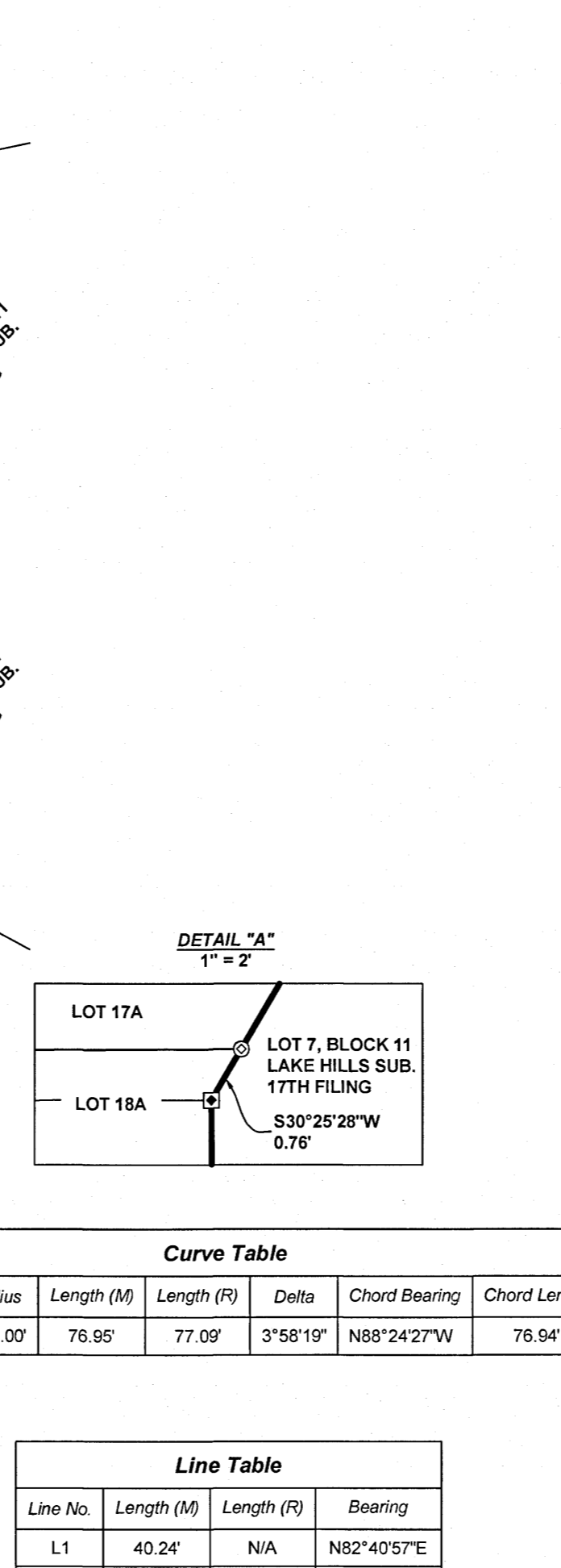
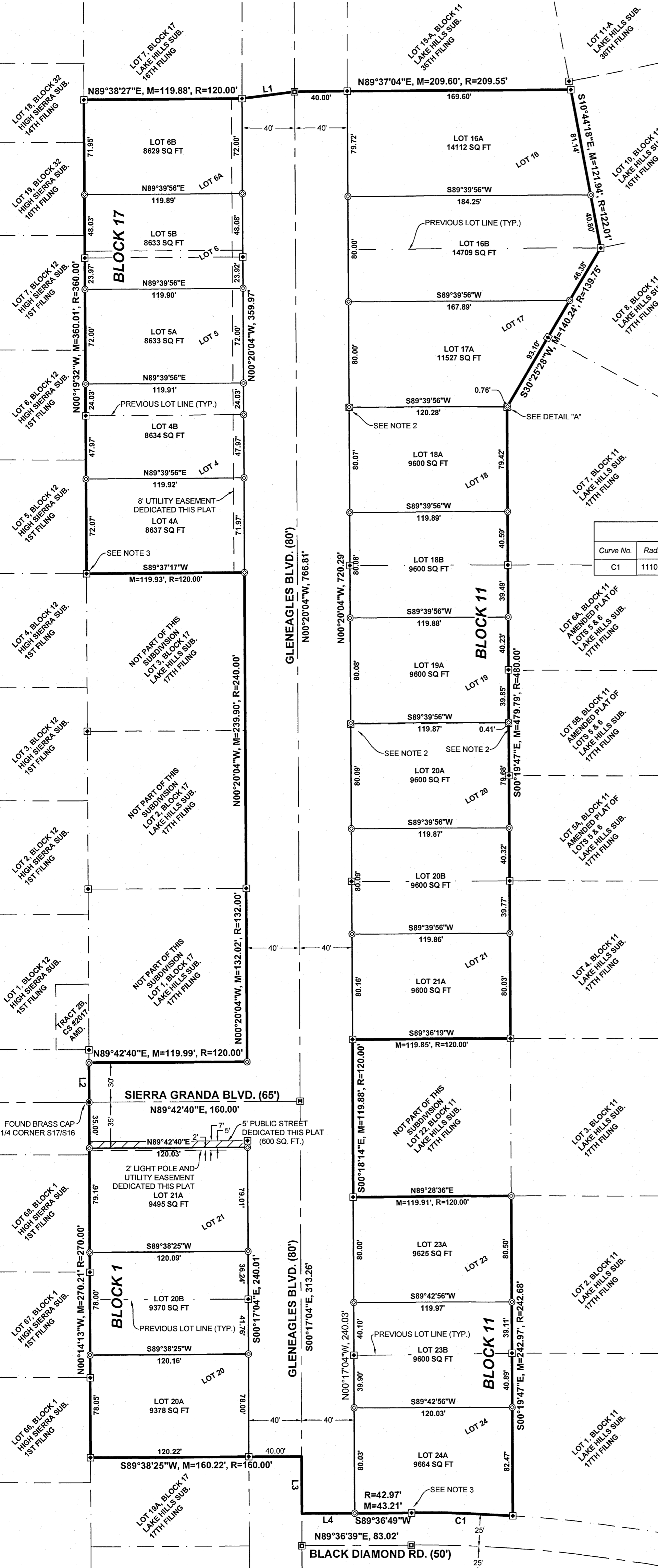


