

PRELIMINARY PLAT OF GRAND PEAKS SUBDIVISION, SECOND FILING

BEING LOT 3, BLOCK 1 OF BISHOP FOX SUBDIVISION; AND, LOTS 2, 3, & 4, BLOCK 2; LOT 1, BLOCK 3 & LOT 1, BLOCK 4 & A PORTION OF DEDICATED PUBLIC RIGHT-OF-WAY IN GRAND PEAKS SUBDIVISION SITUATED IN THE SW¼ OF SECTION 32, T. 1 N., R. 25 E., P.M.M. IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

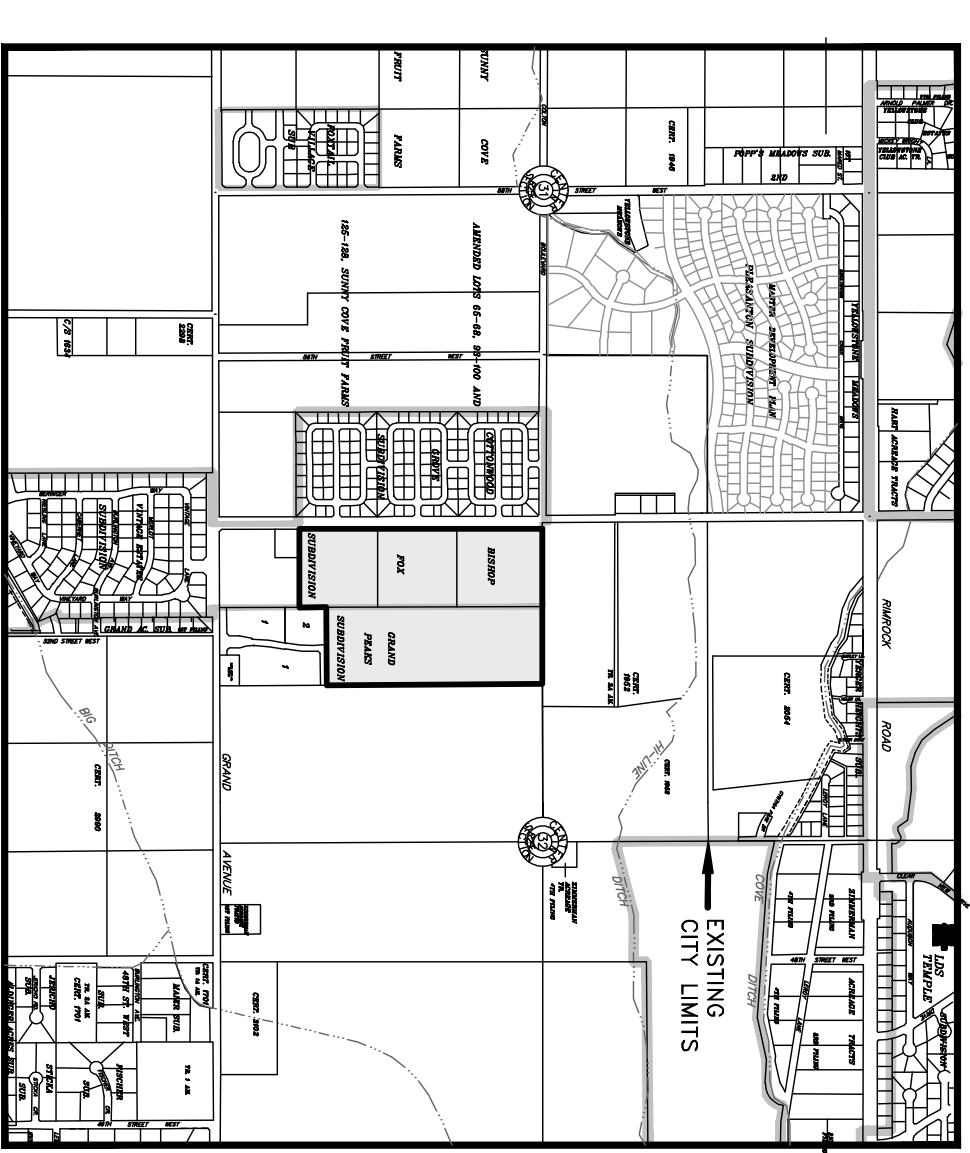
AUGUST, 2010

PREPARED FOR : J&S DEVELOPMENT COMPANY

PREPARED BY : SANDERSON STEWART

C.O.S. 1952 TR. 2A AM.

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE



SCALE: 1"=100'

CURVE	DELTA	RADIUS	LENGTH
C1	293.04°	78.00'	39.57'
C2	342.71°	78.00'	46.91'
C3	325.95°	78.00'	44.88'
C4	42.17°	78.00'	57.28'
C5	371.75°	78.00'	50.28'
C6	355.92°	78.00'	48.93'
C7	18.48°	78.00'	22.92'
C8	18.20°	78.00'	26.33'
C9	35.28°	78.00'	48.30'
C10	232.22°	78.00'	31.89'
C11	201.41°	78.00'	35.72'
C12	282.27°	78.00'	40.01'
C13	117.00°	78.00'	14.98'
C14	14.98°	78.00'	19.28'
C15	24.59°	78.00'	33.86'
C16	18.08°	78.00'	21.94'
C17	35.48°	78.00'	48.85'
C18	34.20°	78.00'	46.74'
C19	18.54°	78.00'	22.02'
C20	6.08°	78.00'	50.62'
C21	6.10°	528.00'	60.12'
C22	1.51°	972.00'	31.40'

BASIS OF BEARING: GRAND PEAKS SUBDIVISION

- o FOUND SURVEY MONUMENT, AS NOTED
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND SANDERSON STEWART
- SET INTERSECTION MONUMENT, 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND SANDERSON STEWART. WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

PLAT DATA

- = GROSS AREA = 29.02 AC
- = NET AREA = 22.13 AC
- = NUMBER OF LOTS = 77
- = MINIMUM LOT SIZE = 7007 SF
- = MAXIMUM LOT SIZE = 5.0 AC
- = LINEAL FEET OF STREETS = 2,430.80 LF
- = PARKLAND REQUIREMENT = 2.43 AC
- = PARKLAND DEDICATION = CASH-IN-LIEU
- = EXISTING ZONING = R-7000, R-5000, RMF-R
- = SURROUNDING ZONING:
 - NORTH = R-7000
 - SOUTH = R-5000, RMF-R
 - EAST = AG OPEN
 - WEST = R-7000
- = EXISTING LAND USE = VACANT
- = PROPOSED LAND USE = SINGLE-FAMILY RESIDENTIAL

