

# PLAT OF GRAND PEAKS SUBDIVISION, THIRD FILING

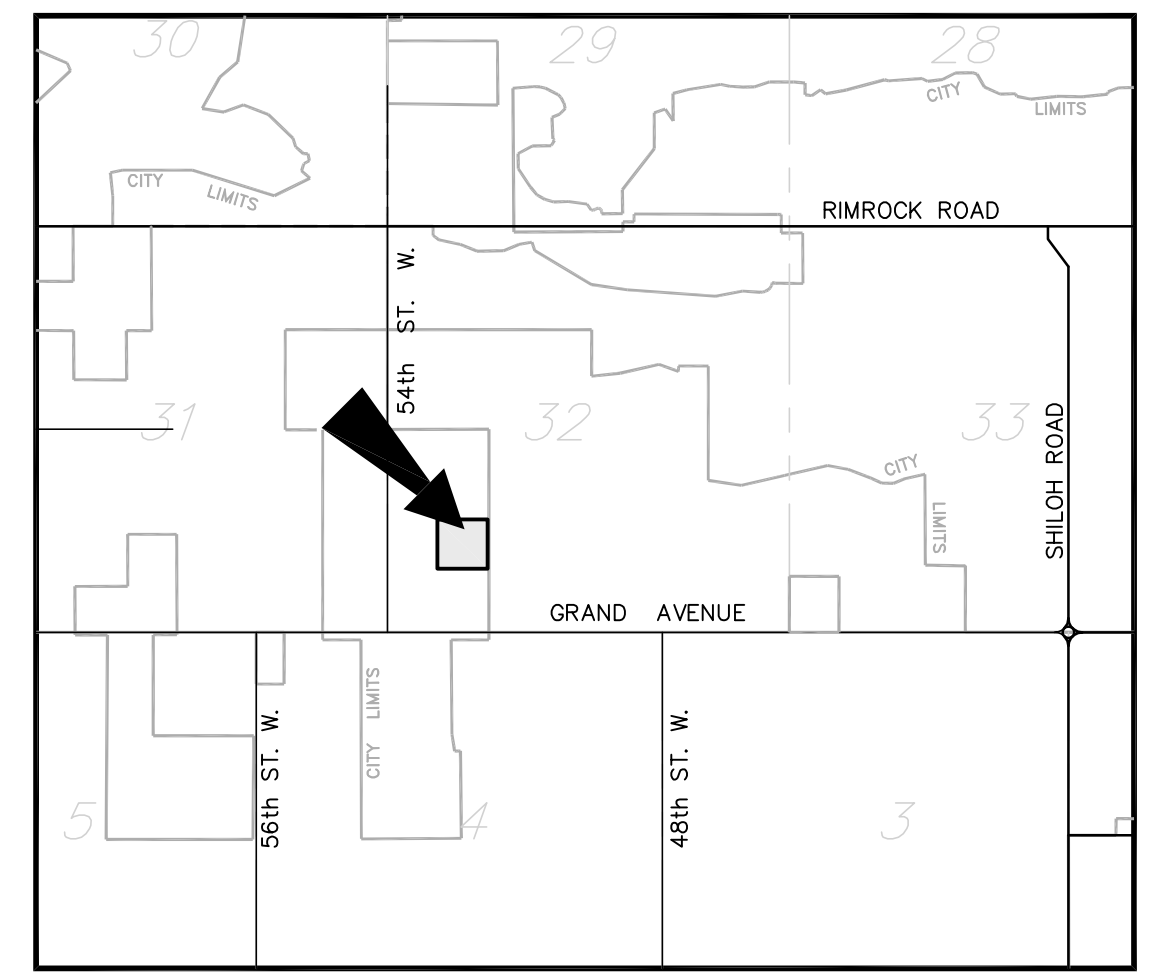
BEING LOTS 2 & 3 IN BLOCK 2, LOT 1 IN BLOCK 3, LOT 1 IN BLOCK 4, GRAND PEAKS SUBDIVISION AND VACATED PORTIONS OF GRAND PEAKS DRIVE AND THUNDER MOUNTAIN TRAIL per RESOLUTION #11-19049 SITUATED IN THE SW1/4 OF SECTION 32, T. 1 N., R. 25 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : GRAND PEAKS, LLC

