

# PLAT OF JOSEPHINE CROSSING SUBDIVISION, THIRD FILING

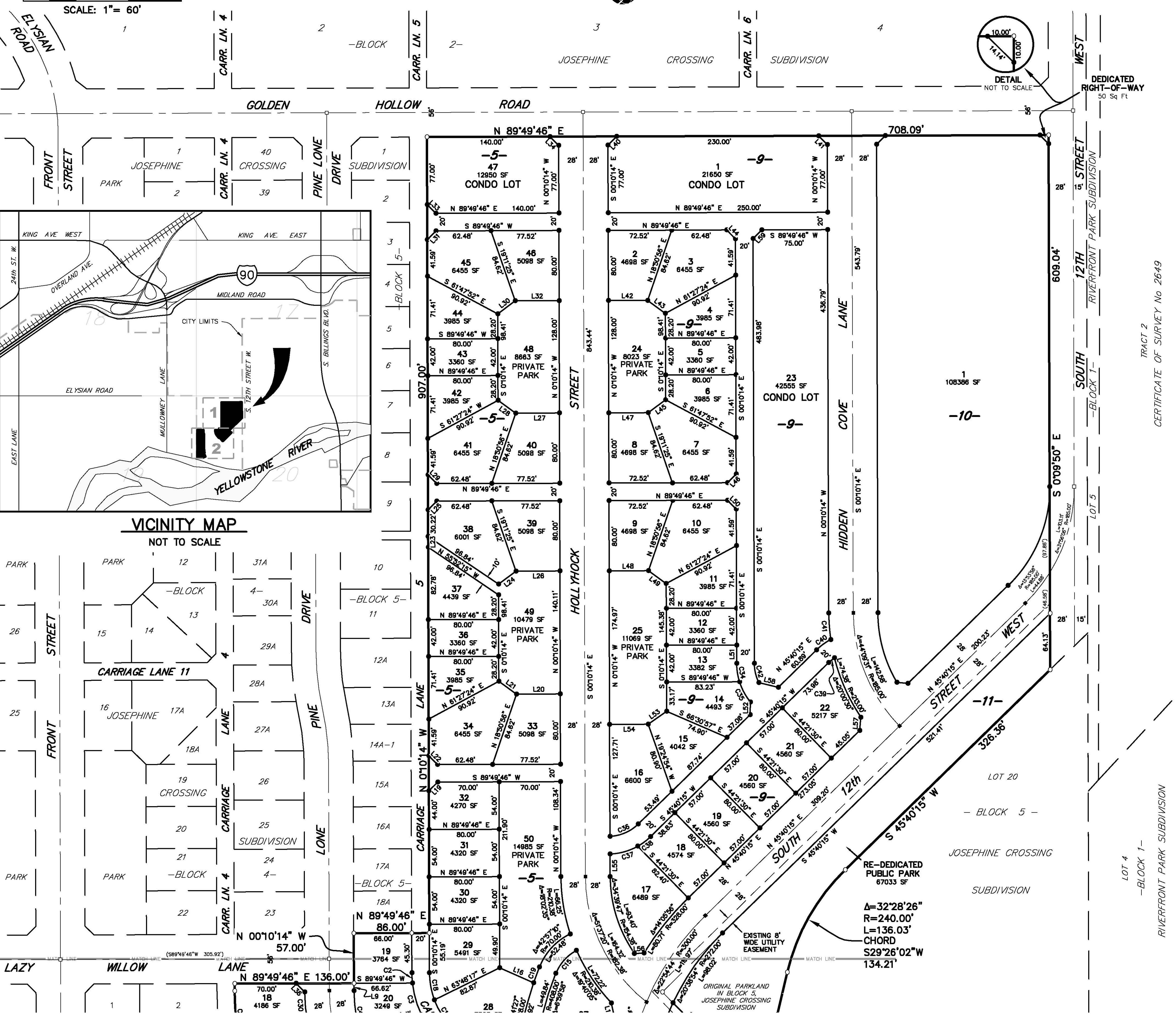
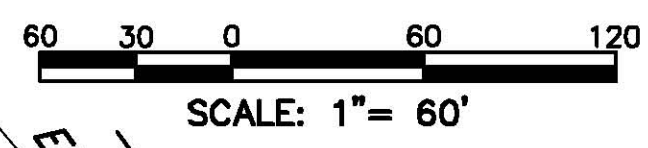
BEING LOT 12, BLOCK 6 AND LOT 18, BLOCK 8 OF JOSEPHINE CROSSING SUBDIVISION, SECOND FILING AND THE PARKLAND WITHIN BLOCK 5 OF JOSEPHINE CROSSING SUBDIVISION, SITUATED IN THE NW1/4 OF SECTION 20, T. 1 S., R. 26 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : McCALL DEVELOPMENT, INC.

