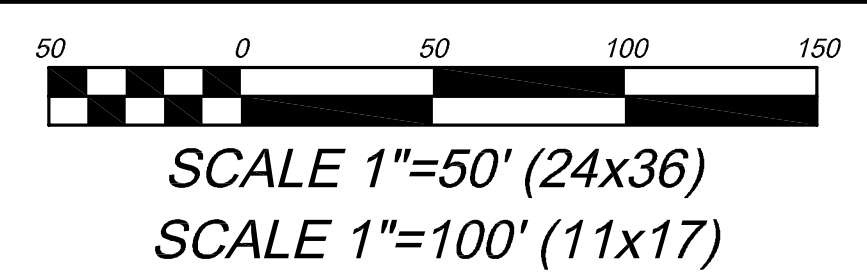


STEVEN GOODMAN 1027 56TH ST W    BRIAN & DONNA HUSTON 1115 56TH ST W    JAMES & DONNA SULLIVAN 1165 56TH ST W    LLOYD & DEBORAH HARTFORD 1201 56TH ST W    HOPE EVANGELICAL CHURCH 5554 GRAND AVE



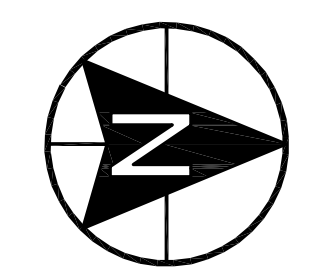
NW COR SECTION 4 T.1S, R.25E M.P.M.  
N 89°57'18" W 328.96'  
N 89°57'18" W 659.03' CENTER LINE

