

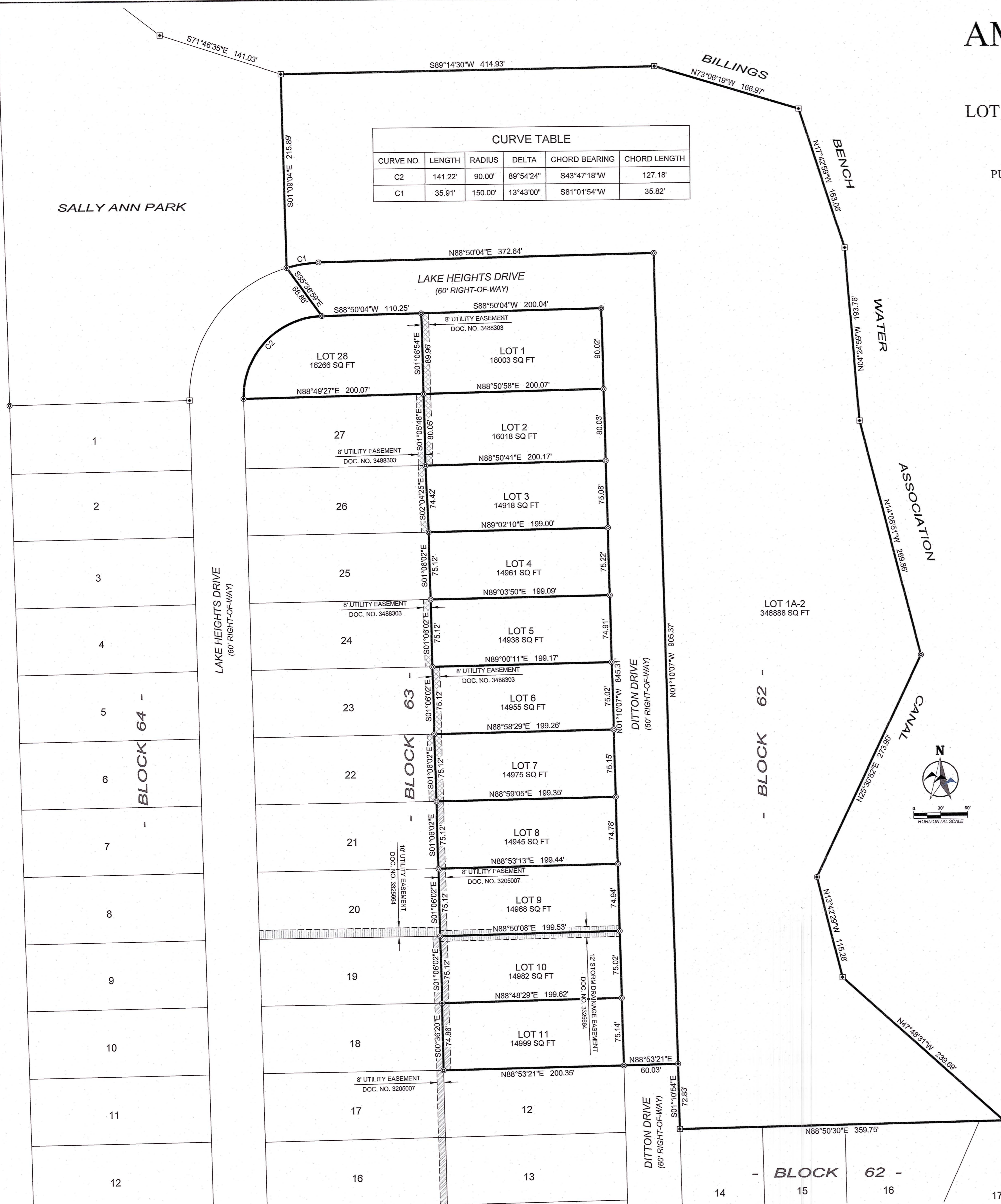
# AMENDED PLAT OF LAKE HILLS SUBDIVISION - TWENTY-FIFTH FILING AMENDED

LOT 1A OF CORRECTED PLAT OF LAKE HILLS SUBDIVISION - TWENTY-FIFTH FILING AMENDED DOCUMENT NO. 3923784

PREPARED FOR: CANAL VISTA, LLC. DATE SURVEYED: JULY 2021  
 PURPOSE OF SURVEY: COURT ORDERED SURVEY WITHIN W1/2SE1/4 OF SECTION 9, T01N, R26E, P.M.M. CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C2	141.22'	90.00'	89°54'24"	S43°47'18"W	127.18'
C1	35.91'	150.00'	13°43'00"	S81°01'54"W	35.82'

SALLY ANN PARK



### LEGAL DESCRIPTION

A tract of land located within the Lake Hills Subdivision - Twenty-Fifth Filing Amended within W1/2SE1/4 of Section 9, T1N, R26E, P.M.M., City of Billings, Yellowstone County, Montana, being more particularly described as follows:

