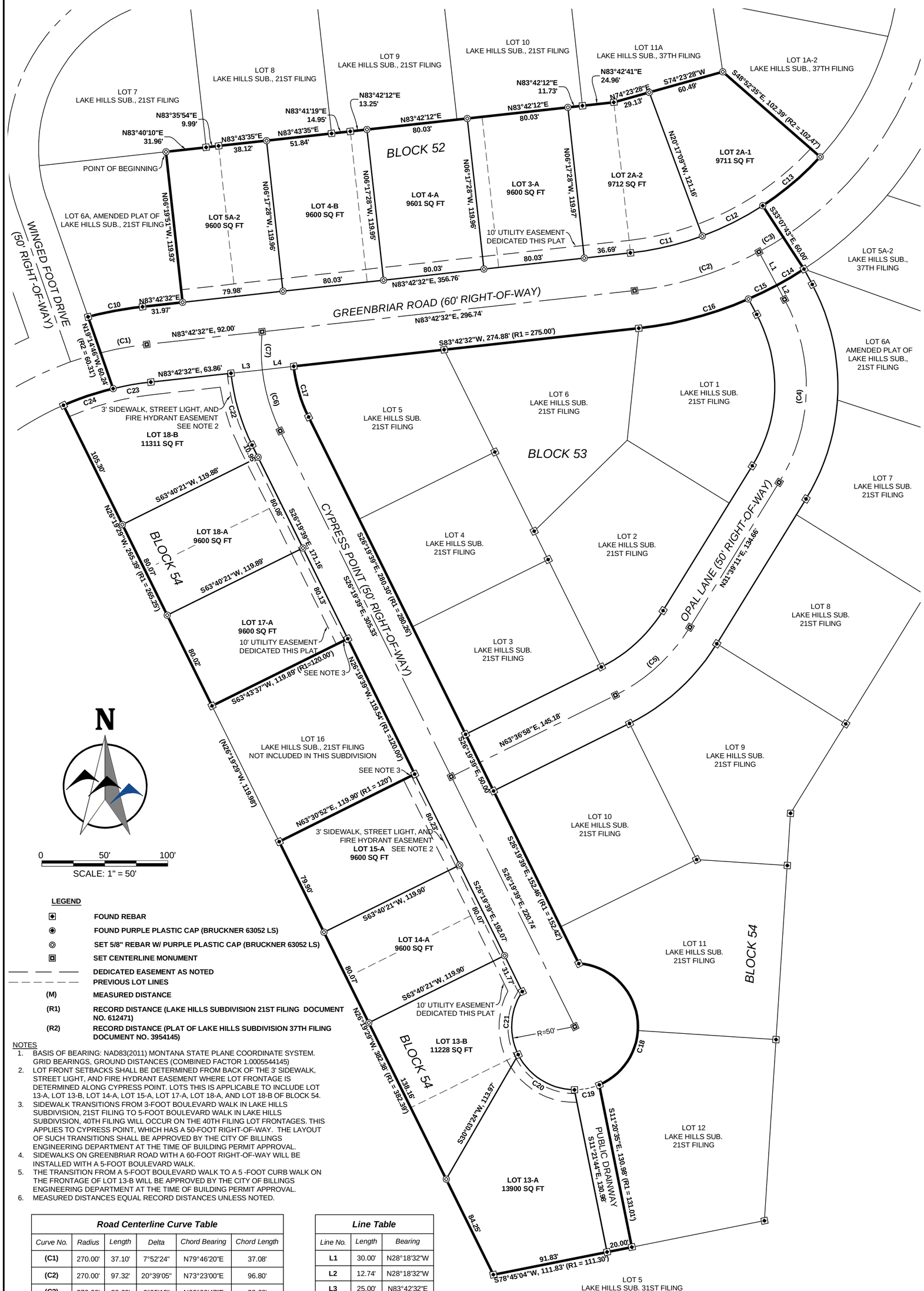
PLAT OF LAKE HILLS SUBDIVISION, 40TH FILING

BEING LOT 3 AND LOT 4, BLOCK 52; LOT 13, LOT 14, LOT 15, LOT 17, AND LOT 18, BLOCK 54, OF LAKE HILLS SUBDIVISION, 21ST FILING, DOCUMENT NO. 612471, AND LOT 2A AND LOT 5A OF AMENDED PLAT OF LAKE HILLS SUBDIVISION, 21ST FILING FILED AS DOCUMENT NO. 3931042, WITHIN NW1/4 OF SECTION 16, T01N, R26E, P.M.M. CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: RON S. HILL
DATE SURVEYED: JANUARY 2023
PREPARED BY: WWC ENGINEERING



