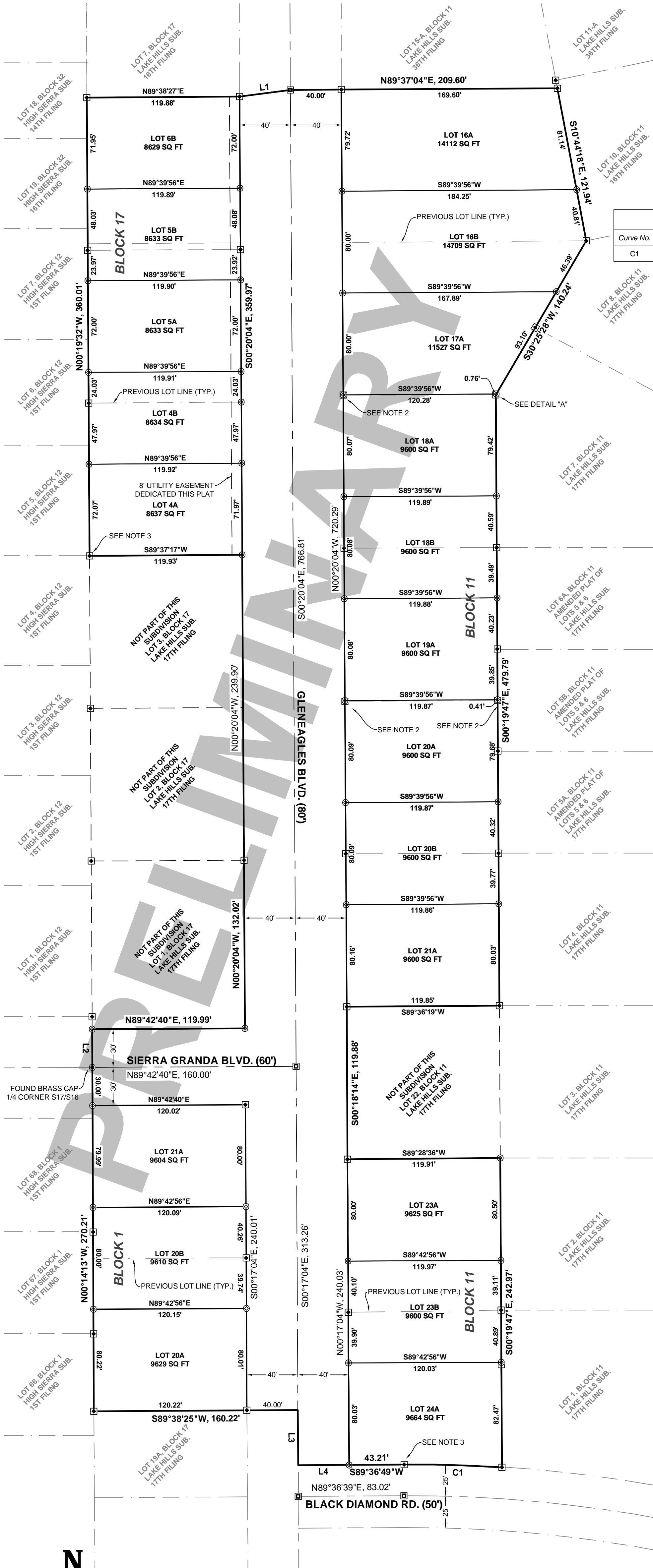


PLAT OF LAKE HILLS SUBDIVISION, 39TH FILING

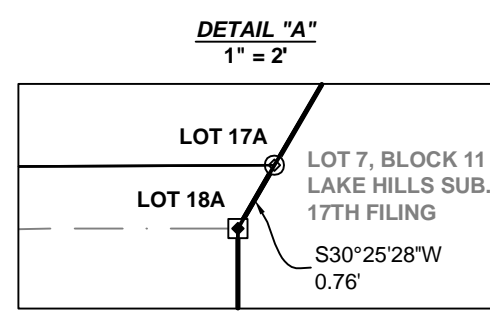
BEING LOT 6A, BLOCK 17, LOTS 15-16, BLOCK 11 OF LAKE HILLS SUBDIVISION, 16TH FILING, DOCUMENT NO. 612466,
 LOTS 4-6, BLOCK 17, LOTS 20-21, BLOCK 1, LOTS 17-21, LOTS 23-24, BLOCK 11, OF LAKE HILLS SUBDIVISION, 17TH FILING, DOCUMENT NO. 612467,
 WITHIN NW1/4 AND SW1/4 OF SECTION 16, T01N, R26E, P.M.M.
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: RON S. HILL
 DATE SURVEYED: JANUARY 2021
 PREPARED BY: WWC ENGINEERING



Line No.	Length	Bearing
L1	40.24'	N82°40'57"E
L2	30.00'	N0°19'32"W
L3	43.24'	N0°17'04"W
L4	40.00'	S89°42'56"W

Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
C1	1110.00'	76.95'	3°58'19"	N88°24'27"W	76.94'



LEGAL DESCRIPTION AND PROPERTY OWNER CERTIFICATE OF DEDICATION

State of Montana)
) SS
 County of Yellowstone)

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 and SW1/4 of Section 16, T01N, R26E, P.M.M., City of Billings, Yellowstone County, Montana, and more particularly described as Lot 6A of Block 17 and Lots 15 and 16 of Block 11, Lake Hills Subdivision, 16th Filing, Document No. 612466, Lots 4-6, Block 17, Lots 20-21, Block 1, Lots 17-21 and Lots 23-24, Block 11 of Lake Hills Subdivision, 17th Filing, Document No. 612467, said tract being 4.56 acres in area, more or less, exclusive of the previously dedicated Sierra Granda Boulevard and Gleneagles Boulevard rights-of-way.

The above described tract of land is to be known and designated as LAKE HILLS SUBDIVISION, 39TH 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.

DATED THIS ____ DAY OF _____, 2021.

Ron S. Hill, Living Trust

Trustee, Ron S. Hill

ACKNOWLEDGMENTS

State of Montana)
) SS
 County of Yellowstone)

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 ATTORNEY

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

Dated this ____ day of _____, 2021

Reviewed by _____

ERRORS AND OMISSIONS REVIEW

Reviewed for errors and omissions in calculations and drafting this ____ day of _____, 2021, 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 _____, 2021

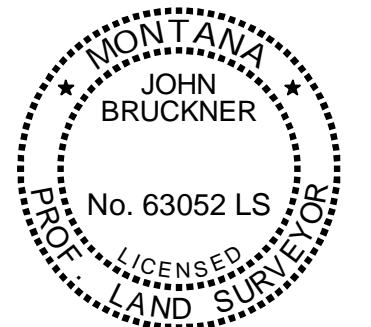
TREASURER
 YELLOWSTONE COUNTY, MONTANA

CERTIFICATE OF SURVEYOR

The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of January 2021, a survey was performed under his supervision of a tract of land to be known as LAKE HILLS SUBDIVISION, 39TH 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 _____, 2021

John Bruckner
 Registration Number 63052 LS



SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____

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 _____, 2021

CITY ENGINEER'S OFFICE

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 COUNCIL APPROVAL

The City Council of the City of Billings, Yellowstone County, Montana does hereby certify that the accompanying plat for LAKE HILLS SUBDIVISION, 39TH FILING has been duly examined and have found the same to conform to the law and hereby approve it.

Dated this ____ day of _____, 2021

CITY OF BILLINGS, MONTANA

BY: Mayor

ATTEST: City Clerk

CERTIFICATE OF FILING BY CLERK AND RECORDER

QTR.	SEC.	TWP.	RGE.
16	1N	26E	

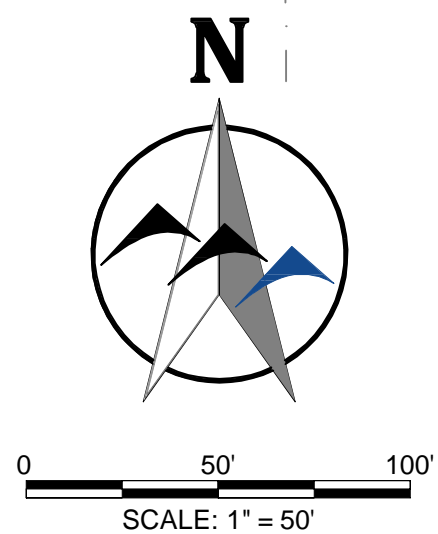
LAKE HILLS SUBDIVISION, 39TH FILING

JOB#: 2020-388

WWC ENGINEERING

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

DATE: 01/21/21 BY: JPB



- LEGEND**
- FOUND REBAR
 - FOUND YELLOW PLASTIC CAP (YPC)
 - SET 5/8" REBAR W/ PURPLE PLASTIC CAP (BRUCKNER 63052 LS)
 - FOUND BRASS CAP
 - FOUND CENTERLINE MONUMENT
 - SET CENTERLINE MONUMENT

- SURVEYORS NOTES**
- GROUND DISTANCES, INTERNATIONAL FEET
 - FOUND CORNERS AT OLD LOT CORNERS WERE REMOVED FOR CLARITY AT NOTED LOCATIONS.
 - DOUBLE MONUMENTS WERE FOUND AT THESE LOCATIONS. FOUND 1/2" REBAR WERE ACCEPTED AND HELD.

BASIS OF BEARING
 Coordinate System (MT83-BLGS-IF)
 Lambert Conformal Conic Projection
 (Single Parallel)
 North American Datum 1983(2011)
 Standard Parallel & Grid Origin: 45°47'00"
 Central Meridian: 108°25'00"
 False Northing: 50,000m
 False Easting: 200,000m
 Standard Parallel Scale: 1.0001515

