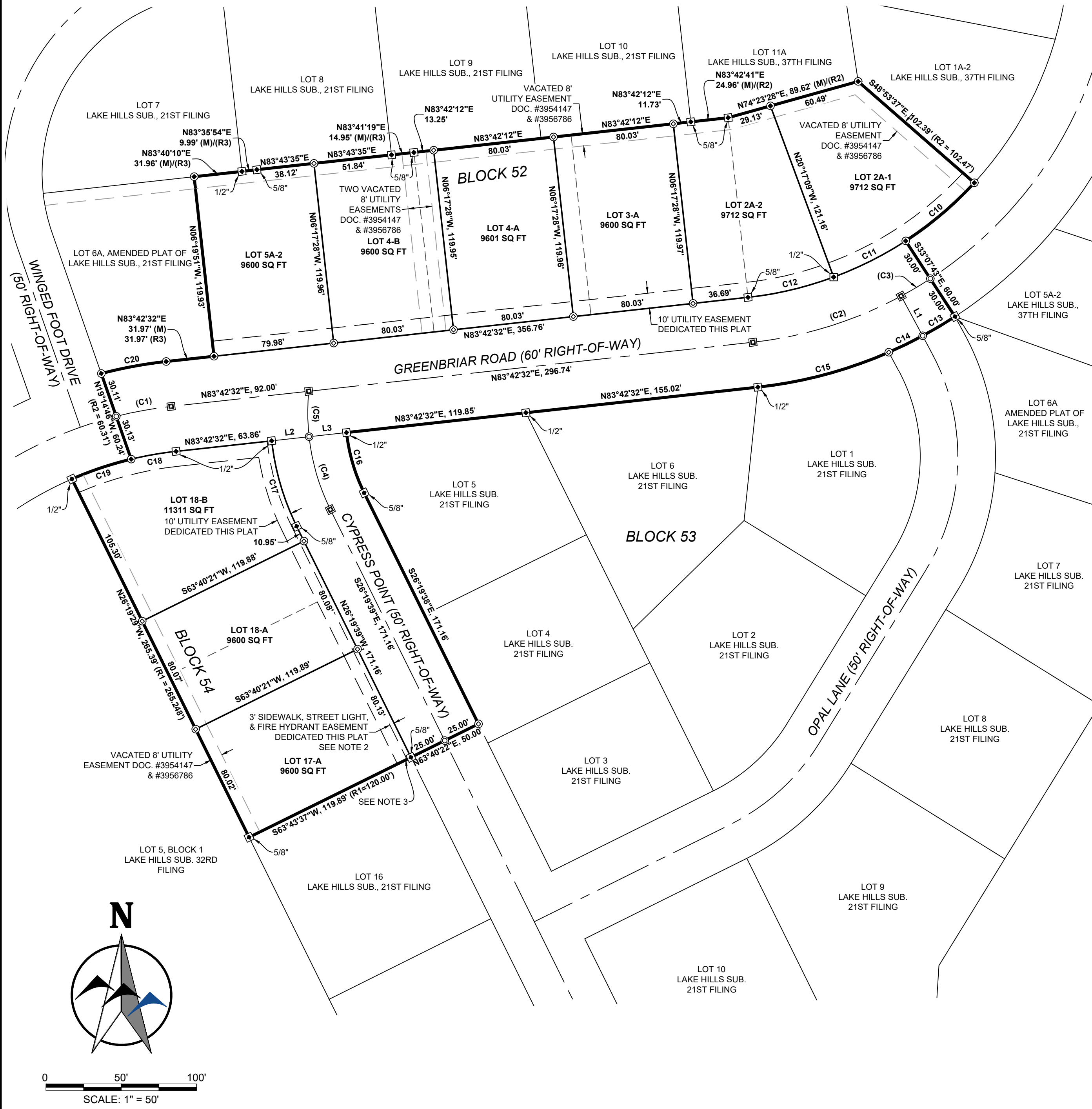


PLAT OF LAKE HILLS SUBDIVISION, 40TH FILING

BEING LOT 3 AND LOT 4, BLOCK 52, AND 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 THE NW1/4 OF SECTION 16, T01N, R26E, P.M.M.
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

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



- LEGEND**
- ⊠ FOUND BALD REBAR AS NOTED
 - ⊙ FOUND PURPLE PLASTIC CAP (BRUCKNER 63052 LS)
 - ⊙ SET 5/8"x24" REBAR W/ YELLOW PLASTIC CAP (ZISKA 18636 LS)
 - ⊠ SET CENTERLINE MONUMENT (BRASS CAP SET IN CONCRETE)
 - ⊙ NOTHING SET OR FOUND
 - 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)
 - (R3) RECORD DISTANCE (AMENDED PLAT OF LAKE HILLS SUBDIVISION, 21ST FILING DOCUMENT NO. 3931042)

- NOTES**
- BASIS OF BEARING: NAD83(2011) MONTANA STATE PLANE COORDINATE SYSTEM. GRID BEARINGS, GROUND DISTANCES (COMBINED FACTOR 1.0005544145)
 - 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. APPLICABLE LOTS INCLUDE LOT 17-A, LOT 18-A, AND LOT 18-B OF BLOCK 54.
 - 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.
 - SIDEWALKS ON GREENBRIAR ROAD WITH A 60-FOOT RIGHT-OF-WAY WILL BE INSTALLED WITH A 5-FOOT BOULEVARD WALK.
 - MEASURED DISTANCES EQUAL RECORD DISTANCES UNLESS NOTED.

