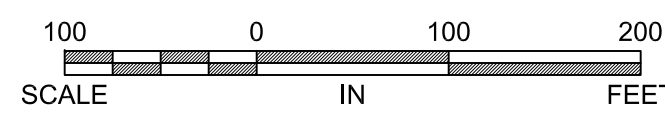


PLAT OF

MONT VISTA SUBDIVISION, FIRST FILING

BEING TRACT 1-A OF CERTIFICATE of SURVEY No. 2054, AMENDED
 LOCATED IN THE N 1/2 OF THE NW 1/4 SECTION 32, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M.
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA
 PREPARED FOR : MONT VISTA, LLC

APRIL, 2014
 SCALE: 1" = 100'



LEGEND

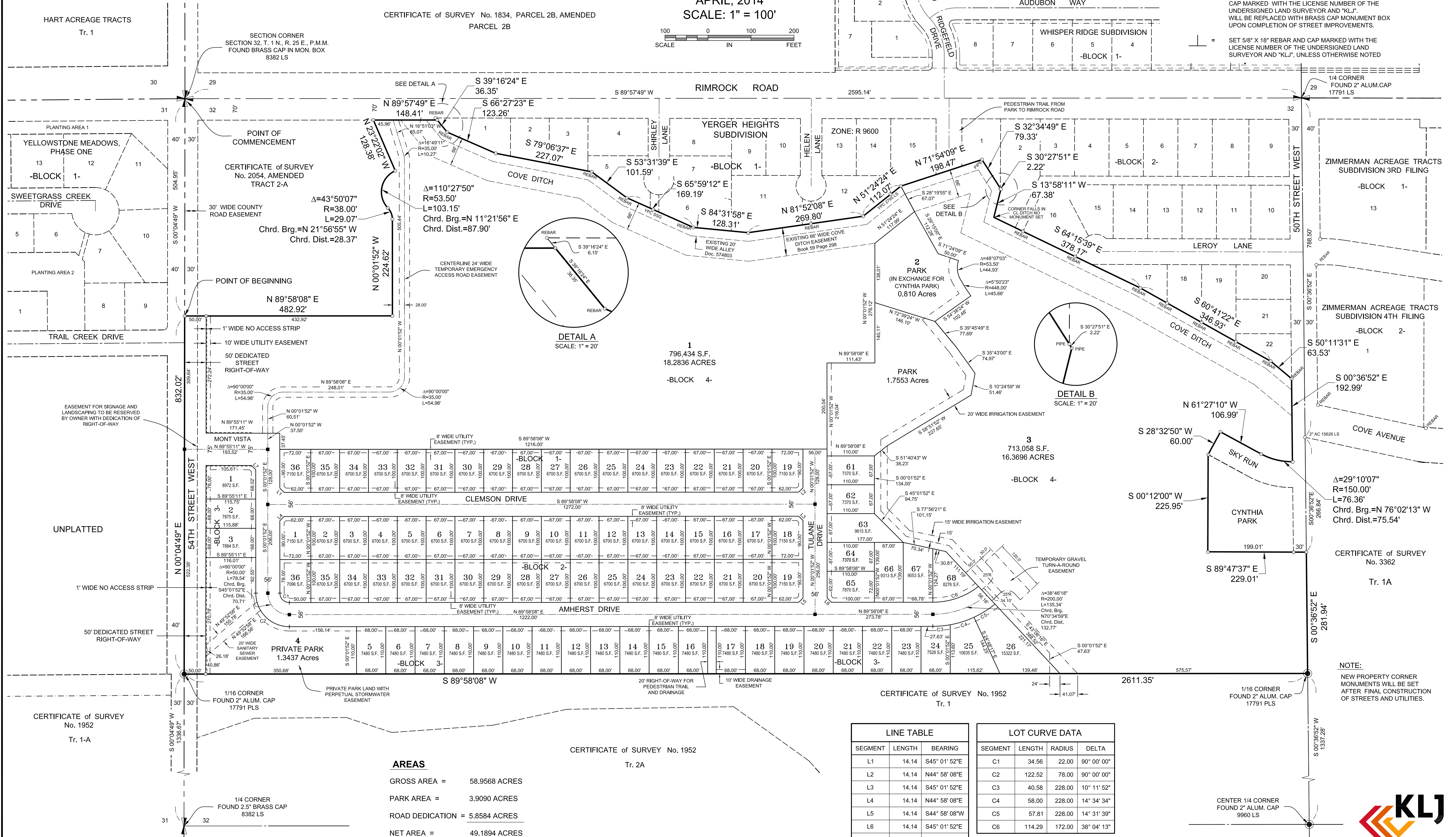
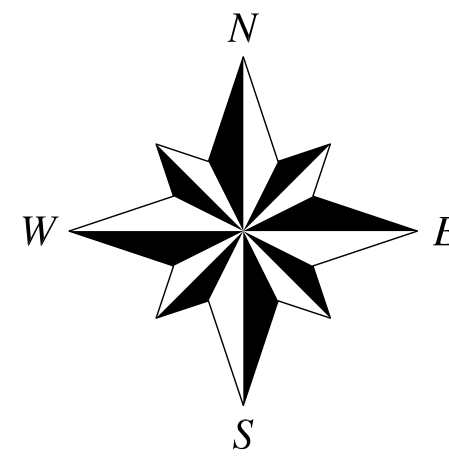
- = FOUND SECTION CORNER
- = FOUND 1/4 CORNER
- = FOUND 1/16 CORNER
- = FOUND SURVEY YELLOW CAPPED REBAR MONUMENT MARKED K.L.J. 17791 PLS. OR AS NOTED
- = SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "K.L.J." WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.
- = SET 5/8" X 18" REBAR AND CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "K.L.J.", UNLESS OTHERWISE NOTED

BASIS OF BEARINGS:

GEODETIC NORTH DETERMINED AT THE SOUTHWEST CORNER OF SECTION 32, T. 1 N., R. 25 E., P.M.M. WHICH IS A 2-1/2 INCH BRASS CAP IN A MONUMENT BOX AT THE INTERSECTION OF GRAND AVENUE AND 54TH STREET WEST AND IS LOCATED AT LATITUDE 45°47'02.67960"N, LONGITUDE 108°39'09.64736"W, NAD83(2011) (EPOCH 2010.0000).

BEARINGS SHOWN ARE GRID BEARINGS AND HAVE NOT BEEN ADJUSTED FOR CONVERGENCE.

DISTANCES SHOWN ARE GROUND DISTANCES.



AREAS

GROSS AREA = 58.9568 ACRES

PARK AREA = 3.9090 ACRES

ROAD DEDICATION = 5.8584 ACRES

NET AREA = 49.1894 ACRES

LINE TABLE			LOT CURVE DATA			
SEGMENT	LENGTH	BEARING	SEGMENT	LENGTH	RADIUS	DELTA
L1	14.14	S45° 01' 52"E	C1	34.56	22.00	90° 00' 00"
L2	14.14	N44° 58' 08"E	C2	122.52	78.00	90° 00' 00"
L3	14.14	S45° 01' 52"E	C3	40.58	228.00	10° 11' 52"
L4	14.14	N44° 58' 08"E	C4	58.00	228.00	14° 34' 34"
L5	14.14	S44° 58' 08"W	C5	57.81	228.00	14° 31' 39"
L6	14.14	S45° 01' 52"E	C6	114.29	172.00	38° 04' 13"
L7	14.13	N44° 58' 31"W				

NOTE:
 NEW PROPERTY CORNER MONUMENTS WILL BE SET AFTER FINAL CONSTRUCTION OF STREETS AND UTILITIES.

