PLAT OF

POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING

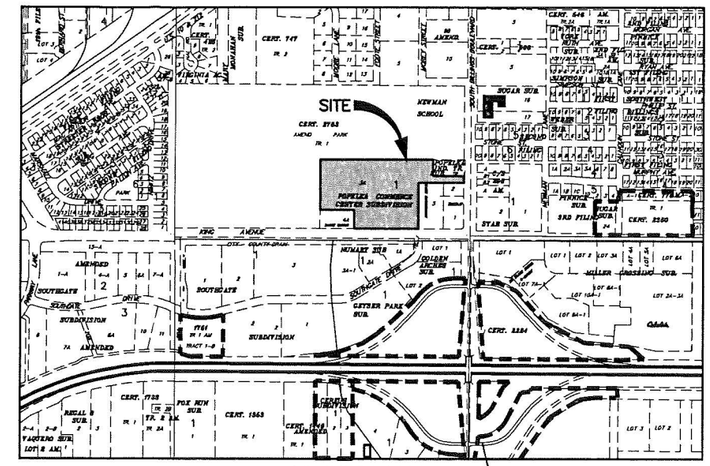
BEING LOT 3A, BLOCK 1, OF POPELKA COMMERCE CENTER SUBDIVISION, AMENDED
SITUATED IN THE SE 1/4 OF SECTION 8, T. 1 S., R. 26 E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : POPELKA ENTERPRISES, LLC.

APRIL, 2014

PREPARED BY : SANDERSON STEWART

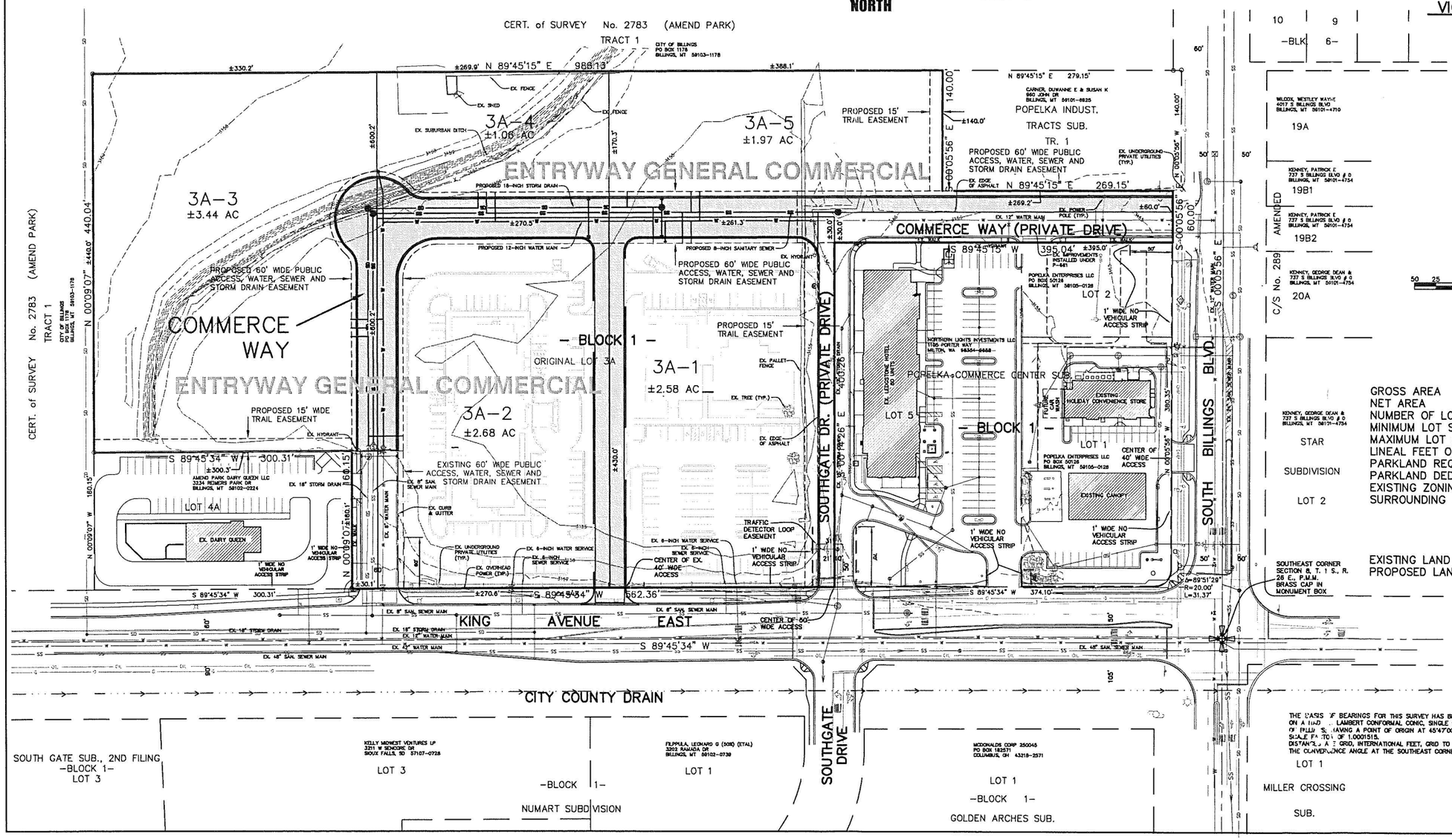
BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE

NORTH

SCALE: 1" = 60'



PLAT DATA

GROSS AREA	= 11.73 AC.
NET AREA	= 11.73 AC.
NUMBER OF LOTS	= 5
MINIMUM LOT SIZE	= 1.06 AC.
MAXIMUM LOT SIZE	= 3.45 AC.
LINEAL FEET OF STREETS	= 1,618 L.F.
PARKLAND REQUIREMENT	= N/A
PARKLAND DEDICATION	= N/A
EXISTING ZONING	= ENTRYWAY GENERAL COMMERCIAL
SURROUNDING ZONING:	
NORTH	= PUBLIC
SOUTH	= ENTRYWAY GENERAL COMMERCIAL
EAST	= RESIDENTIAL MANUFACTURED HOME
WEST	= PUBLIC
EXISTING LAND USE	= VACANT/COMMERCIAL DEVELOPMENT
PROPOSED LAND USE	= COMMERCIAL DEVELOPMENT

THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83 LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS, HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. DISTANCES ARE GRID, INTERNATIONAL FEET, GRID TO GROUND COMBINED FACTOR IS 1.0000031 THE CONVERGENCE ANGLE AT THE SOUTHEAST CORNER OF SECTION 8 = -0°05'07"

78028_19_PP.DWG 75028.19 05/01/14 ATV/JDB