LEGEND

◆	**FOUND REBAR**
◉	**FOUND PURPLE PLASTIC CAP (BRUCKNER 63052 LS)**
◎	**SET 5/8" REBAR W/ PURPLE PLASTIC CAP (BRUCKNER 63052 LS)**
⊡	**SET CENTERLINE MONUMENT**
— — —	**DEDICATED EASEMENT AS NOTED**
— — —	**PREVIOUS LOT LINES**
(M)	**MEASURED DISTANCE**
(R1)	**RECORD DISTANCE (LAKE HILLS SUBDIVISION 21ST FILING DOCUMENT NO. 612471)**
(R2)	**RECORD DISTANCE (PLAT OF LAKE HILLS SUBDIVISION 37TH FILING DOCUMENT NO. 3954145)**

NOTES

1. BASIS OF BEARING: NAD83(2011) MONTANA STATE PLANE COORDINATE SYSTEM. GRID BEARINGS, GROUND DISTANCES (COMBINED FACTOR 1.0005544145)
2. LOT FRONT SETBACKS SHALL BE DETERMINED FROM BACK OF THE 3' SIDEWALK, STREET LIGHT, AND FIRE HYDRANT EASEMENT WHERE LOT FRONTAGE IS DETERMINED ALONG CYPRESS POINT. LOTS THIS IS APPLICABLE TO INCLUDE LOT 13-A, LOT 13-B, LOT 14-A, LOT 15-A, LOT 17-A, LOT 18-A, AND LOT 18-B OF BLOCK 54.
3. SIDEWALK TRANSITIONS FROM 3-FOOT BOULEVARD WALK IN LAKE HILLS SUBDIVISION, 21ST FILING TO 5-FOOT BOULEVARD WALK IN LAKE HILLS SUBDIVISION, 40TH FILING WILL OCCUR ON THE 40TH FILING LOT FRONTAGES. THIS APPLIES TO CYPRESS POINT, WHICH HAS A 50-FOOT RIGHT-OF-WAY. THE LAYOUT OF SUCH TRANSITIONS SHALL BE APPROVED BY THE CITY OF BILLINGS ENGINEERING DEPARTMENT AT THE TIME OF BUILDING PERMIT APPROVAL.
4. SIDEWALKS ON GREENBRIAR ROAD WITH A 60-FOOT RIGHT-OF-WAY WILL BE INSTALLED WITH A 5-FOOT BOULEVARD WALK.
5. THE TRANSITION FROM A 5-FOOT BOULEVARD WALK TO A 5 -FOOT CURB WALK ON THE FRONTAGE OF LOT 13-B WILL BE APPROVED BY THE CITY OF BILLINGS ENGINEERING DEPARTMENT AT THE TIME OF BUILDING PERMIT APPROVAL.
6. MEASURED DISTANCES EQUAL RECORD DISTANCES UNLESS NOTED.

Road Centerline Curve Table

Curve No.	*Radius*	*Length*	*Delta*	*Chord Bearing*	*Chord Length*
(C1)	270.00'	37.10'	7°52'24"	N79°46'20"E	37.08'
(C2)	270.00'	97.32'	20°39'05"	N73°23'00"E	96.80'
(C3)	270.00'	28.69'	6°05'19"	N60°00'47"E	28.68'
(C4)	145.00'	151.75'	59°57'42"	N1°40'20"E	144.92'
(C5)	145.00'	80.89'	31°57'47"	N47°38'04"E	79.85'
(C6)	145.00'	50.70'	20°02'04"	S16°18'37"E	50.45'
(C7)	145.00'	30.22'	11°56'26"	S0°19'22"E	30.17'

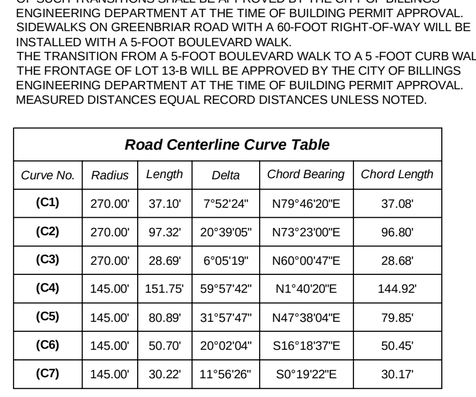
Line Table

Line No.	*Length*	*Bearing*
L1	30.00'	N28°18'32"W
L2	12.74'	N28°18'32"W
L3	25.00'	N83°42'32"E
L4	25.00'	N83°42'32"E

