

**PLAT OF
TWIN OAKS SUBDIVISION, 2ND FILING,**
Being Lots 2, 17, 47 & 53, Block 1, Lot 9, Block 3 and
Including Portions of Vacated Right of Way Within Twin Oaks Subdivision, Document No. _____
Situated in the NW 1/4 of Section 22, T1N, R26E, P4M4,
City of Billings, Yellowstone County, Montana

Prepared for: Twin Oaks Corporation
By: North Star Land Services, P.C.
BlueLine Engineering LLC
May 2011

NOTICE OF PLANNING BOARD APPROVAL

STATE OF MONTANA)
County of Yellowstone)
This amended plat has been approved by the Yellowstone County Board of Planning and conforms to the requirements of that board.
Dated this _____ day of _____, 2011

President _____
Executive Secretary _____

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
County of Yellowstone)
Thomas G. Kelly, a Registered Land Surveyor in the State of Montana, do hereby certify that I have performed the survey shown on this Plat/Certificate of Survey, and that such survey was made in May 2011; that said survey is true and complete as shown and the monuments found and set are of the character and occupy the positions shown thereon.
Dated this _____ day of _____, 2011

Thomas G. Kelly
Registration Number 112891 LS
33 Centennial Road
Columbia, MT 59019

STATE OF MONTANA)
County of Yellowstone)

On this _____ day of _____, 2011, before me a Notary Public for the State of Montana, personally appeared Thomas G. Kelly, whose name is subscribed to the within instrument and acknowledges to me that he executed the same.