SEPTEMBER, 2012

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



Line #	Bearing	Distance
L1	N 89°48'49\"	20.00'
L2	N 44°49'17\"	14.14'
L3	S 00°10'14\"	18.00'
L4	S 45°40'15\"	6.00'
L5	N 89°19'45\"	18.38'
L6	N 00°10'14\"	8.52'

Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	2°36'16\"	442.00'	20.09'	S 64°36'16\" W	20.09'

Curve #	Delta	Radius	Length
C2	6°06'25\"	110.00'	11.72'
C3	19°32'19\"	110.00'	37.51'
C4	15°29'04\"	175.69'	47.48'
C5	18°15'47\"	175.69'	56.00'
C6	18°30'48\"	110.00'	35.54'
C7	10°24'40\"	175.69'	31.92'
C8	7°50'09\"	172.00'	23.52'
C9	4°34'27\"	192.00'	15.33'
C10	3°13'38\"	272.00'	15.32'
C11	12°10'44\"	192.00'	40.81'
C12	4°17'17\"	408.00'	30.54'
C13	5°17'21\"	272.00'	25.11'
C14	7°21'06\"	328.00'	42.09'
C15	4°10'35\"	50.00'	35.83'
C16	9°01'06\"	172.00'	27.07'
C17	23°57'46\"	90.00'	37.64'
C18	20°11'46\"	90.00'	31.72'
C19	2°35'48\"	428.00'	19.40'
C20	0°44'07\"	311.69'	4.00'
C21	0°59'21\"	231.69'	4.00'

Curve #	Delta	Radius	Length
C22	10°27'46\"	231.69'	42.31'
C23	7°45'06\"	311.69'	42.17'
C24	1°51'48\"	311.69'	10.14'
C25	2°32'07\"	231.69'	10.25'
C26	10°24'03\"	231.69'	42.06'
C27	14°02'16\"	311.69'	76.36'
C28	10°24'03\"	311.69'	56.58'
C29	10°24'03\"	231.69'	42.06'
C30	9°01'09\"	231.69'	36.47'
C31	9°22'11\"	311.69'	50.97'
C32	18°00'16\"	110.00'	34.57'
C33	3°33'39\"	110.00'	6.84'
C34	17°28'22\"	70.00'	21.35'
C35	21°33'19\"	70.00'	26.33'
C36	41°14'26\"	50.00'	35.99'
C37	27°01'51\"	70.00'	33.02'
C38	15°02'39\"	70.00'	18.38'
C39	9°31'24\"	70.00'	8.31'
C40	16°30'12\"	70.00'	20.16'
C41	8°11'08\"	213.00'	30.43'

Curve #	Delta	Radius	Length
C42	25°57'59\"	50.00'	22.66'
C43	14°55'43\"	272.00'	70.87'

Line #	Bearing	Distance
L7	N 45°10'43\"	21.22'
L8	S 45°10'14\"	14.14'
L9	S 00°10'14\"	8.52'
L10	N 04°04'48\"	15.26'
L11	S 89°19'45\"	14.14'
L12	N 45°40'15\"	36.69'
L13	N 13°11'59\"	17.05'
L14	N 79°31'01\"	28.41'
L16	S 66°06'15\"	42.34'
L19	S 44°49'46\"	14.14'
L20	N 89°49'46\"	49.94'
L21	S 53°45'15\"	24.92'
L22	S 45°10'14\"	14.14'
L23	S 00°10'14\"	12.11'
L24	S 53°24'47\"	24.92'
L25	S 44°49'46\"	14.14'
L26	S 89°49'46\"	49.94'
L27	S 89°49'46\"	49.94'
L28	N 53°45'15\"	24.92'
L29	S 45°10'14\"	14.14'