Curve Table

Curve No.	*Radius*	*Length*	*Delta*	*Chord Bearing*	*Chord Length*
C10	300.00'	43.89'	8°22'57"	N79°31'04"E	43.86'
C11	240.00'	58.62'	13°59'41"	N76°42'42"E	58.48'
C12	240.00'	53.62'	12°47'59"	N63°18'51"E	53.51'
C13	240.00'	59.85'	14°17'13"	S49°46'15"W	59.70'
C14	300.00'	25.03'	4°46'49"	S59°17'45"W	25.03'
C15	300.00'	25.03'	4°46'49"	S64°04'34"W	25.03'
C16	300.00'	90.28'	17°14'34"	S75°05'15"W	89.95'
C17	120.00'	41.96'	20°02'02"	S16°18'37"E	41.75'
C18	50.00'	133.97'	153°31'13"	S9°34'02"E	97.35'
C19	50.00'	20.18'	23°07'28"	N78°45'18"E	20.05'
C20	50.00'	55.29'	63°21'41"	S58°00'07"E	52.52'
C21	50.00'	52.35'	59°59'38"	S3°40'32"W	50.00'
C22	170.00'	59.44'	20°02'05"	S16°18'36"E	59.15'
C23	240.00'	30.31'	7°14'09"	N80°05'27"E	30.29'
C24	240.00'	41.55'	9°55'12"	N71°30'47"E	41.51'

VICINITY MAP
1"=500'



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 of Section 16, T.01N., R.26E., P.M.M., City of Billings, Yellowstone County, Montana, being Lot 3 and Lot 4, Block 52; Lot 13, Lot 14, Lot 15, Lot 17 and Lot 18, Block 54 of Lake Hills Subdivision, 21st Filing, filed as Document No. 612471; and Lot 2A and 5A of Amended Plat of Lake Hills Subdivision, 21st Filing filed as Document No. 3931042 in the Office of the Yellowstone County Clerk and Recorder, being more particularly described as:

Beginning at the northwest corner of Lot 5A, Block 52 of Amended Plat of Lake Hills Subdivision, 21st Filing on the south line of Lot 7, Block 52 of Lake Hills Subdivision 21st Filing; thence on the south line of said Lot 7, N83°40'10"E a distance of 31.96 feet to the corner common to Lot 7 and Lot 8, Block 52 of Lake Hills Subdivision 21st Filing; thence on the south line of said Lot 8, N83°35'54"E a distance of 9.99 feet; thence continuing on said south line of Lot 8, N83°43'35"E a distance of 89.96 feet to the corner common to Lot 8 and Lot 9, Block 52 of Lake Hills Subdivision 21st Filing; thence on the south line of said Lot 9, N83°41'19"E a distance of 14.95 feet to a point on the south line of said Lot 9; thence on the south line of Lot 9 and Lot 10, Block 52 of Lake Hills Subdivision 21st Filing, N83°42'12"E a distance of 185.04 feet to the southwest corner of Lot 11A, Block 52 of Lake Hills Subdivision 37th Filing; thence on said south line of Lot 11A, N83°42'41"E a distance of 24.96 feet; thence continuing on said south line of Lot 11A, N74°23'28"E a distance of 89.62 feet to the corner common to said Lot 11A and Lot 1A-2, Block 52 of Lake Hills Subdivision 37th Filing; thence on the southwesterly line of said Lot 1A-2, S48°52'35"E a distance of 102.39 feet to the northerly right-of-way line of Greenbriar Road; thence along the northerly right-of-way line of Greenbriar Road a distance of 59.85 feet on a non-tangent curve to the right, having a radius of 240.00 feet, a delta angle of 14°17'13", and whose long chord bears S49°46'15"W a distance of 59.70 feet; thence crossing the Greenbriar Road right-of-way on the westerly line of Lake Hills Subdivision 37th Filing, S33°07'43"E a distance of 60.00 feet to the westerly corner common to Lot 6A, Block 54 of Amended Plat of Lake Hills Subdivision 21st Filing and Lot 5A-2, Block 54 of Lake Hills Subdivision 37th Filing; thence a distance of 50.06 feet along a non-tangent curve to the right, having a radius of 300.00 feet, a delta angle of 9°33'38", and whose long chord bears S61°41'10"W a distance of 50.00 feet to the northeast corner of Lot 1, Block 53 Lake Hills Subdivision 21st Filing at the intersection point of the easterly right-of-way line of Opal Lane and southerly right-of-way line of Greenbriar Road; thence continuing on the southerly right-of-way line of Greenbriar Road a distance of 90.28 feet on a curve to the right, having a radius of 300.00 feet, a delta angle of 17°14'34", and whose long chord bears S75°05'15"W a distance of 89.94 feet to a point of curvature on said southerly right-of-way of Greenbriar Road; thence continuing on said southerly right-of-way line, S83°42'32"W a distance of 274.88 feet to the intersection of the southerly right-of-way of Greenbriar Road and easterly right-of-way of Cypress Point; thence on the easterly right-of-way line of Cypress Point, a distance of 41.96 feet along a non-tangent curve to the left, having a radius of 120.00 feet, a delta angle of 20°02'02", and whose long chord bears S16°18'37"E a distance of 41.75 feet; thence on said easterly right-of-way, S26°19'39"E a distance of 280.30 feet to the intersection point of the easterly right-of-way of Cypress Point and northerly right-of-way of Opal Lane; thence S26°19'39"E a distance of 50.00 feet to the intersection of the easterly right-of-way line of Cypress Point and the southerly right-of-way of Opal Lane; thence continuing on the easterly right-of-way line of Cypress Point, S26°19'39"E a distance of 152.46 feet; thence 133.97 feet along a non-tangent curve to the right, having a radius of 50.00 feet, a delta angle of 153°31'13", and whose long chord bears S9°34'02"E a distance of 97.34 feet to the northwesterly corner of Lot 12, Block 54 of Lake Hills Subdivision 21st /Filing; thence on the west line of said Lot 12, S11°20'35"E a distance of 130.98 feet to the north line of Lot 5 of Lake Hills Subdivision 31st Filing; thence on north line of said Lot 5, S78°45'04"W a distance of 111.83 feet; thence on the east line of said Lot 5, N26°19'29"W a distance of 382.38 feet to the southwesterly corner of Lot 16, Block 54 Lake Hills Subdivision 21st Filing; thence on the southerly line of said Lot 16, N63°30'52"E a distance of 119.90 feet to the westerly right-of-way line of Cypress Point; thence on said westerly right-of-way line, N26°19'39"W a distance of 119.54 feet to the north line of Lot 16, Block 54 of Lake Hills Subdivision 21st Filing; thence on the north line of said Lot 16, S63°43'37"W a distance of 119.89 feet to the east line of Lot 5, Lake Hills Subdivision 31st Filing; thence on said east line, N26°19'29"W a distance of 265.39 feet to the southerly right-of-way line of Greenbriar Road;
thence on said southerly right-of-way a distance of 41.55 feet along a non-tangent curve to the right, having a radius of 240.00 feet, a delta angle of 9°55'12", and whose long chord bears N71°30'47E a distance of 41.50 feet; thence crossing the Greenbriar Road right-of-way on the easterly line of Lake Hills Subdivision 37th Filing, N19°14'46"W a distance of 60.24 feet to the intersection of the easterly right-of-way line of Winged Foot Drive and northerly right-of-way line of Greenbriar Road; thence on the said northerly right-of-way line a distance of 43.89 feet along a non-tangent curve to the right, having a radius of 300.00 feet, a delta angle of 8°22'57", and whose long chord bears N79°31'04"E a distance of 43.85 feet; thence continuing on said northerly right-of-way line, N83°42'32"E a distance of 31.97 feet to the southeast corner of Lot 6A, Block 52 of Amended Plat of Lake Hills Subdivision 21st Filing; thence on the easterly line of said Lot 6A, N06°19'51W a distance of 119.93 feet to the Point of Beginning.