Lot 1A of Corrected Plat of Lake Hills Subdivision - Twenty-Fifth Filing Amended filed as Document No. 3923784 in the office of the Yellowstone County Clerk and Recorder

Said tract of land contains a gross area of 13.91 acres and a net area of 12.21 acres, more or less, and is subject to any easements, reservations, or other encumbrances that have been legally acquired

Said tract shall be known and designated as "AMENDED LAKE HILLS SUBDIVISION - TWENTY-FIFTH FILING AMENDED"

### PROPERTY OWNER CERTIFICATION - EXEMPTION

We hereby certify that this survey is created by order of any court of record in this state or by operation of law or that, in the absence of agreement between the parties to the sale, could be created by an order of any court in this state pursuant to the law of eminent domain, Title 70, chapter 30. Therefore, this survey is exempt from review as a subdivision pursuant to Section 76-3-201(1)(a), M.C.A.

Montana 13th Judicial District Court, Yellowstone County, Montana. Case No. DV 19-1048

We also hereby certify that this survey is exempt from review by Montana Department of Environmental Quality pursuant to 17-36-605(b) A.R.M.

### PROPERTY OWNER CERTIFICATION - DEDICATION

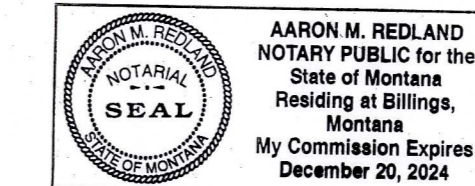
We hereby grant the lands designated as public right-of-way are hereby granted and dedicated to the use of the public forever shall include the portion of Lake Heights Drive and Ditton Drive as shown on the plat.

CANAL VISTA, LLC.  
 By: Susan B. Lovely  
 Title: member

STATE OF MONTANA )  
 ) ss  
 County of Yellowstone )

Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this 16th day of JULY, 2021, personally appeared Susan B. Lovely, known to me to be the person who signed the foregoing instrument as Member of CANAL VISTA, LLC., and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Aaron M. Redland  
 Notary Public in and for the State of Montana  
 Printed Name Aaron M. Redland  
 Residing at Billings, MT  
 My commission expires Dec 20, 2024



### CERTIFICATE OF EXAMINING LAND SURVEYOR

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting and find said plat conforms with the requirements of the laws of the State of Montana, and that said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as circumstances will permit.

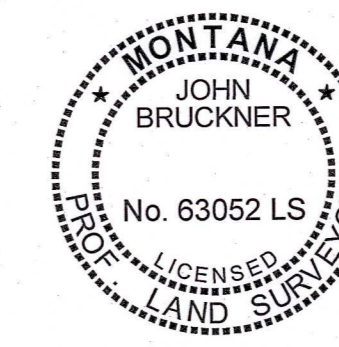
Examining Land Surveyor  
 Reg. No. \_\_\_\_\_ Date: \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

I, John Bruckner, a Professional Land Surveyor registered in the State of Montana, do hereby certify that this survey correctly represents work performed by me or under my direct supervision, and is true and correct to the best of my knowledge and belief.

Dated the 16th day of July, 2021

John Bruckner  
 John Bruckner  
 Registration Number 63052 LS



### LEGEND

- SET 3/4" REBAR W/ PURPLE PLASTIC CAP (BRUCKNER, 63052 LS)
- FOUND PLASTIC CAP
- FOUND IRON PIPE
- FOUND REBAR
- PROPERTY BOUNDARY
- ▨ EXISTING EASEMENT GRANTED TO YELLOWSTONE VALLEY ELECTRIC CO-OPERATIVE AND MONTANA DAKOTA UTILITIES, QWEST, AT&T C&LE DOCUMENT NO. 3325664 DATED 3/16/2002
- ▨ EXISTING EASEMENT GRANTED TO YELLOWSTONE VALLEY ELECTRIC CO-OPERATIVE AND MONTANA DAKOTA UTILITIES, QWEST COMMUNICATIONS, BRESNAN COMMUNICATIONS - DOCUMENT NO. 3488303 DATED 12/04/2008

### CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA )  
 ) ss  
 County of Yellowstone )

We do hereby certify that we have examined the plat of AMENDED LAKE HILLS SUBDIVISION - TWENTY-FIFTH FILING AMENDED, and find that said plat conforms with the requirements of the laws of the State of Montana. It is therefore approved and the dedication to the public use of any and all lands shown on this plat as being dedicated to such use are accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of City of Billings, Montana, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Mayor \_\_\_\_\_  
 Attest: \_\_\_\_\_  
 City Clerk

### CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b) / 76-3-207(3), M.C.A.

Date: \_\_\_\_\_  
 Yellowstone County Treasurer

By: \_\_\_\_\_  
 Deputy

### CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City of Billings Attorney's Office and is acceptable as to form.

