

PLAT OF LAKE HILLS SUBDIVISION, 37TH FILING

BEING LOT 5A OF BLOCK 54 OF AMENDED PLAT OF LAKE HILLS SUBDIVISION, 21ST FILING, DOCUMENT NO. 3931041,
 LOTS 2-7, BLOCK 51, LOT 11, BLOCK 52, LOTS 3 & 4, BLOCK 54, OF LAKE HILLS SUBDIVISION, 21ST FILING, DOCUMENT NO. 612471,
 AND LOT 1A, BLOCK 52, AMENDED PLAT OF LAKE HILLS SUBDIVISION, 21ST FILING, 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: MARCH 2020
 PREPARED BY: WWC ENGINEERING

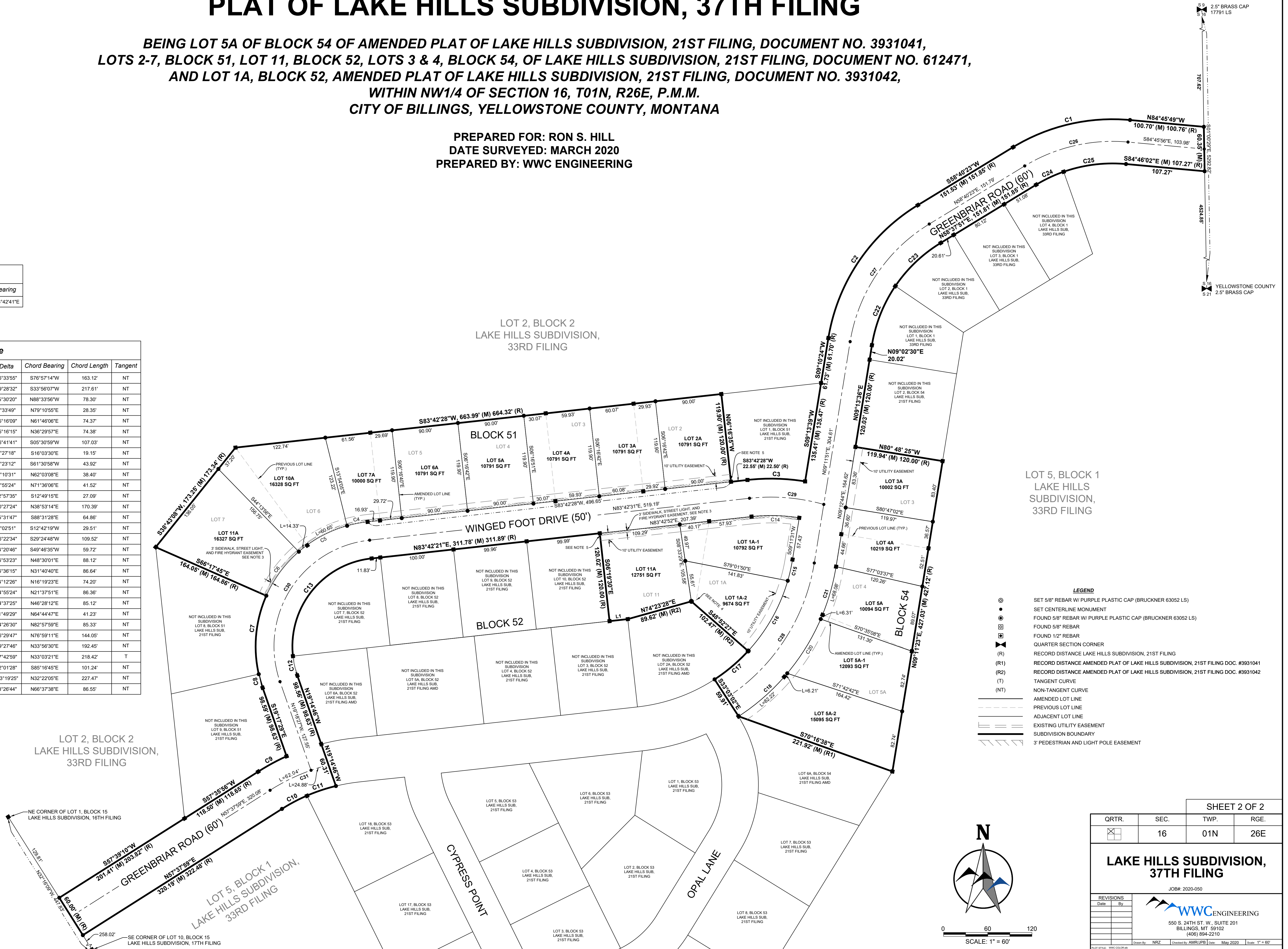
Line Table			
Line No.	Length	Length (R)	Bearing
L1	24.96'	25'	N83°42'41"E

