

NORTH POINTE SQUARE SUBDIVISION, 2ND FILING

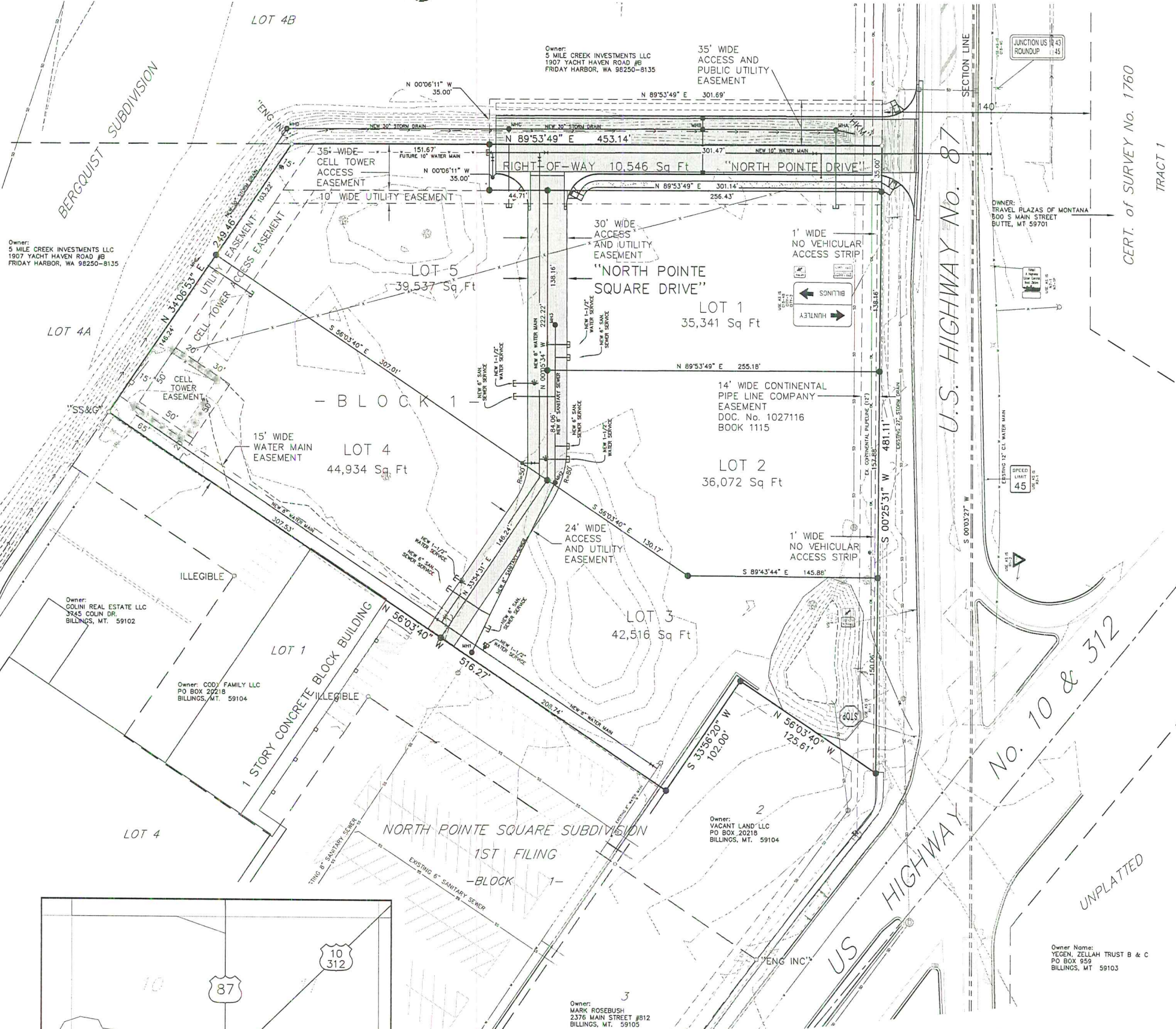
BEING TRACT 2-A-1 OF AMENDED TRACT 2-A OF AMENDED TRACTS 1 & 2 OF CERTIFICATE OF SURVEY No. 1965 SITUATED IN THE EAST 1/2, SOUTHEAST 1/4 OF SECTION 10, T. 1 N., R. 26 E., P.M.M. BILLINGS, MONTANA

PREPARED FOR : VACANT LAND, LLC.

JANUARY, 2014

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



BASIS OF BEARING: (ORIGINAL PLAT/C.O.S.) OR DETERMINED BY GPS OBSERVATIONS USING SURVEY GRADE RECEIVERS. CONVERGENCE NOT APPLIED TO BEARINGS SHOWN. DISTANCES ARE GROUND DISTANCES.

- 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 BILLINGS MT". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

PLAT DATA

GROSS AREA	=	4.7967 ACRES
NET AREA	=	4.5546 ACRES
NUMBER OF LOTS	=	5
MINIMUM LOT SIZE	=	35,341 S.F.
MAXIMUM LOT SIZE	=	44,934 S.F.
LINEAL FEET OF STREETS	=	± 320 L.F.
PARKLAND REQUIREMENT	=	N.A.
PARKLAND DEDICATION	=	N.A.
EXISTING ZONING	=	HIGHWAY COMMERCIAL
SURROUNDING ZONING:		
NORTH	=	COMMUNITY COMMERCIAL
SOUTH	=	HIGHWAY COMMERCIAL
EAST	=	COMMUNITY COMMERCIAL
WEST	=	COMMUNITY COMMERCIAL
EXISTING LAND USE	=	VACANT
PROPOSED LAND USE	=	RETAIL / COMMERCIAL