

PLAT OF GRAND PEAKS SUBDIVISION, SECOND FILING

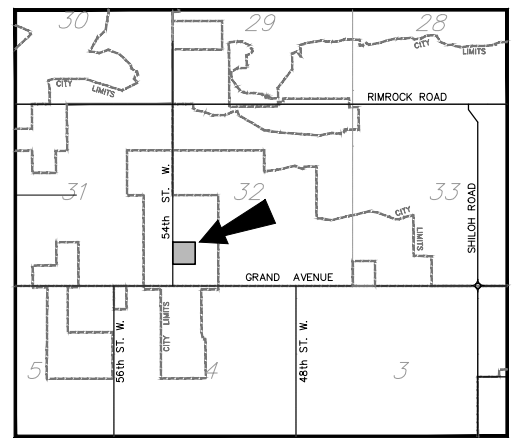
BEING LOT 3 OF BLOCK 1, BISHOP FOX SUBDIVISION
SITUATED IN THE SW1/4 OF SECTION 32, T. 1 N., R. 25 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : J&S DEVELOPMENT COMPANY

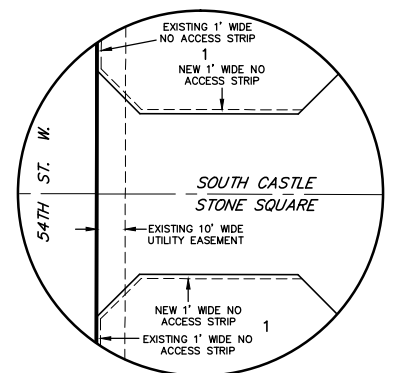
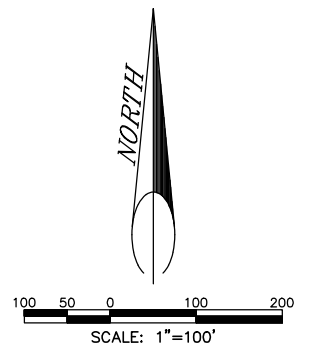
MARCH, 2011

PREPARED BY : SANDERSON STEWART

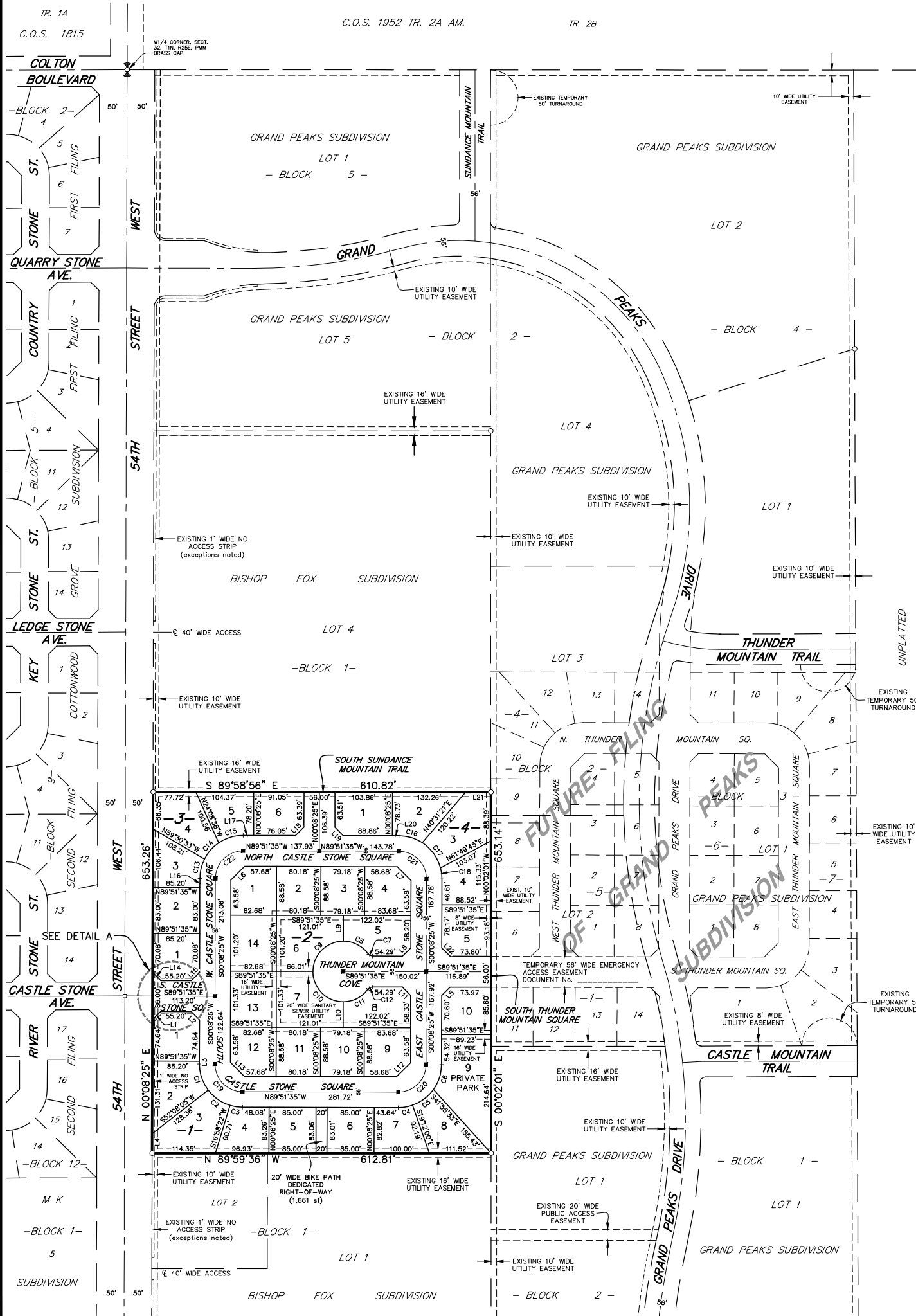
BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE