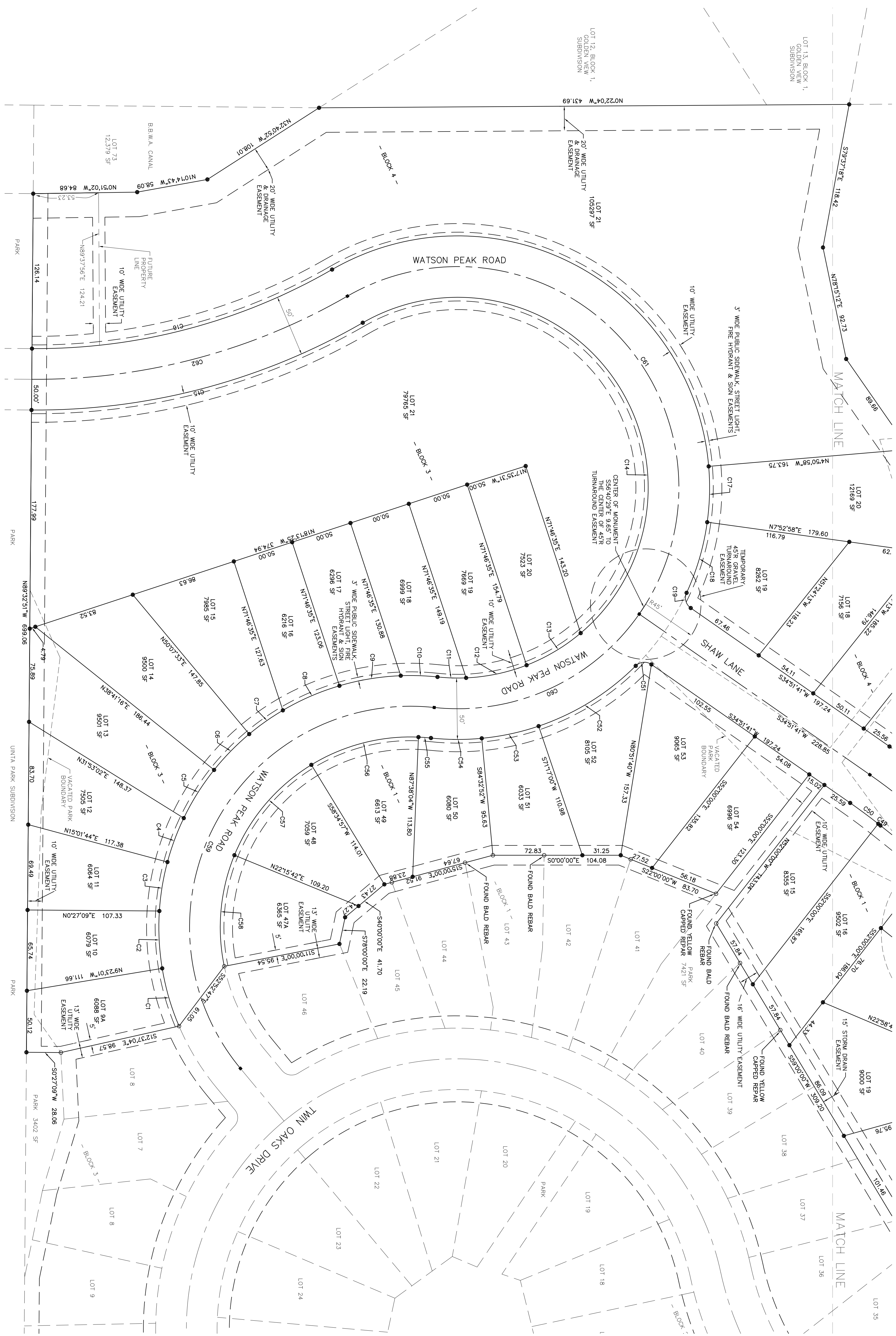
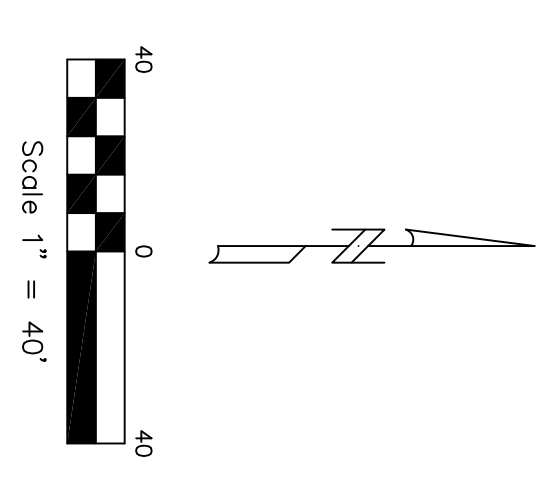
Print _____
Sign _____
Notary Public in and for the State of Montana
Residing at _____
My commission expires _____

SUBDIVISION DETAILS:
Gross Area = 16,070 ACRES
Net Area = 13,093 ACRES
Road Area = 2,988 ACRES
Zoning = R-5000 & R-6000

● = Set 5/8 Rebar with NYC 112891.S
○ = Found Orange Capped Rebar or As noted

BASIS OF BEARING: Twin Oaks Subdivision

Park Land Vacation Document No. _____



CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	49.08	205.00	1343.05°	N73°45'26"E	48.96
C2	46.89	205.00	1370.53°	N87°09'46"E	46.74
C3	40.50	205.00	1119.11°	S80°37'32"E	40.44
C4	38.21	205.00	1040.42°	S69°37'55"E	38.19
C5	46.44	205.00	1258.50°	S57°48'09"E	46.34
C6	40.92	205.00	1126.17°	S45°53'35"E	40.86
C7	33.58	205.00	923.10°	S35°10'22"E	33.54
C8	50.34	205.00	1470.06°	S23°27'4"E	50.21
C9	50.74	205.00	1410.51°	S91°9'46"E	50.61
C10	29.96	205.00	822.23°	S1°56'51"W	29.93
C11	23.34	155.00	837.38°	S1°40'14"W	23.32
C12	50.54	155.00	1840.51°	S11°50'03"E	50.31
C13	51.44	155.00	19700.55°	S30°40'53"E	51.21
C14	459.30	155.00	16946.48°	S84°53'16"W	308.27

