

# PLAT OF LAKE HILLS SUBDIVISION, 38TH FILING

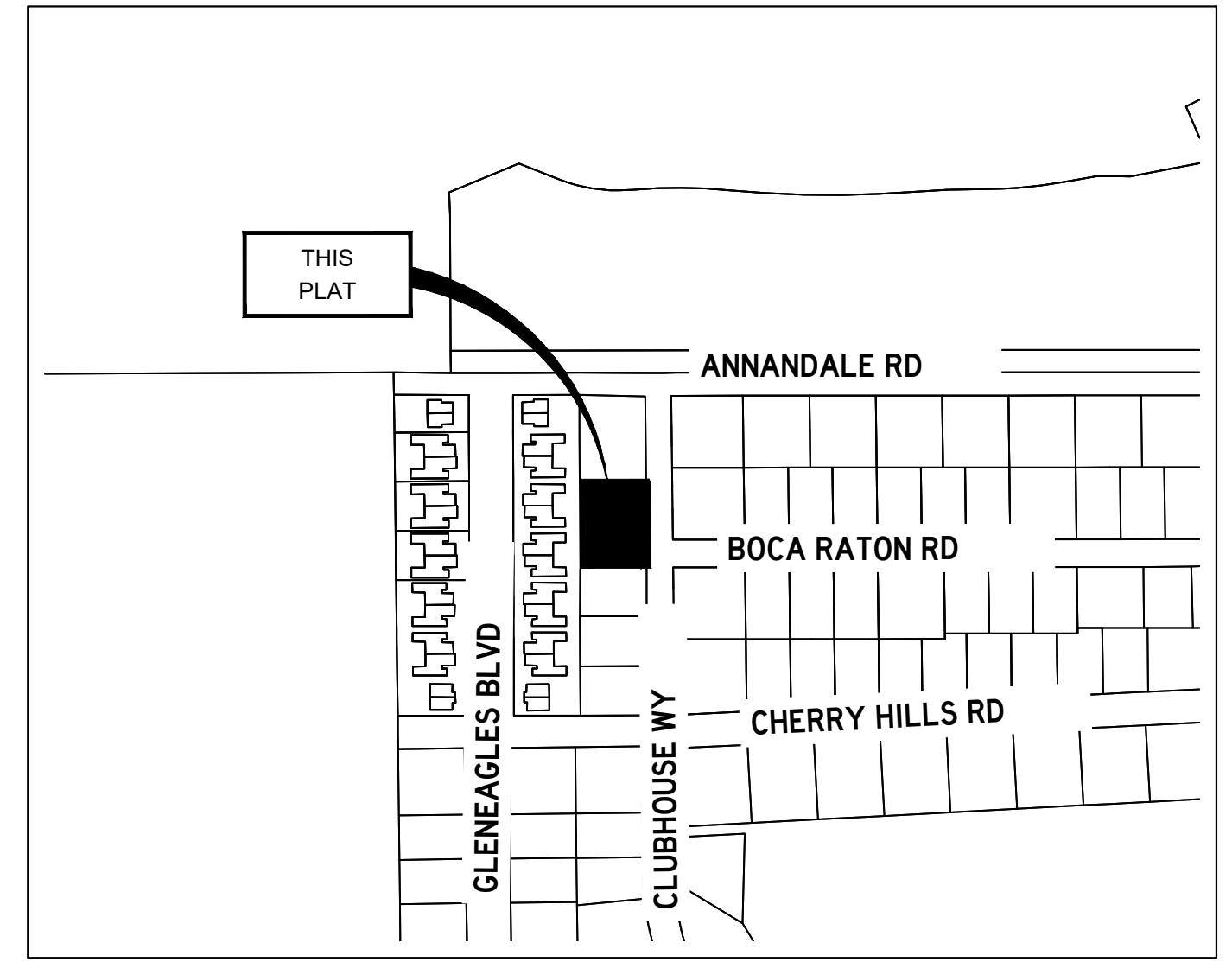
BEING LOT 6, BLOCK 19 OF LAKE HILLS SUBDIVISION, 15TH FILING  
 LOCATED IN THE NW 1/4 OF SECTION 16, T01N, R26E, P.M.M., CITY OF BILLINGS,  
 YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: ADDY PROPERTIES, LLC



PREPARED BY: PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION: ±0.426 AC  
 SEPTEMBER 2021



VICINITY MAP  
 (NOT TO SCALE)

### CERTIFICATE OF DEDICATION

STATE OF MONTANA )  
 County of Yellowstone )

KNOW ALL BY THESE PRESENTS that the undersigned owner of the following described tract of land, does hereby certify that they have cause to be surveyed, aggregated, and platted in to lots, blocks, roads, and other divisions and dedications, as shown on this plat hereunto included, said tract being situated in the NW 1/4 of Section 16, Township 01 South, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as Lot 6 of Block 19 of Lake Hills Subdivision, 15th Filing.

Said tract contains 0.426 acres, more or less, in gross.

Said plat is subject to any easements and/or rights-of-way of record or reserved per this plat.