DEVELOPMENT  
**Plat of DayBreak Subdivision**

DEVELOPER  
REGAL LAND DEVELOPMENT  
P.O. BOX 80445  
BILLINGS, MT 59108

CIVIL ENGINEER  
SCOTT WORTHINGTON, PE  
4118 WOODCREEK DR  
BILLINGS, MT 59106

SURVEYOR  
SANDERSON STEWART  
1300 N TRANSTECH WAY  
BILLINGS, MT 59102



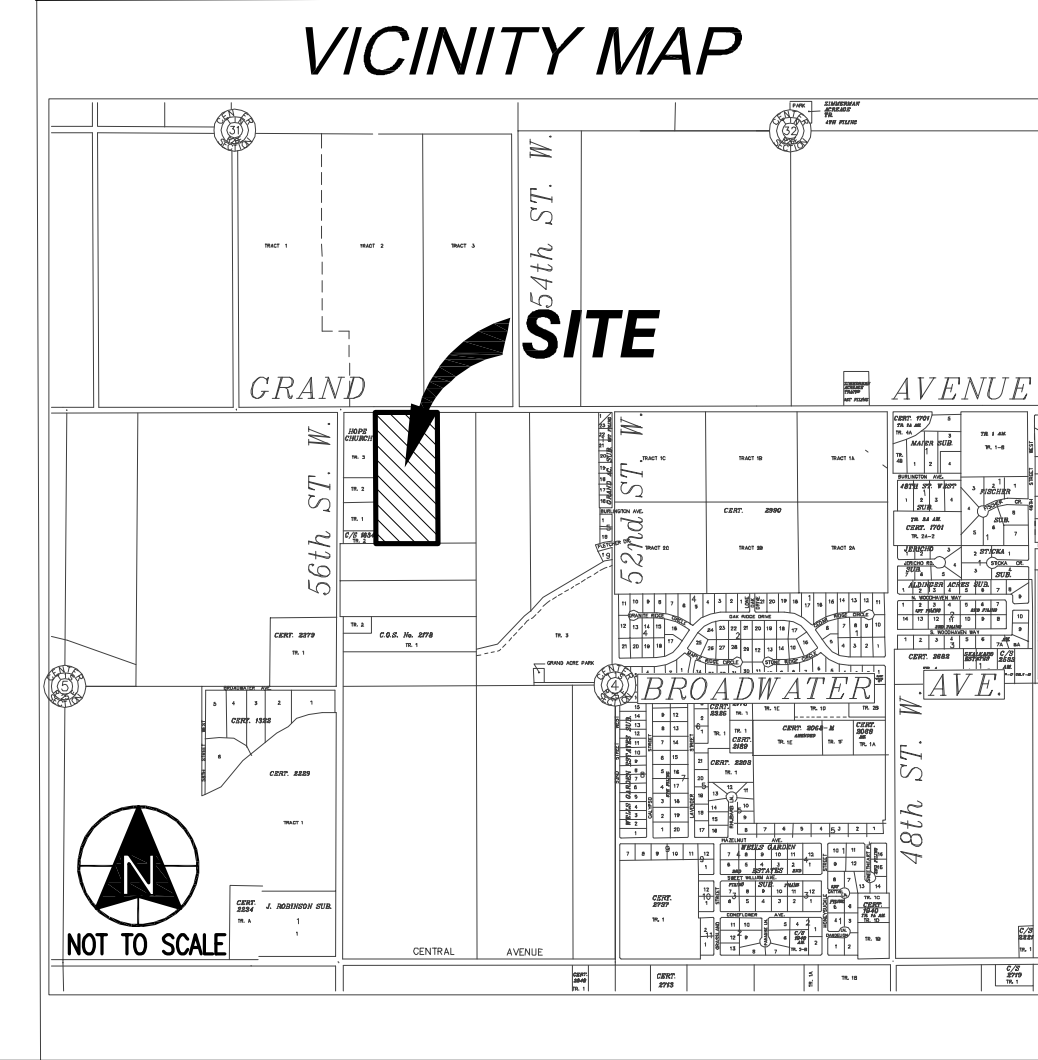
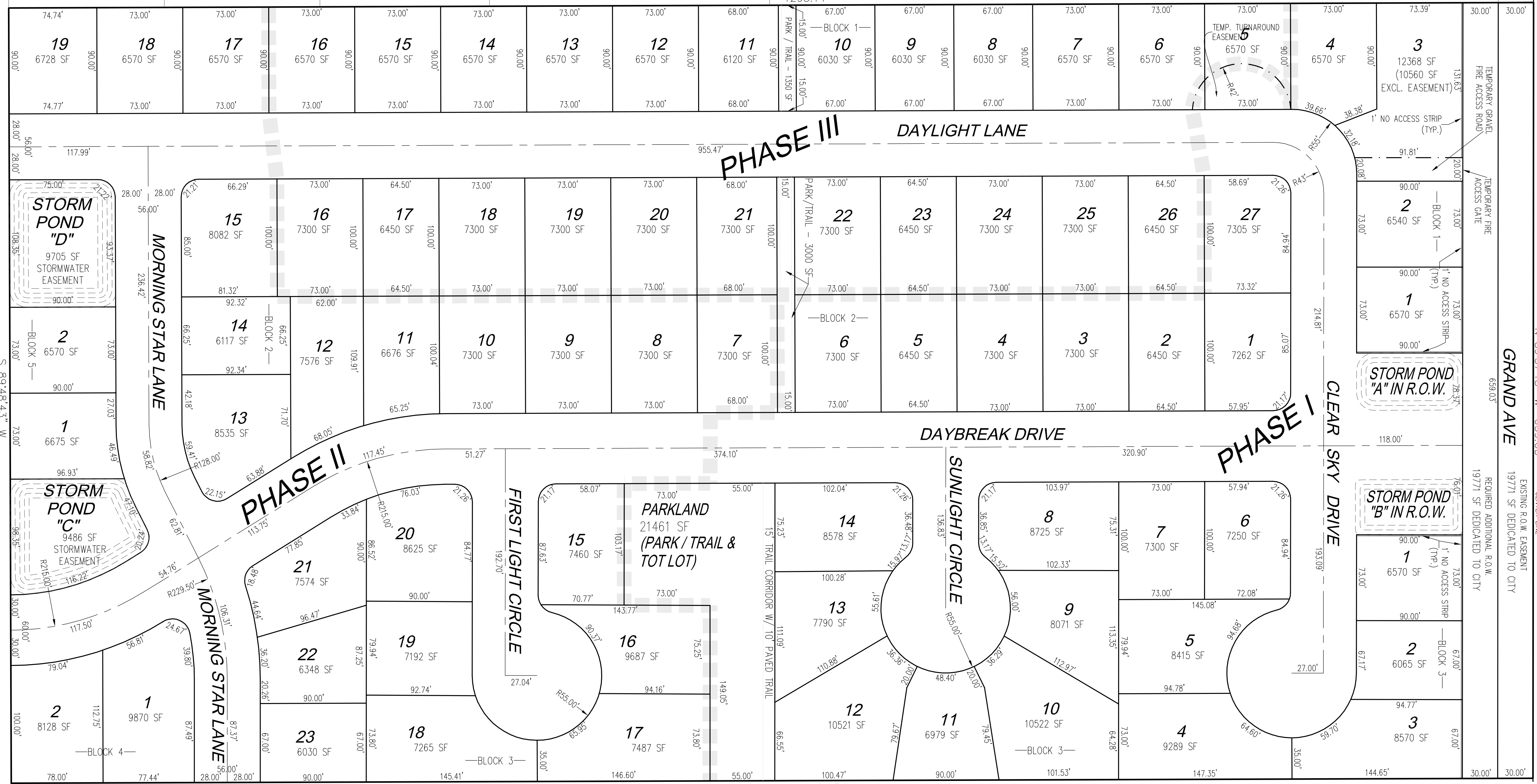
LEGAL DESCRIPTION  
THE E 1/2 OF THE W 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 25 EAST, M.P.M. CONTAINING: 19.57 ACRES

