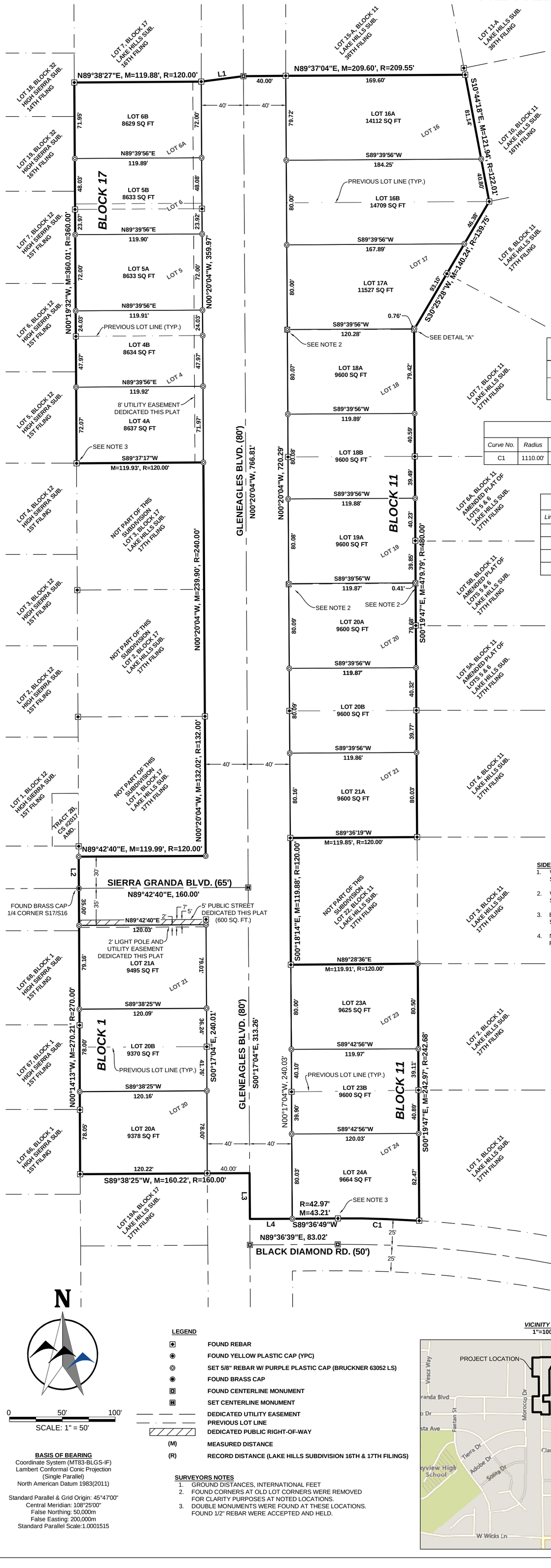
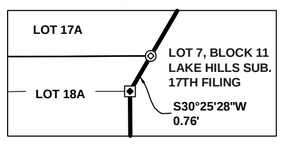
# PLAT OF LAKE HILLS SUBDIVISION, 39TH FILING

***BEING LOT 6A, BLOCK 17, LOT 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**




*DETAIL "A"*
1" = 2'




***Curve Table***

| Curve No. | Radius | Length (M) | Length (R) | Delta | Chord Bearing | Chord Length |
|---|---|---|---|---|---|---|
| C1 | 1110.00' | 76.95' | 77.09' | 3°58'19" | N88°24'27"W | 76.94' |

***Line Table***

| Line No. | Length (M) | Length (R) | Bearing |
|---|---|---|---|
| L1 | 40.24' | N/A | N82°40'57"E |
| L2 | 30.00' | 30.00' | N0°19'32"W |
| L3 | 43.24' | N/A | N0°17'04"W |
| L4 | 40.00' | 40.00' | S89°42'56"W |

**SIDEWALK BOULEVARD WIDTHS**

1. WEST SIDE OF GLENEAGLES BOULEVARD, NORTH OF SIERRA GRANDA WILL HAVE A 5 FOOT BOULEVARD.
2. WEST SIDE OF GLENEAGLES BOULEVARD, SOUTH OF SIERRA GRANDA WILL HAVE A 10 FOOT BOULEVARD.
3. EAST SIDE OF GLENEAGLES BOULEVARD WILL HAVE A 5 FOOT BOULEVARD.
4. NORTH SIDE OF BLACK DIAMOND ROAD WILL HAVE A 3 FOOT BOULEVARD.

**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
- DEDICATED UTILITY EASEMENT
- PREVIOUS LOT LINE
- DEDICATED PUBLIC RIGHT-OF-WAY
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE (LAKE HILLS SUBDIVISION 16TH & 17TH FILINGS)

0 50' 100'
SCALE: 1" = 50'

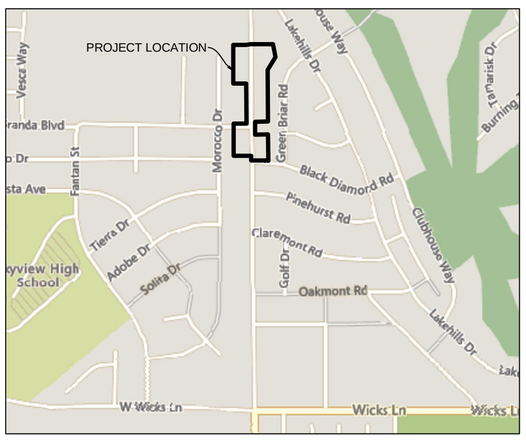
**BASIS OF BEARING**
Coordinate System (MT83-BLGS-IF)
Lambert Conformal Conic Projection
(Single Parallel)
North American Datum 1983(2011)

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

**SURVEYORS NOTES**

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

***VICINITY MAP***
**1"=1000'**




## 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 parcels 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 Lot 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 containing 4.56 acres in gross and 4.55 acres net, 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, City of Billings, 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 lands designated as public right-of-way are hereby granted and dedicated to the use of the public forever shall include the portion of Sierra Granda Boulevard shown on the plat.

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), 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 _____ , 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.

MONTANA
JOHN BRUCKNER
No. 63052 LS
LICENSED PROFESSIONAL LAND SURVEYOR

Dated the _____ day of _____, 2021

_____
John Bruckner
Registration Number 63052 LS

## SUBDIVISION IMPROVEMENTS AGREEMENT

Doucument 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 confrom 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

| QRTR. | SEC. | TWP. | RGE. |
|---|---|---|---|
| | 16 | 1N | 26E |

**LAKE HILLS SUBDIVISION, 39TH FILING**

JOB#: 2020-388

REVISIONS

| Date | By |
|---|---|
| | |


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


Drawn By: JPB | Checked By: AMR | Date: JAN 2021 | Scale: 1" = 50'

PLOT STYLE: WWC COLOR.stb 04/15/2020
FILE PATH: K:\Billings\RON HILL\2020388 Lake Hills 38th Filing - Glen Eagles Rd\05CAD\Design\20388-PLAT-Lake Hills 39th Filing.dwg