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C15	282.23	531.55	302°29'19"	N14°45'29"W	3188.94
C16	255.69	481.55	302°29'19"	N14°45'29"W	252.69
C17	45.56	205.00	1243.57°	N88°29'07"W	45.46
C18	60.10	205.00	1674.54°	N73°43'05"W	59.89
C19	13.83	10.00	79°49'11"	N72°46'17"E	12.83
C20	28.52	528.00	3305.40°	S36°24'31"W	28.51
C21	5.90	528.00	0°38'25"	S38°16'34"W	5.90
C22	25.70	169.00	842°44"	S34°42'25"W	25.67
C23	22.92	169.00	746°08"	N23°59'59"E	22.90
C24	34.15	203.00	978°24"	S26°56'07"W	34.11
C25	52.19	203.00	1443.48°	S39°07'13"W	52.05
C26	47.61	203.00	1328.20°	S33°21'8"W	47.51
C27	47.08	203.00	1317.18°	S66°34'07"W	46.98
C28	55.04	203.00	1532°04"	S80°58'48"W	54.87

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C29	49.79	203.00	1403.14°	N84°13'33"W	49.67
C30	47.89	203.00	1330.56°	N70°26'27"W	47.78
C31	18.24	272.00	330°31"	S65°35'4"E	2866.72
C32	52.35	328.00	908°38"	S68°18'18"E	3187.19
C33	68.47	147.00	26°41'09"	N71°01'34"W	67.85
C34	50.58	147.00	192°52"	S79°46'26"W	50.33
C35	122.64	147.00	47°48'05"	S48°00'57"W	119.11
C36	28.18	225.00	77°03"	N25°42'1"E	28.16
C37	14.08	10.00	80°41'39"	S17°03'23"E	12.95
C38	9.41	10.00	53°54'13"	S78°21'19"E	9.06
C39	11.44	54.50	120°136"	S80°42'22"W	11.42
C40	52.71	54.50	55°24'52"	N65°34'24"W	50.88
C41	35.42	54.50	371°429"	N19°14'43"W	34.80
C42	34.91	54.50	364°152"	N17°43'28"E	34.31

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C43	36.58	54.50	382°21'3"	N55°18'00"E	35.89
C44	56.58	54.50	387°21'3"	S86°14'47"E	55.89
C45	45.87	54.50	48°13'22"	S42°34'30"E	44.53
C46	20.26	54.50	217°48"	S98°05'9"E	20.14
C47	9.41	10.00	53°41'3"	N24°27'07"W	9.06
C48	15.71	10.00	90°00'00"	S83°35'47"W	14.14
C49	2.30	417.00	0°16'46"	S38°27'44"W	2.31
C50	28.47	417.00	37°19"	S46°35'2"W	28.46
C51	13.93	10.00	79°49'11"	S50°3'4"E	12.83
C52	47.46	205.00	261°431"	N31°50'15"W	93.07
C53	47.46	205.00	113°511"	N27°05'4"W	47.35
C54	41.46	205.00	113°511"	N02°20'2"E	41.38
C55	10.19	155.00	346°10"	S41°50'0"W	10.19
C56	91.39	155.00	3346°59"	S14°31'33"E	90.07

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C57	98.26	155.00	361°19'15"	S44°34'41"E	96.62
C58	92.20	155.00	340°4'58"	S84°46'47"E	90.85
C59	426.65	180.00	135°48'30"	S61°46'12"E	333.56
C60	192.49	180.00	61°16'22"	N21°30'08"W	183.45
C61	486.41	180.00	154°44'49"	S47°28'47"W	351.35
C62	268.95	506.55	302°51'7"	N14°45'29"W	265.81
C63	56.67	197.00	162°8'52"	N52°21'21"E	56.47
C64	287.72	175.00	94°12'06"	S69°12'58"W	256.39
C65	93.63	300.00	173°53'5"	S72°31'28"E	93.25