Line #	Bearing	Distance
L30	N 53°24'47\"	24.92'
L31	S 44°49'46\"	14.14'
L32	N 89°49'46\"	49.94'
L33	S 45°10'14\"	14.14'
L34	N 45°10'14\"	14.14'
L35	N 00°40'15\"	14.14'
L36	N 45°20'45\"	14.10'
L37	S 44°49'46\"	14.14'
L38	N 00°10'14\"	10.49'
L39	N 44°49'46\"	14.14'
L40	S 44°49'46\"	14.14'
L41	N 45°10'14\"	14.14'
L42	N 89°49'46\"	44.94'
L43	S 53°45'15\"	24.92'
L44	S 45°10'14\"	14.14'
L45	S 53°24'47\"	24.92'
L46	S 44°49'46\"	14.14'
L47	S 89°49'46\"	44.94'
L48	N 89°49'46\"	44.94'
L49	N 53°45'15\"	24.92'

Line #	Bearing	Distance
L50	S 45°10'14\"	14.14'
L51	S 00°10'14\"	20.98'
L52	N 01°28'28\"	14.34'
L53	N 54°39'40\"	25.69'
L54	S 89°49'46\"	44.00'
L55	S 00°10'14\"	25.79'
L56	N 86°59'47\"	11.10'
L57	N 05°07'13\"	15.20'
L58	S 76°22'29\"	22.82'
L59	S 44°49'46\"	14.14'
L60	S 44°49'46\"	14.14'
L61	N 45°10'02\"	14.14'
L62	S 83°16'48\"	12.57'

Curve #	Delta	Radius	Length
C22	10°27'46\"	231.69'	42.31'
C23	7°45'06\"	311.69'	42.17'
C24	1°51'48\"	311.69'	10.14'
C25	2°32'07\"	231.69'	10.25'
C26	10°24'03\"	231.69'	42.06'
C27	14°02'16\"	311.69'	76.36'
C28	10°24'03\"	311.69'	56.58'
C29	10°24'03\"	231.69'	42.06'
C30	9°01'09\"	231.69'	36.47'
C31	9°22'11\"	311.69'	50.97'
C32	18°00'16\"	110.00'	34.57'
C33	3°33'39\"	110.00'	6.84'
C34	17°28'22\"	70.00'	21.35'
C35	21°33'19\"	70.00'	26.33'
C36	41°14'26\"	50.00'	35.99'
C37	27°01'51\"	70.00'	33.02'
C38	15°02'39\"	70.00'	18.38'
C39	9°31'24\"	70.00'	8.31'
C40	16°30'12\"	70.00'	20.16'
C41	8°11'08\"	213.00'	30.43'

BASIS OF BEARINGS: PLAT OF JOSEPHINE CROSSING SUBDIVISION, SECOND FILING

- FOUND SURVEY MONUMENT, REBAR AND CAP MARKED "SANDERSON STEWART 8377-S", OR AS NOTED
- FOUND MONUMENT BOX
- SET 5/8" X 18" REBAR AND CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".
- SET INTERSECTION MONUMENT, 5/8"x18" REBAR AND 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.

GROSS AREA	23.596 ACRES
LOTS	14.788 ACRES
PRIVATE PARK	1.421 ACRES
RE-DEDICATED PUBLIC PARK	1.539 ACRES
DEDICATED WALKWAY	0.019 ACRE
DEDICATED RIGHT-OF-WAY	5.829 ACRES

### CERTIFICATE OF SURVEYOR

STATE OF MONTANA )  
County of Yellowstone ) ss

The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of September, 2012, a survey was performed under his supervision of a tract of land to be known as JOSEPHINE CROSSING SUBDIVISION, THIRD FILING, in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that the monuments found and set are of the character and occupy the positions shown hereon and that the gross area is 23.596 acres and the net area is 16.209 acres.

SANDERSON STEWART  
By: \_\_\_\_\_  
Montana Registration No. \_\_\_\_\_  
Date: \_\_\_\_\_

### NOTICE OF APPROVAL

STATE OF MONTANA )  
County of Yellowstone ) ss

This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

Date: \_\_\_\_\_ President  
Executive Secretary

ADDITIONAL APPROVALS AND CERTIFICATIONS FOUND ON SHEET 2 OF 2

SHEET 1 OF 2