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"	N80°00'47"E	28.68'
(C4)	145.00'	50.70'	20°02'04"	S16°18'37"E	50.45'
(C5)	145.00'	30.22'	11°56'26"	S0°19'22"E	30.17'

LINE NO.	LENGTH	BEARING
L1	30.00'	N28°18'32"W
L2	25.00'	N83°42'32"E
L3	25.00'	N83°42'32"E

CURVE NO.	RADIUS (M)	LENGTH (M)	DELTA (M)	CHORD BEARING (M)	CHORD LENGTH (M)	RADIUS (R)	LENGTH (R)	DELTA (R)
C10	240.00'	59.88'	14°17'40"	S49°46'02"W	59.72'			
C11	240.00'	53.62'	12°47'59"	N63°18'51"E	53.50'			
C12	240.00'	58.62'	13°59'41"	N76°42'42"E	58.48'			
C13	300.00'	25.03'	4°46'49"	S59°17'45"W	25.02'			
C14	300.00'	25.03'	4°46'49"	S64°04'34"W	25.02'			
C15	300.00'	90.28'	17°14'34"	N75°05'15"E	89.94'			
C16	120.00'	41.96'	20°02'03"	S16°18'37"E	41.75'	120.00' (R1)	41.888' (R1)	
C17	170.00'	59.44'	20°02'05"	S16°18'36"E	59.15'	170.00' (R1)	59.341' (R1)	
C18	240.00'	30.31'	7°14'09"	N80°05'27"E	30.29'			
C19	240.00'	41.55'	9°55'12"	N71°30'47"E	41.50'	240.00' (R2)	41.57' (R2)	9°55'24" (R2)
C20	300.00'	43.89'	8°22'57"	N79°31'04"E	43.85'	300.13' (R3)	43.88' (R3)	8°22'39" (R3)

CERTIFICATE OF SURVEYOR
I, Jake K. Ziska, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of November 2023, a survey was performed under my 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 shown hereon.

Date this _____ day of _____, 20____

Jake K. Ziska
Registration Number 18636 LS



SUBDIVISION IMPROVEMENTS AGREEMENT
Document No. _____

LEGAL DESCRIPTION AND PROPERTY OWNER CERTIFICATE OF DEDICATION

State of Montana)
County of Yellowstone) SS

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 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, said described parcel contains a gross and net area of 2.03 acres, more or less, exclusive of the previously dedicated Greenbriar Road and Cypress Point and 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.

Date this _____ Day of _____, 20____

Ron S. Hill, Living Trust

Ron S. Hill, Trustee

ACKNOWLEDGMENTS

State of Montana)
County of Yellowstone) SS

On this _____ day of _____, 20____, 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 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.

Date this _____ day of _____, 20____

City of Billings, Montana

BY: _____
Mayor

ATTEST: _____
City Clerk

NOTICE OF APPROVAL

STATE OF MONTANA)
County of Yellowstone) ss

This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

Date this _____ day of _____, 20____

President _____ Executive Secretary _____

CERTIFICATE OF CITY ATTORNEY

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

Date this _____ day of _____, 20____

Reviewed by _____

ERRORS AND OMISSIONS REVIEW

Reviewed for errors and omissions in calculations and drafting this _____ day of _____, 20____, pursuant to section 76-3-611(2)(a), M.C.A.

Examining Land Surveyor

Reg. 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.

Date this _____ day of _____, 20____

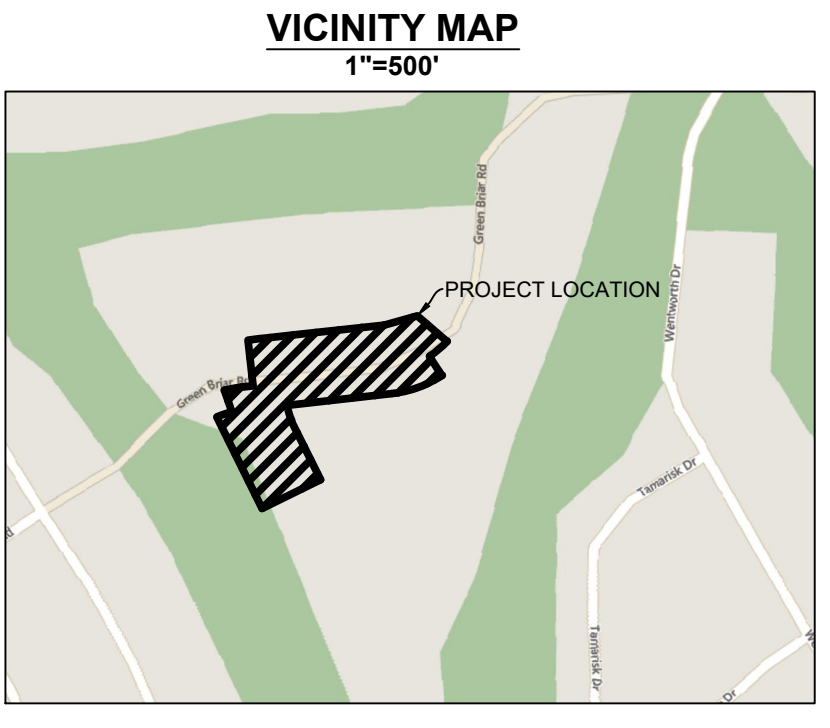
City Engineer's Office

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.

Date this _____ day of _____, 20____

Deputy Treasurer
Yellowstone County, Montana



CERTIFICATE OF FILING BY CLERK AND RECORDER

QTR.	SEC.	TWP.	RGE.
16	01N.	26E.	

LAKE HILLS SUBDIVISION, 40TH FILING

JOB#: 2022-019

REVISIONS

Date	By

Drawn By: AMR Checked By: AMR/JSC Date: JAN 2024 Scale: 1" = 50'

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

WCW ENGINEERING