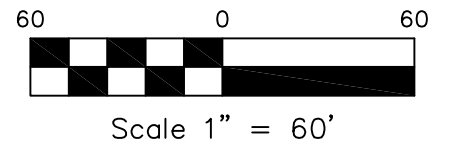


# PRELIMINARY PLAT OF TWIN OAKS SUBDIVISION, 2ND FILING

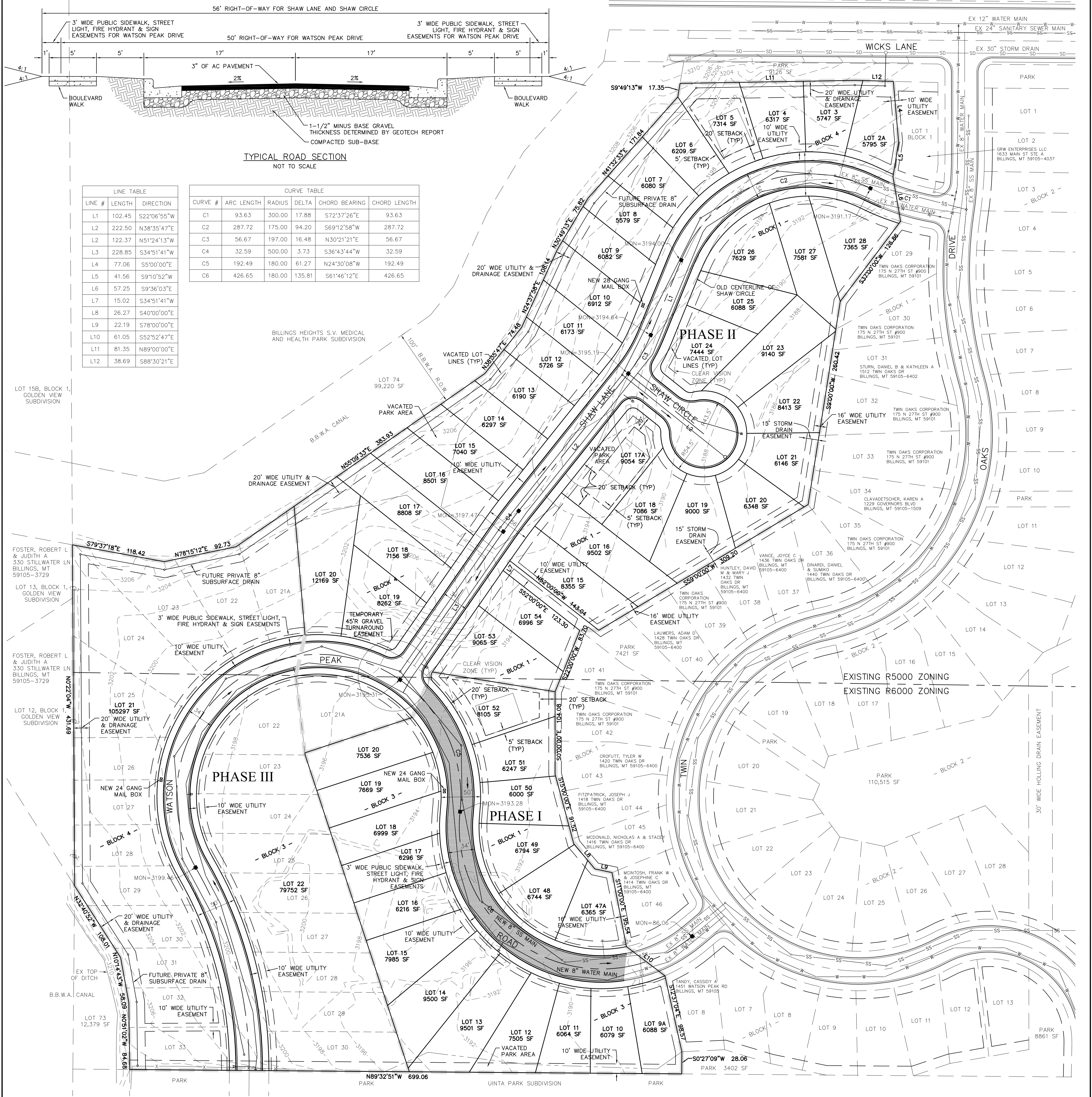
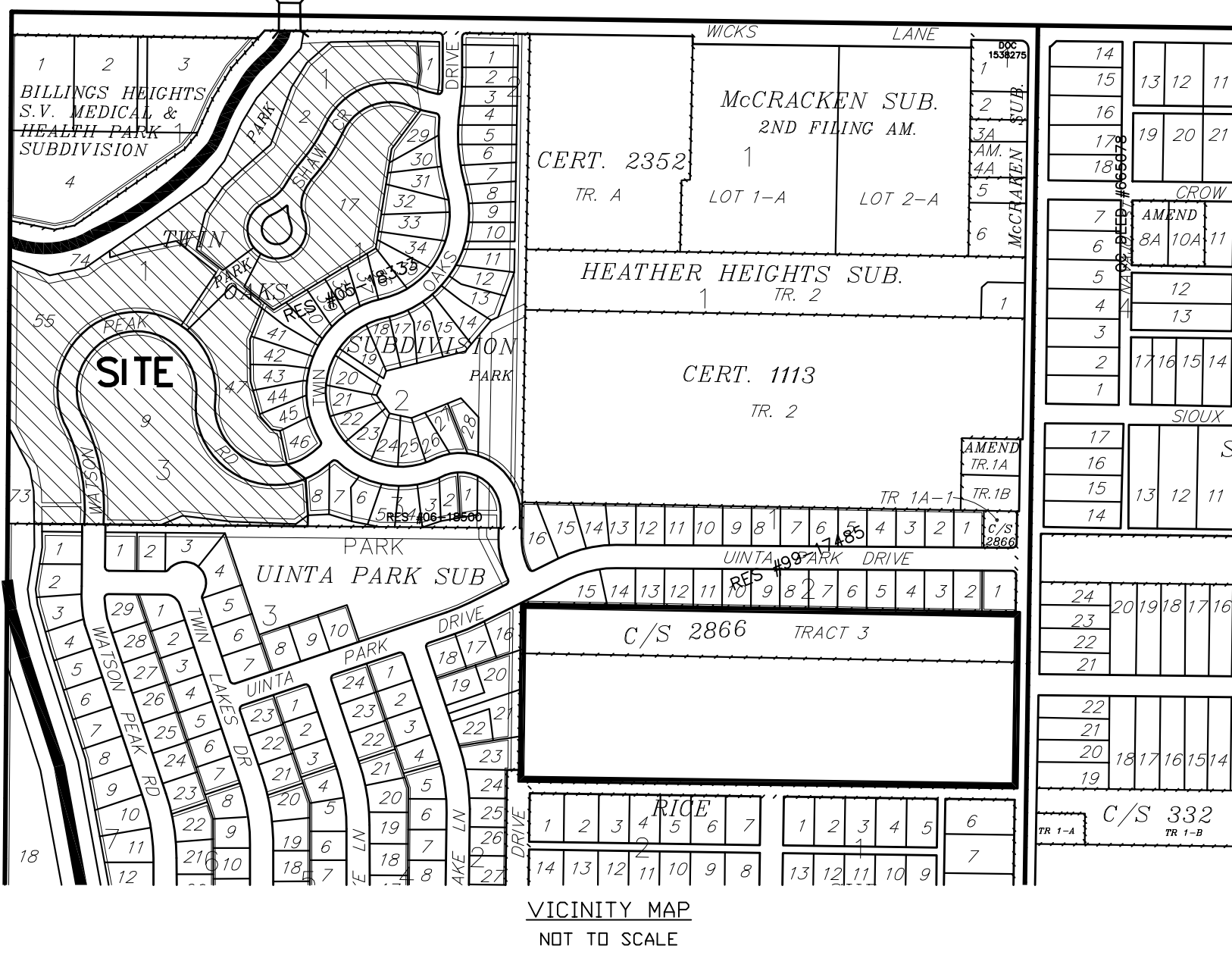
BEING LOTS 2, 17, 47 & 55, BLOCK 1, AND LOT 9, BLOCK 3, TWIN OAKS SUBDIVISION, 1ST FILING,  
SITUATED IN THE NW 1/4, SECTION 22, T. 1 N., R. 26 E., P.M.M.  
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: TWIN OAKS CORPORATION  
SURVEYOR: NORTH STAR LAND SERVICES, P.C.  
ENGINEER: BLUELINE ENGINEERING LLC  
JANUARY, 2011  
BILLINGS, MONTANA