Curve Table							
Curve No.	Radius	Radius (R)	Length	Length (R)	Delta	Chord Bearing	Chord Length
C1	259.97'	165.91'	165.63'	36°33'55"	S76°57'14"W	163.12'	NT
C2	260.00'	260'	224.51'	224.26'	49°28'32"	S33°56'07"W	217.61'
C3	290.21'	290'	78.54'	78.45'	15°30'20"	N88°33'56"W	78.30'
C4	170.00'	170'	28.38'	N/A	9°33'49"	N79°10'55"E	28.35'
C5	170.00'	170'	74.98'	N/A	25°16'09"	N61°46'06"E	74.37'
C6	170.00'	170'	74.98'	N/A	25°16'15"	N36°29'57"E	74.38'
C7	170.00'	170'	108.88'	108.27'	36°41'41"	S05°30'59"W	107.03'
C8	170.00'	170'	19.15'	19.26'	6°27'18"	S16°03'30"E	19.15'
C9	300.27'	300'	43.95'	42.94'	8°23'12"	S61°30'58"W	43.92'
C10	240.00'	240'	38.43'	36.84'	9°10'31"	N62°03'08"E	38.40'
C11	240.00'	240'	41.57'	N/A	9°55'24"	N71°36'06"E	41.52'
C12	120.00'	120'	27.14'	27.19'	12°57'35"	S12°49'15"E	27.09'
C13	120.00'	120'	189.46'	188.50'	90°27'24"	N38°53'14"E	170.39'
C14	240.00'	240'	65.05'	64.93' (R) 65.05' (R2)	15°31'47"	S88°31'28"E	64.86'
C15	240.00'	240'	29.52'	N/A	7°02'51"	S12°42'19"W	29.51'
C16	240.00'	240'	110.48'	N/A	26°22'34"	S29°24'48"W	109.52'
C17	239.10'	240'	59.87'	N/A	14°20'46"	S49°46'35"W	59.72'
C18	300.00'	300'	88.43'	N/A	16°53'23"	N48°30'01"E	88.12'
C20	300.00'	300'	86.94'	N/A	16°36'15"	N31°40'40"E	86.64'
C21	300.00'	300'	74.39'	N/A	14°12'26"	N16°19'23"E	74.20'
C22	200.10'	200'	87.04'	N/A	24°55'24"	N21°37'51"E	86.36'
C23	199.59'	200'	85.78'	N/A	24°37'25"	N46°28'12"E	85.12'
C24	200.12'	200'	41.30'	N/A	11°49'29"	N64°44'47"E	41.23'
C25	201.54'	200'	85.97'	N/A	24°26'30"	N82°57'59"E	85.33'
C26	230.00'	230'	146.51'	146.52'	36°29'47"	N76°59'11"E	144.05'
C27	230.00'	230'	198.56'	198.53'	49°27'46"	N33°56'30"E	192.45'
C28	270.00'	270'	224.86'	N/A	47°42'59"	N33°03'21"E	218.42'
C29	265.00'	265'	101.87'	N/A	22°01'28"	S85°16'45"E	101.24'
C30	145.00'	145'	261.48'	261.56'	103°19'25"	N32°22'05"E	227.47'
C31	270.00'	270'	86.92'	N/A	18°26'44"	N66°37'38"E	86.55'