| NO. | DATE      | DESCRIPTION          |
|-----|-----------|----------------------|
| 1   | 3/24/2014 | Initial submission   |
| 2   | 4/24/14   | revised per comments |
| 3   | 6/7/14    | Lot 15 Bl. 3 to Park |
| 4   |           |                      |
| 5   |           |                      |
| 6   |           |                      |
| 7   |           |                      |

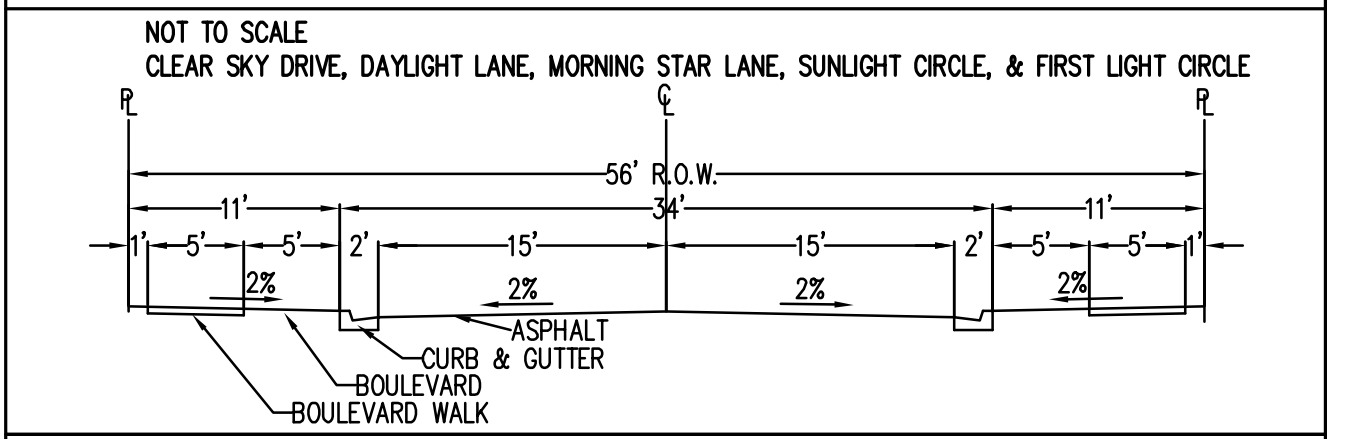
PROJECT  
**DayBreak 19.57 ACRE R-6000 SUBDIVISION**