### SUBDIVISION DETAILS:

GROSS AREA	=	13.69 ACRES
NET AREA	=	13.09 ACRES
ROAD VACATION AREA	=	0.29 ACRES
ROAD DEDICATION AREA	=	0.89 ACRES
NUMBER OF LOTS	=	55
MINIMUM LOT SIZE	=	5,579 SF
MAXIMUM LOT SIZE	=	105,297 SF
PARK REQUIREMENT	=	2.58 AC (3.20 AC DEDICATED)
EXISTING ZONING	=	R-5000 & R-6000
SURROUNDING ZONING	=	NORTH
	=	SOUTH
	=	EAST
	=	WEST
EXISTING LAND USE	=	VACANT
PROPOSED LAND USE	=	RESIDENTIAL



LINE #	LENGTH	DIRECTION
L1	102.45	S22°06'55"W
L2	222.50	N38°35'47"E
L3	122.37	N51°24'13"W
L4	228.85	S34°51'41"W
L5	77.06	S5°00'00"E
L6	41.56	S9°10'52"W
L7	57.25	S9°36'03"E
L8	15.02	S34°51'41"W
L9	26.27	S40°00'00"E
L10	22.19	S78°00'00"E
L11	61.05	S52°52'47"E
L12	81.35	N89°00'00"E
L13	38.69	S88°30'21"E

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	93.63	300.00	17.88	S72°37'26"E	93.63
C2	287.72	175.00	94.20	S69°12'58"W	287.72
C3	56.67	197.00	16.48	N30°21'21"E	56.67
C4	32.59	500.00	3.73	S36°43'44"W	32.59
C5	192.49	180.00	61.27	N24°30'08"W	192.49
C6	426.65	180.00	135.81	S61°46'12"E	426.65