# PLAT OF LAKE HILLS SUBDIVISION, 39TH FILING

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



Curve No.	Radius	Length (M)	Length (F)	Delta	Chord Bearing	Chord Length
C1	1110.00'	76.95'	77.09'	3°58'19"	N82°24'27"W	76.94'

Line No.	Length (M)	Length (F)	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**
- WEST SIDE OF GLENEAGLES BOULEVARD, NORTH OF SIERRA GRANDA WILL HAVE A 5 FOOT BOULEVARD.
  - WEST SIDE OF GLENEAGLES BOULEVARD, SOUTH OF SIERRA GRANDA WILL HAVE A 10 FOOT BOULEVARD.
  - EAST SIDE OF GLENEAGLES BOULEVARD WILL HAVE A 5 FOOT BOULEVARD.
  - NORTH SIDE OF BLACK DIAMOND ROAD WILL HAVE A 3 FOOT BOULEVARD.

## LEGAL DESCRIPTION AND PROPERTY OWNER CERTIFICATE OF DEDICATION

State of Montana )  
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 16 DAY OF July, 2021.

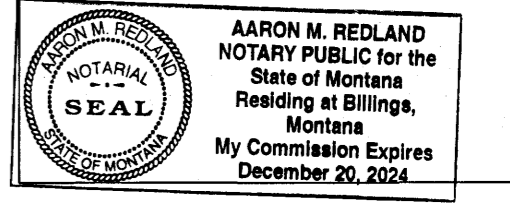
Ron S. Hill, Living Trust  
*Ron S. Hill, Living Trust*  
Trustee, Ron S. Hill

## ACKNOWLEDGMENTS

State of Montana )  
County of Yellowstone )

On this 16th day of July, 2021, before me, the undersigned a notary public for the State of Montana, 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.

*Ron S. Hill*  
Notary Public for the State of Montana



## CERTIFICATE OF CITY ATTORNEY

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

Dated this 4 day of August, 2021

*John A. Galt*  
Reviewed by

## ERRORS AND OMISSIONS REVIEW

Reviewed for errors and omissions in calculations and drafting this 30th day of July, 2021, pursuant to section 76-3-611(2)(a), M.C.A.