DESCRIPTION  
**PRELIMINARY PLAT**

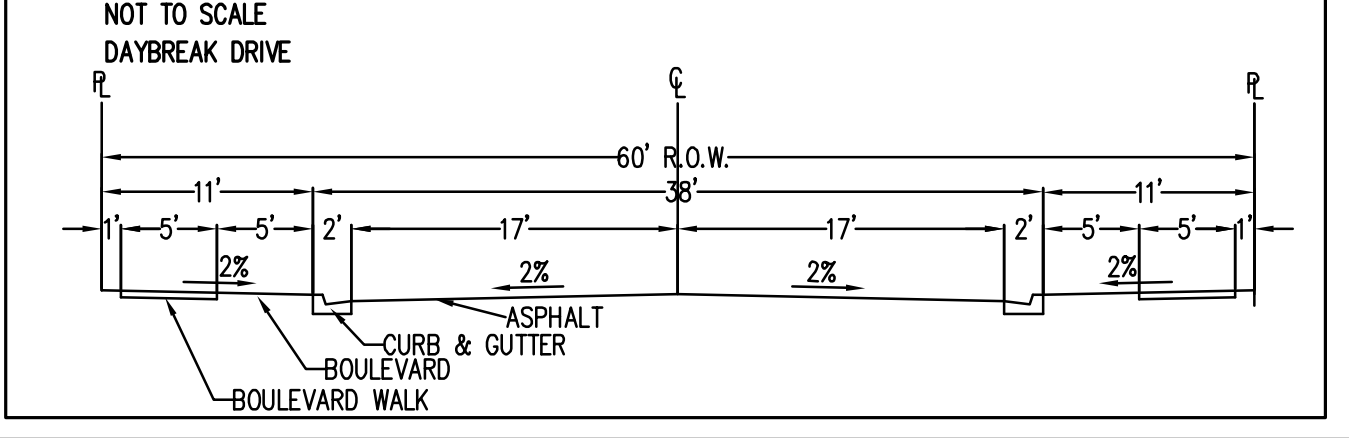
SHEET NAME: PRELIM    SHEET NUMBER: 1



**56' LOCAL ROAD CROSS-SECTION**

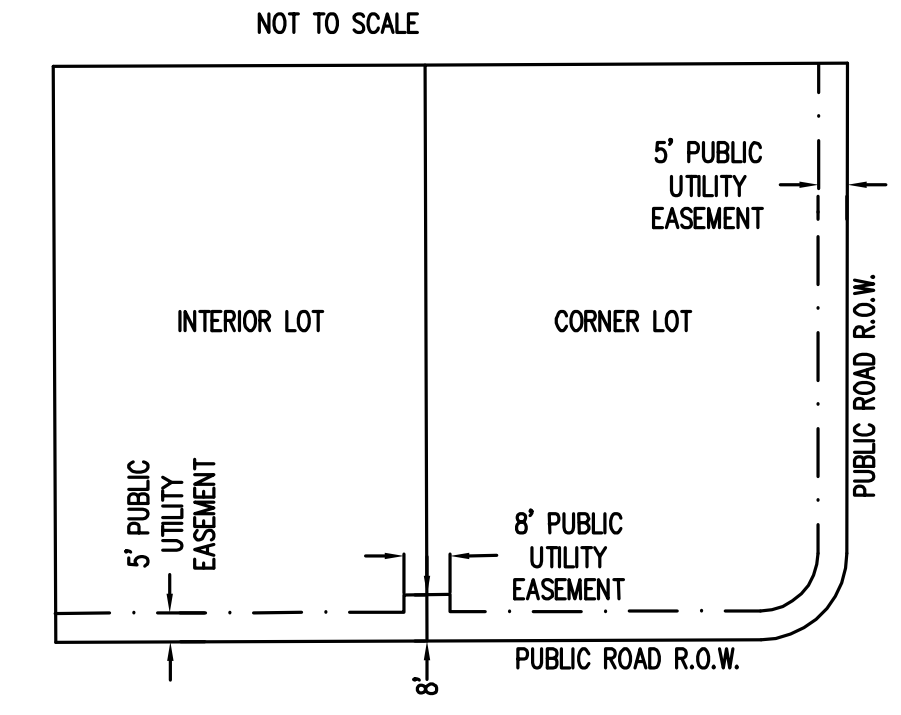


**60' COLLECTOR ROAD CROSS-SECTION**



N 00°11'25" W 1292.46'  
DURAND WARD 5416 GRAND AVE

**TYPICAL UTILITY EASEMENTS**



**TABULATIONS**

|  |                   |
|--|-------------------|
| GROSS AREA=  | 19.57 AC          |
| GRAND AVE R.O.W. DEDICATION=                             | 0.91 AC           |
| AREA OF ROADS=   | 5.30 AC           |
| AREA OF PARKLAND=  | 0.59 AC           |
| STORM WATER RETENTION AREAS (NOT IN R.O.W. OR PARKLAND)= | 0.44 AC           |
| NET AREA (AREA OF LOTS)=                                 | 12.33 AC          |
| NUMBER OF LOTS=  | 73                |
| AVERAGE LOT AREA=  | 7,357 SF          |
| MAXIMUM LOT AREA=  | 12,368 SF         |
| MINIMUM LOT AREA=  | 6,030 SF          |
| EXISTING ZONING=   | OPEN AGRICULTURAL |
| PROPOSED ZONING=   | R-6000            |
| EXISTING LAND USE=                                       | AGRICULTURAL      |
| PROPOSED LAND USE=                                       | RESIDENTIAL       |
| LINEAR FEET OF STREETS=                                  | 3,703 LF          |