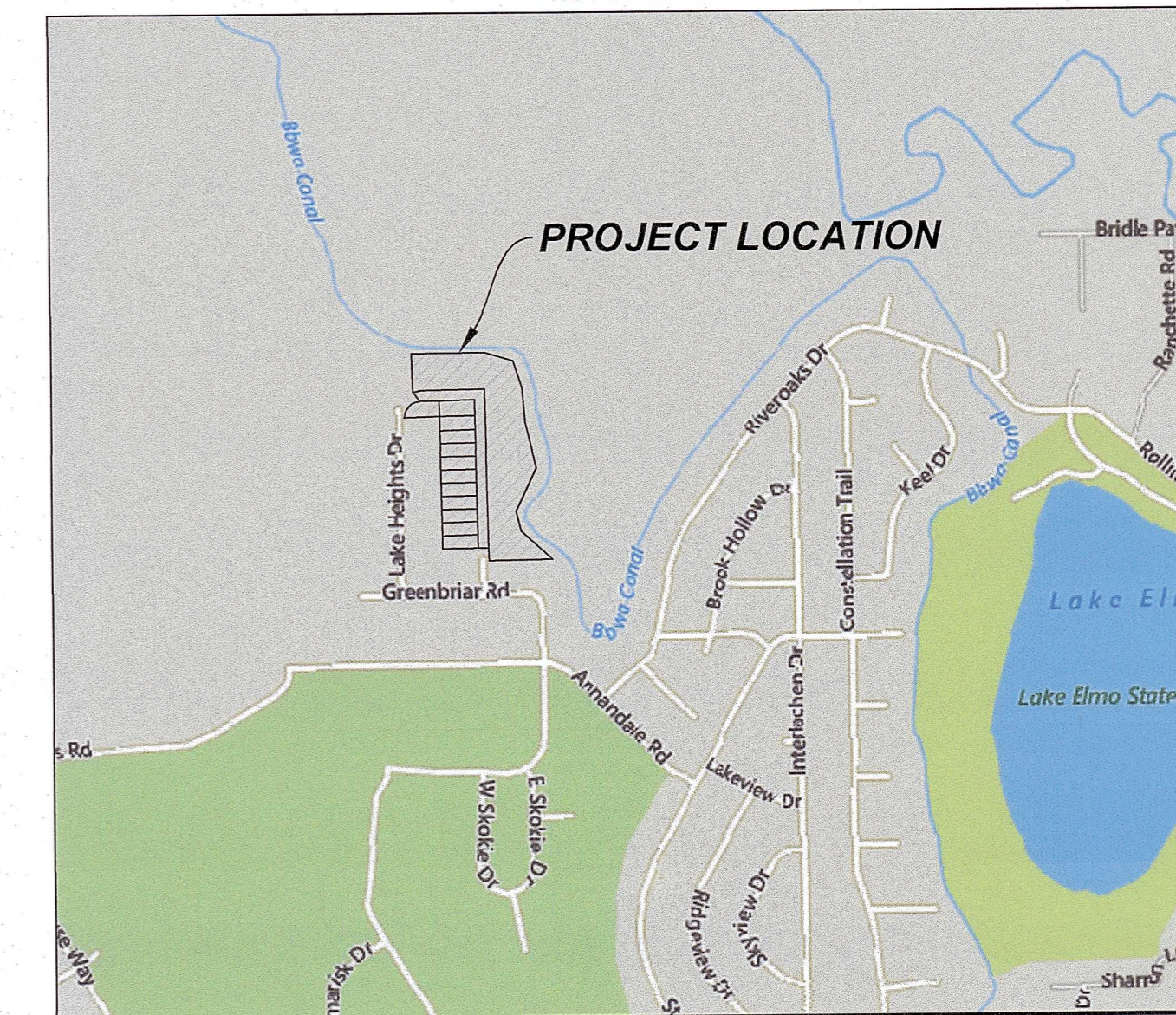
City Attorney or Authorized Representative  
 City of Billings Attorney's Office

Date \_\_\_\_\_

- NOTES**
1. BASIS OF BEARING: NAD83(2011) MONTANA STATE PLANE COORDINATE SYSTEM, GRID
  2. DISTANCES: GROUND, INTERNATIONAL FOOT
  3. FOUND IRON PIPES ON WEST SIDE OF DITTON DRIVE WERE HELD FOR LINE. THEY WERE REMOVED AND PLACED ON LINE BETWEEN THE NORTHEAST CORNER OF LOT 1, BLOCK 63 AND THE SOUTHEAST CORNER OF LOT 11, BLOCK 63. NEW CORNERS WERE MONUMENTED AS SHOWN ON THIS AMENDED PLAT.

### VICINITY MAP

NOT TO SCALE



### CANAL VISTA SUBDIVISION

JOB#: 2018-147

SHEET 1 OF 1

1/4	SEC.	TWP.	RGE.
9	9	01N	26E



Drawn by: AMR, Checked by: JPB, Date: JAN, 2021, Scale: 1" = 60'