*John A. Galt*  
Examining Land Surveyor

Reg. No. 17513 LS

## CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-611(1)(b), M.C.A. 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 11th day of August, 2021

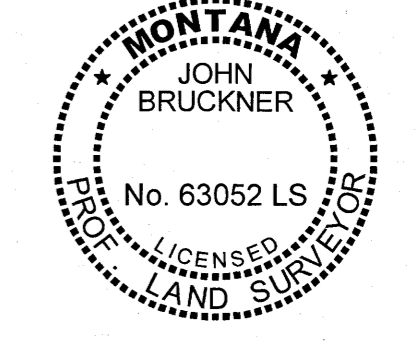
*Mark Patten*  
Treasurer  
YELLOWSTONE COUNTY, MONTANA

## 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.

Dated the 16th day of July, 2021

*John Bruckner*  
John Bruckner  
Registration Number 63052 LS



## SUBDIVISION IMPROVEMENTS AGREEMENT

Document 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 30th day of July, 2021

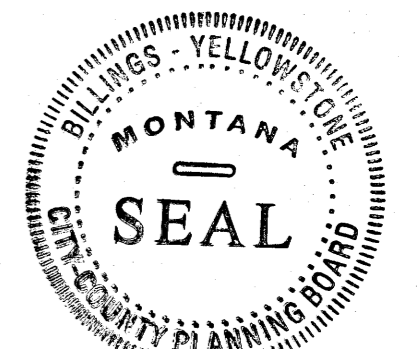
*John A. Galt*  
CITY ENGINEER'S OFFICE

## 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 7-22-21 *Woody Wood*  
President  
*Anthony Day*  
Executive Secretary



## CERTIFICATE OF CITY COUNCIL APPROVAL

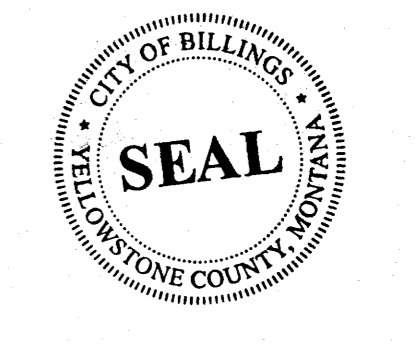
The City Council of the City of Billings, Yellowstone County, Montana does hereby certify that the accompanying plat for LAKE HILLS SUBDIVISION, 39TH FILING has been duly examined and have found the same to conform to the law and hereby approve it.

Dated this 9th day of August, 2021

CITY OF BILLINGS, MONTANA

BY: *William A. Cole*  
Mayor

ATTEST: *Denise P. Pohlman*  
City Clerk



## CERTIFICATE OF FILING BY CLERK AND RECORDER

SP 3986056  
08/18/2021 04:07 PM Pages: 1 of 1 Fees: 35.00  
2417 Tenth Street, Billings, MT 59102  
406.594.2210

SIA: 3986057

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

**LAKE HILLS SUBDIVISION, 39TH FILING**

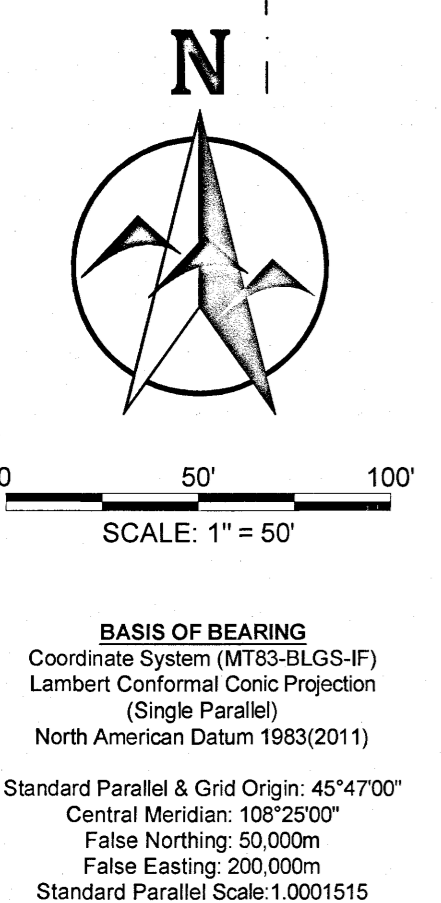
JOB#: 2020-388

REVISIONS

Date	By

WWC ENGINEERING  
550 S. 24TH ST. W., SUITE 201  
BILLINGS, MT 59102  
(406) 594-2210

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



- 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
  - MEASURED DISTANCE
  - RECORD DISTANCE (LAKE HILLS SUBDIVISION 16TH & 17TH FILINGS)
- SURVEYORS NOTES**
- GROUND DISTANCES, INTERNATIONAL FEET
  - FOUND CORNERS AT OLD LOT CORNERS WERE REMOVED FOR CLARITY PURPOSES AT NOTED LOCATIONS.
  - DOUBLE MONUMENTS WERE FOUND AT THESE LOCATIONS. FOUND 1/2" REBAR WERE ACCEPTED AND HELD.