This survey is not subject to review by the Montana Department of Environmental Quality pursuant to 76-4-130(2), MCA as the "deviation consists solely of connection to municipal or county water and/or sewer district facilities."

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 of Addy Properties, LLC  
 (Print Title)

STATE OF MONTANA )  
 County of Yellowstone )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ before me, a Notary Public in and for the State of Montana, personally appeared \_\_\_\_\_ known to me to be the \_\_\_\_\_ of Addy Properties, LLC, who signed the foregoing instrument and who acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana  
 Printed Name \_\_\_\_\_  
 Residing at \_\_\_\_\_  
 My commission expires \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

I, the undersigned Mark W. Kadmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in the NW 1/4 of Section 16, Township 01 North, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as Lot 6 of Block 19 of Lake Hills Subdivision, 15th Filing.

Said tract contains a net and gross area of 0.426 acres, more or less.

Said tract is subject to all easements and right-of-ways of record or apparent on the ground.

This survey was conducted in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, MCA.

Mark W. Kadmas, PLS 51414LS  
 Registered Land Surveyor  
 State of Montana



### NOTICE OF APPROVAL

STATE OF MONTANA )  
 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 APPROVAL

STATE OF MONTANA )  
 County of Yellowstone )

We hereby certify that we have examined the plat of LAKE HILLS SUBDIVISION, 38TH FILING and find that said plat conforms with the requirements of the laws of the State of Montana, and the requirements of the Yellowstone County Board of Planning. It is therefore approved and the dedication to 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 the CITY OF BILLINGS, MONTANA this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CITY OF BILLINGS, MONTANA

By: \_\_\_\_\_  
 Mayor

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

### ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the foregoing plat for errors and omissions in computations and drafting.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Reviewed by \_\_\_\_\_

### CERTIFICATE OF CITY ATTORNEY

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

Date \_\_\_\_\_ Reviewed By \_\_\_\_\_

### CERTIFICATE OF COUNTY TREASURER

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

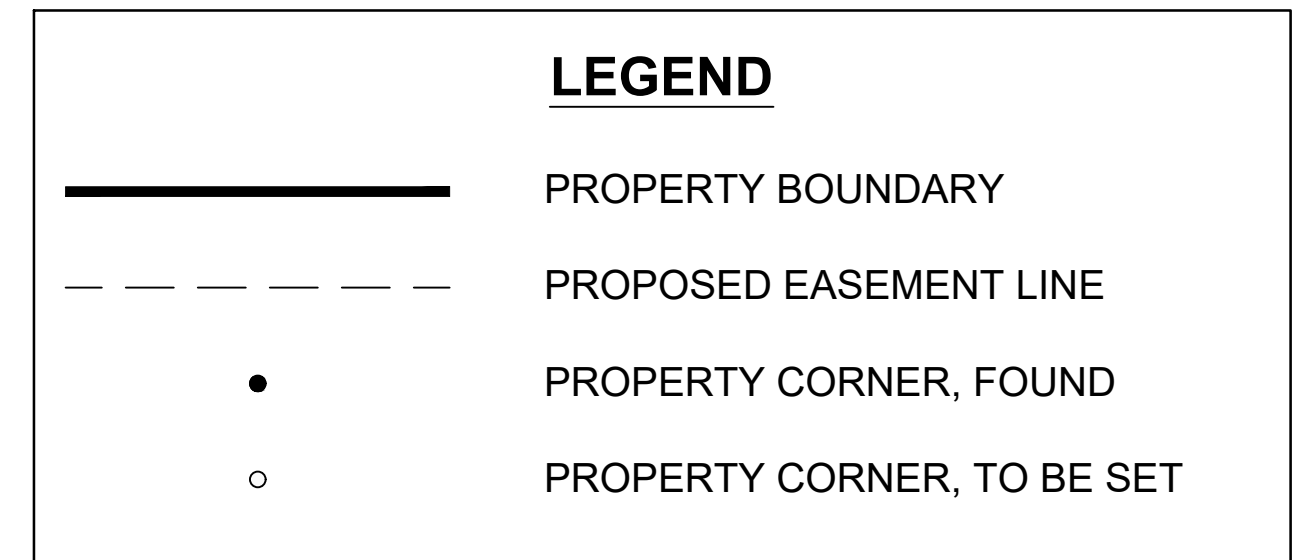
Date \_\_\_\_\_ Yellowstone County Treasurer  
 Deputy \_\_\_\_\_

### CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that I have examined the plat and find that it conforms with Section 76-4-125(1)(d), MCA, removing sanitary restrictions since said plat is provided with municipal facilities for the supply of water, disposal of sewage, storm drainage, and solid waste.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

City Engineer's Office \_\_\_\_\_



## ANNANDALE ROAD



### BASIS OF BEARINGS

Bearings shown on this survey are derived from a low distortion Lambert Conformal Conic single parallel projection with parameters as follows:

Latitude of Origin: 45° 47' 00" N  
 Longitude of Origin: 108° 25' 00" W  
 Mapping Scale Factor: 1.0001518

Grid distances shown hereon are - for practical purposes - equal to ground distances.

