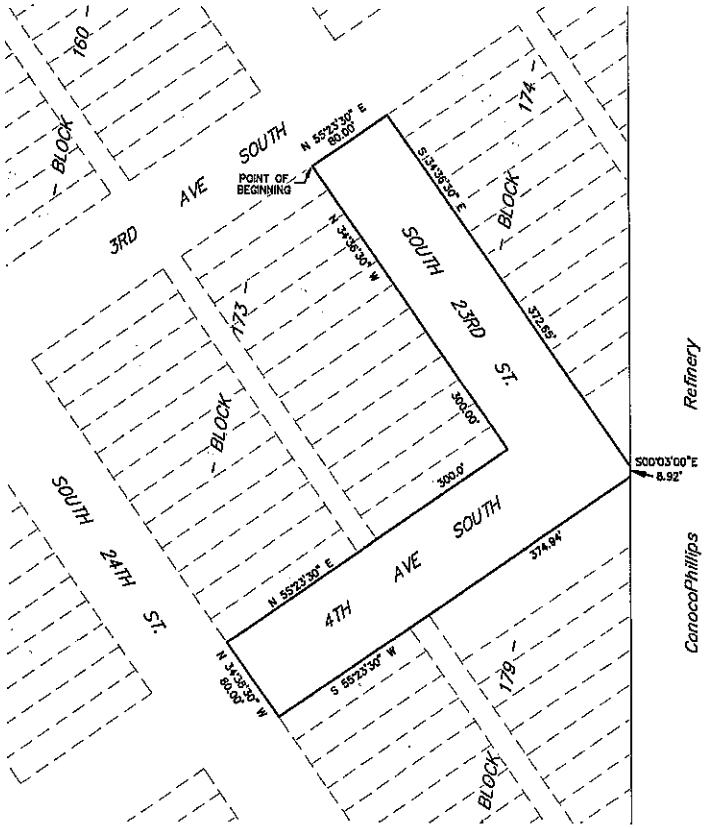

PORTIONS OF S. 23rd ST. & 4th AVE. S. RIGHT-OF-WAY

A tract of land located in the NE 1/4 of Section 3, T. 1 S., R. 26 E., P.M.M., Yellowstone County, Montana, being portions of the right-of-way of South 23rd Street and 4th Avenue South more particularly described as follows, to-wit:

Beginning at a point which is the northeasterly corner of Lot 12, Block 173 of the Original Town (now City) of Billings, Montana; thence, from said point of beginning, crossing the right-of-way of South 23rd Street, N 55°23'30" E a distance of 60.00 feet; thence, along the easterly right-of-way line of South 23rd Street, S 34°36'30" E a distance of 372.85 feet; thence, along the east line of Section 3, T. 1 S., R. 26 E., P.M.M., S 00°03'00" E a distance of 8.92 feet; thence, along the southerly right-of-way line of 4th Avenue South, S 55°23'30" W a distance of 374.94 feet; thence, along the easterly right-of-way line of South 24th Street, N 34°36'30" W a distance of 60.00 feet; thence along the northerly right-of-way line of 4th Avenue South, N 55°23'30" E a distance of 300.00 feet; thence along the westerly right-of-way line of South 23rd Street, N 34°36'30" W a distance of 300.00 feet to the point of beginning; said described tract having an area of 54,350 square feet or 1.2484 acres.

NORTH

SCALE 1" = 50'

NOTE:

-EXISTING UNDERGROUND INSTALLATIONS & PRIVATE UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. SERVICE LINES (WATER, POWER, GAS, STORM, SEWER, TELEPHONE & TELEVISION) MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THE PLANS. STATE LAW REQUIRES CONTRACTOR TO CALL ALL UTILITY COMPANIES BEFORE EXCAVATION FOR EXACT LOCATIONS.

SANDERSON STEWART
www.sandersonstewart.com

CONOCOPHILLIPS STREET VACATION
PORTIONS OF SOUTH 23TH ST. & 4TH AVE. S.
BILLINGS, YELLOWSTONE COUNTY, MONTANA

EXHIBIT "A"

CAD: 2852 / PBK
DATE: JULY 27, 2010
REVISIONS:
APPROVED BY:
QUALITY ASSURANCE:

SCALE: 1"=50'
FILE: EXHIBIT A
PROJECT NO.: 92117.33
SHEET 1 OF 1