Said described parcel contains a gross area of 4.654 acres and a net area of 3.046 acres, more or less, subject to any and all easements, reservations, restrictions and conveyances of record.

The above described tract of land is to be known and designated as LAKE HILLS SUBDIVISION, 40TH 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 portions of Greenbriar Road and Cypress Point shown on the plat.

Dated this _____ Day of _____, 2023

Ron S. Hill, Living Trust

_____
Ron S. Hill, Trustee

ACKNOWLEDGMENTS

State of Montana)
: SS
County of Yellowstone)

On this _____ day of _____ , 2023, 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 SURVEYOR

The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of January 2023, a survey was performed under his supervision of a tract of land to be known as LAKE HILLS SUBDIVISION, 40TH 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 this _____ day of _____, 2023

_____
John Bruckner
Registration Number 63052 LS

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 _____, 2023

_____
Reviewed by

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 _____, 2023

_____
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.

Dated this _____ day of _____, 2023

_____ _____
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, 40TH FILING has been duly examined and have found the same to conform to the law and hereby approve it.

Dated this _____ day of _____, 2023

_____
City of Billings, Montana

BY: _____
Mayor

ATTEST: _____
City Clerk

ERRORS AND OMISSIONS REVIEW

Reviewed for errors and omissions in calculations and drafting this _____ day of _____, 2023, 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 _____, 2023

_____
Deputy Treasurer
Yellowstone County, Montana

CERTIFICATE OF FILING BY CLERK AND RECORDER

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____

QRTR.	SEC.	TWP.	RGE.
⊠	16	01N.	26E.

LAKE HILLS SUBDIVISION, 40TH FILING

JOB#: 2022-019

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 2023 | Scale: 1" = 50'

PLOT STYLE: 04/15/2020 WWC COLOR.stb
FILE PATH: K:\Billings\RON HILL\2022019 Lake Hills Subdivision 40th Filing\05CAD\Design\2022019-PLAT.dwg