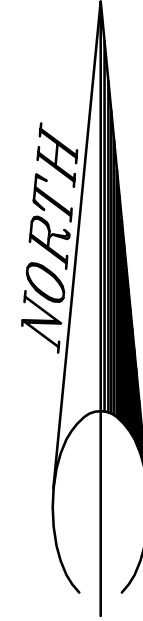
DECEMBER 2012

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



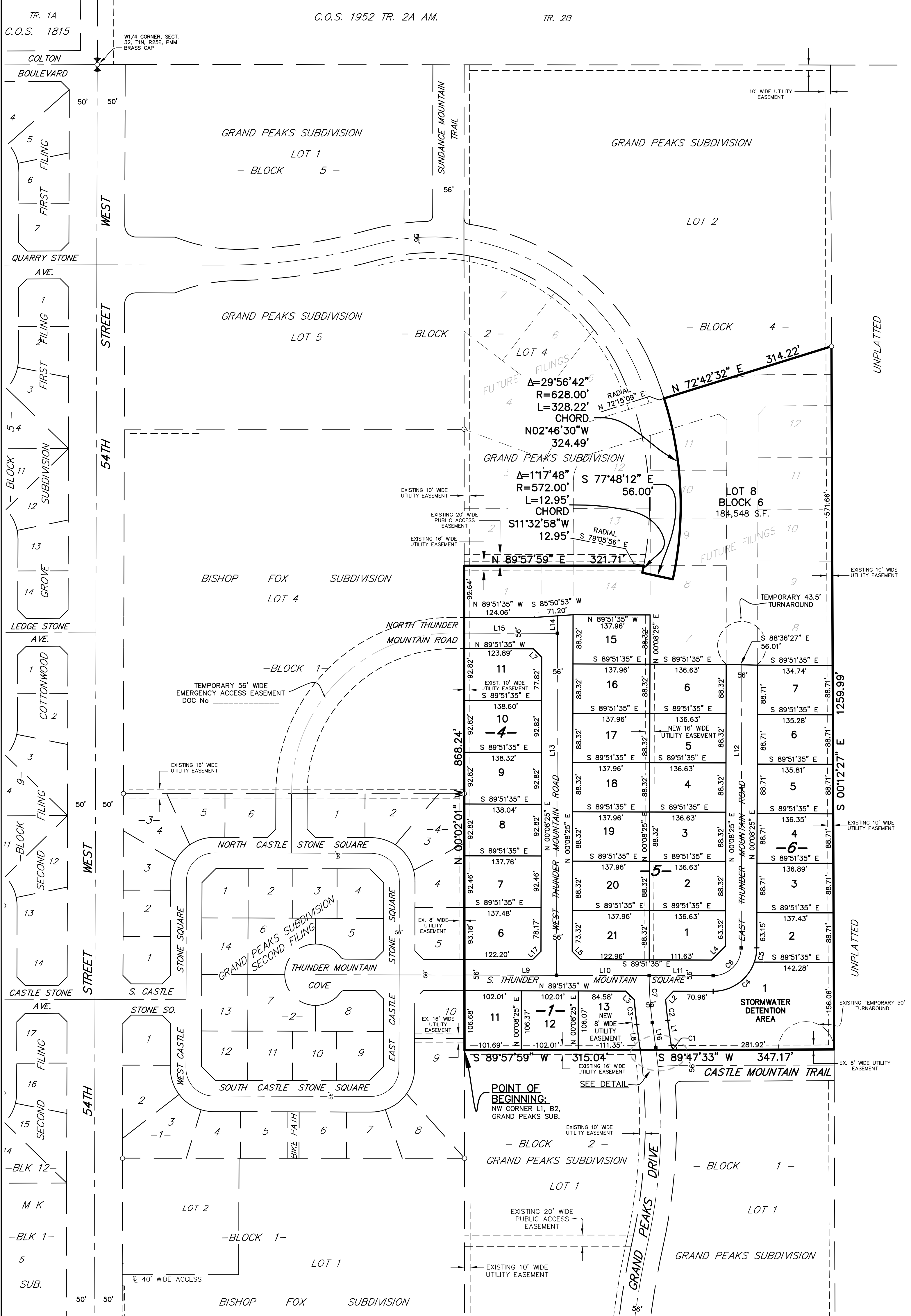
VICINITY MAP  
NOT TO SCALE



100 50 0 100 200  
SCALE: 1"=100'

BASIS OF BEARING: GRAND PEAKS SUBDIVISION

- FOUND SURVEY MONUMENT, AS NOTED
- ✕ SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- SET INTERSECTION MONUMENT, 5/8"x18" 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 07°43'42" E	44.90'
L2	N 43°24'15" E	20.56'
L3	N 46°26'39" W	21.79'
L4	N 45°08'25" E	35.36'
L5	N 44°51'35" W	21.21'
L7	S 44°51'35" E	21.21'
L8	S 07°43'42" E	46.28'
L17	N 45°08'25" E	21.21'

Curve #	Delta	Radius	Length
C1	82°28'45"	10.00'	14.40'
C2	3°39'47"	585.98'	37.46'
C3	4°01'48"	641.98'	45.16'
C4	70°52'13"	78.00'	96.48'
C5	19°07'47"	78.00'	26.04'

Line #/Curve #	Length	Bearing/Delta	Radius
L9	165.03'	S 89° 51' 35" E	
L10	165.96'	S 89° 51' 35" E	
L11	114.63'	S 89° 51' 35" E	
C6	78.54'	Δ=90°00'00"	50.00'
L12	507.31'	N 00° 08' 25" E	
L13	612.91'	N 00° 08' 25" E	
L14	31.23'	N 00° 08' 25" E	
L15	166.97'	N 89° 51' 35" W	
L16	46.28'	N 07° 43' 42" W	
C7	84.32'	Δ=07°52'07"	613.98'

BLOCK	LOT	AREA (sf)	BLOCK	LOT	AREA (sf)
1	11	10,850	6	1	39,455
1	12	10,835	6	2	12,252
1	13	10,964	6	3	12,168
4	6	12,684	6	4	12,120
4	7	12,725	6	5	12,072
4	8	12,800	6	6	12,024
4	9	12,826	6	7	11,976
4	10	12,852	6	8	184,548
4	11	12,766			
5	1	11,755			
5	2	12,067			
5	3	12,067			
5	4	12,067			
5	5	12,067			
5	6	12,067			
5	15	12,185			
5	16	12,185			
5	17	12,185			
5	18	12,185			
5	19	12,185			
5	20	12,185			
5	21	12,072			

GROSS AREA: ..... 669,986 Sq Ft  
NET AREA: ..... 563,189 Sq Ft  
ROAD DEDICATION:.. 106,797 Sq Ft