DETAIL A
SCALE: 1"=30'



BLOCK	LOT	AREA (sf)	BLOCK	LOT	AREA (sf)
1	1	7412	3	1	7024
1	2	8691	3	2	7072
1	3	10275	3	3	7056
1	4	7054	3	4	7054
1	5	7069	3	5	7014
1	6	7048	3	6	7016
1	7	7114			
1	8	8416	4	1	8053
1	9	15065	4	2	8016
1	10	7514	4	3	10228
			4	4	8114
2	1	7011	4	5	8149
2	2	7102			
2	3	7014			
2	4	7100			
2	5	7910			
2	6	9871			
2	7	9887			
2	8	7926			
2	9	7100			
2	10	7014			
2	11	7102			
2	12	7011			
2	13	8378			
2	14	8367			

ROAD DEDICATION: 2.662 AC

BASIS OF BEARING: PLAT OF BISHOP FOX SUBDIVISION

- FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "ENGINEERING INC", OR AS NOTED
- ⋈ SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- FOUND INTERSECTION MONUMENT
- 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.

Line #	Bearing	Distance
L1	S 45°08'25" W	21.21'
L2	S 44°51'35" E	21.21'
L3	S 00°08'25" W	5.00'
L4	N 00°08'25" E	35.44'
L5	S 45°08'25" W	21.21'
L6	N 45°08'25" E	35.36'
L7	S 44°51'35" E	35.36'
L8	N 45°08'25" E	21.21'
L9	N 00°08'25" E	46.20'
L10	N 00°08'25" E	46.33'
L11	S 44°51'35" E	21.21'
L12	N 45°08'25" E	35.36'
L13	N 44°51'35" W	35.36'
L14	N 44°51'35" W	21.21'
L15	N 45°08'25" E	21.21'
L16	S 00°08'25" W	16.99'
L17	N 89°51'35" W	18.89'
L18	N 45°08'25" E	21.21'
L19	N 44°51'35" W	21.21'
L20	N 89°51'35" W	11.93'
L21	S 89°58'56" E	45.57'
L22	N 44°51'35" W	21.21'

Curve #	Delta	Radius	Length
C1	37°17'59"	78.00'	50.78'
C2	35°52'04"	78.00'	48.83'
C3	16°49'57"	78.00'	22.92'
C4	19°20'25"	78.00'	26.33'
C5	35°28'45"	78.00'	48.30'
C6	35°10'50"	78.00'	47.89'
C7	54°13'27"	10.00'	9.46'
C8	54°13'27"	55.00'	52.05'
C9	90°00'00"	55.00'	86.39'
C10	90°00'00"	55.00'	86.39'
C11	54°13'27"	55.00'	52.05'
C12	54°13'27"	10.00'	9.46'
C13	26°28'37"	78.00'	36.04'
C14	29°04'04"	78.00'	39.57'
C15	34°27'19"	78.00'	46.91'
C16	32°58'06"	78.00'	44.88'
C17	42°17'36"	78.00'	57.58'
C18	14°44'18"	78.00'	20.06'
C19	90°00'00"	50.00'	78.54'
C20	90°00'00"	50.00'	78.54'
C21	90°00'00"	50.00'	78.54'
C22	90°00'00"	50.00'	78.54'

RESERVED FOR CLERK AND RECORDER