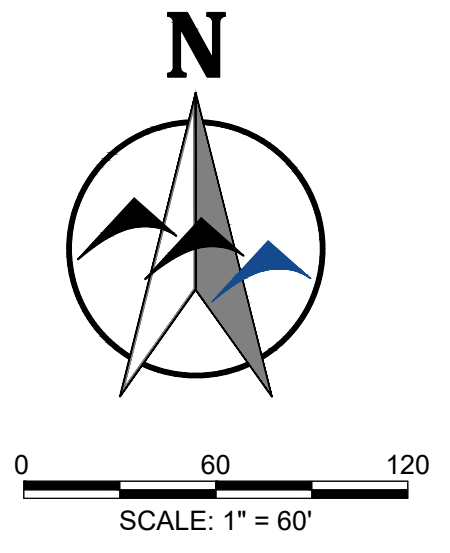
- NOTES**
1. BASIS OF BEARING: NAD83(2011) MONTANA STATE PLANE COORDINATE SYSTEM, GRID
 2. DISTANCES: GROUND, INTERNATIONAL FOOT
 3. LOT FRONT SETBACKS SHALL BE DETERMINED FROM BACK OF THE 3' SIDEWALK, STREET LIGHT, AND FIRE HYDRANT EASEMENT WHERE LOT FRONTAGE IS DETERMINED ALONG WINGED FOOT DRIVE. LOTS THIS IS APPLICABLE TO INCLUDE LOTS 2A, 3A, 4A, 5A, 6A, 7A, 10A, AND 11A OF BLOCK 51, AND LOT 11A OF BLOCK 52.
 4. THE ORIGINAL CORNER BETWEEN LOTS 1, 2, AND 11 OF BLOCK 52 OF THE LAKE HILLS 21ST FILING WAS REMOVED FOR CLARITY.
 5. SIDEWALK TRANSITION FROM 3' BOULEVARD WALK IN 21ST FILING TO 5' BOULEVARD WALK IN 37TH FILING ON WINGED FOOT DRIVE WILL OCCUR ON THE 37TH FILING LOT FRONTAGES. THE LAYOUT OF SUCH TRANSITION SHALL BE APPROVED BY THE CITY OF BILLINGS ENGINEERING DEPARTMENT AT THE TIME OF BUILDING PERMIT APPROVAL. 3' BOULEVARD WALKS WILL STILL APPLY TO THE 21ST FILING OF LAKE HILLS.

LOT 2, BLOCK 2
 LAKE HILLS SUBDIVISION,
 33RD FILING

LOT 5, BLOCK 1
 LAKE HILLS SUBDIVISION,
 33RD FILING



- LEGEND**
- SET 5/8" REBAR W/ PURPLE PLASTIC CAP (BRUCKNER 63052 LS)
 - SET CENTERLINE MONUMENT
 - ⊕ FOUND 5/8" REBAR W/ PURPLE PLASTIC CAP (BRUCKNER 63052 LS)
 - ⊖ FOUND 5/8" REBAR
 - ⊙ FOUND 1/2" REBAR
 - ⊠ QUARTER SECTION CORNER
 - (R) RECORD DISTANCE LAKE HILLS SUBDIVISION, 21ST FILING
 - (R1) RECORD DISTANCE AMENDED PLAT OF LAKE HILLS SUBDIVISION, 21ST FILING DOC. #3931041
 - (R2) RECORD DISTANCE AMENDED PLAT OF LAKE HILLS SUBDIVISION, 21ST FILING DOC. #3931042
 - (T) TANGENT CURVE
 - (NT) NON-TANGENT CURVE
 - AMENDED LOT LINE
 - PREVIOUS LOT LINE
 - ADJACENT LOT LINE
 - EXISTING UTILITY EASEMENT
 - SUBDIVISION BOUNDARY
 - 3' PEDESTRIAN AND LIGHT POLE EASEMENT



SHEET 2 OF 2

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

LAKE HILLS SUBDIVISION, 37TH FILING

JOB#: 2020-050

WWC ENGINEERING

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

Checked by: AMR/RS Date: May 2020 Scale: 1" = 60'