PHASING EXHIBIT FOR

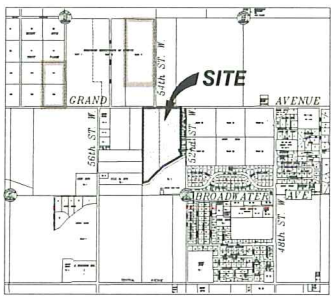
VINTAGE ESTATES SUBDIVISION

BEING TRACTS 1 AND 2 OF CERTIFICATE OF SURVEY No. 1877
SITUATED IN THE NW 1/4 OF SECTION 4 T. 1 S. R. 25 E. P.M.M.
YELLOWSTONE COUNTY MONTANA

PREPARED FOR : VINTAGE ESTATES LLC
PREPARED BY : SANDERSON STEWART
SCALE : 1" = 100'

DECEMBER, 2012
BILLINGS MONTANA

100' 50' 0 100' 200'



VICINITY MAP
NOT TO SCALE

SUNNY COVE FRUIT FARMS
AMENDED LOT 65A

-UNPLATTED-

54TH ST. WEST

SW COR. SECT. 33, T1N, R25E, PMM
FOUND BRASS CAP IN MON. BOX

POINT OF BEGINNING:
S89°59'46"W 149.41' FROM THE N1/4 COR. SECT 4, T1S, R25E

GRAND AVENUE
N 89°59'46" E 1167.86'

N1/4 COR. SECT. 4, T1S, R25E, PMM
FOUND BRASS CAP

Section Line

8' WIDE UTILITY EASEMENT
1' NO-VEHICULAR ACCESS STRIP

BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8

VINTAGE LANE
MERLOT LANE
BURLINGTON AVE.
CABERNET LANE
RIESLING LANE
BERINGER LANE
VINEYARD WAY
BERINGER WAY
VINEYARD CIRCLE

PHASE I
PHASE II
PHASE III
PHASE IV

BASIS OF BEARING: CERTIFICATE OF SURVEY No. 1877

o = FOUND SURVEY MONUMENT AS NOTED

= SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "ENGINEERING INC BILLINGS MT"

1234 = TYPICAL STREET ADDRESS

NORTH

CERTIFICATE OF SURVEY No. 2990

LOT 1 SUBDIVISION

Tract 1C

Tract 2C

GRAND AVE. SUB. Block 3

GRAND PARK ACRES Block 1

S 00°00'53" W 990.00'

S 00°00'53" W 279.24'

N 89°59'46" E 8.00'

52ND STREET

Δ=5°32'08"
R=400.00'
L=38.65' (Record:38.64')
CHORD
S69°23'56"W
38.63'

S 23°22'40" E
173.49'
(Record:173.48)

650.07'
(Record:650.12')

S 60°14'05" W

PARK (HERITAGE TRAIL)
17929 SF

60' WIDE BIG DITCH EASEMENT

S42°20'48"W
173.43'

S 51°48'32" W
60.83'

S 42°20'48" W 392.00'

S 76°19'48" W
208.47'

PARK (STORMWATER DETENTION AREA)
61218 SF

PARK (HERITAGE TRAIL)
10480 SF

5' WIDE SIDEWALK STREETLIGHT & FIRE HYDRANT EASEMENT

C.O.S. No. 2178
Tract 1

CERTIFICATE OF SURVEY No. 1877
Tract 3

-UNPLATTED-

2269.35' N 0°16'00" W

OAK
GRANITE RIDGE CIRCLE
RIDGE
ESTATES
DOVETAIL AVE.
SUBDIVISION
Block 3

CERTIFICATE OF SURVEY No. 2209
Tract A
Tract B

C1/4 COR. SECT. 4, T1S, R25E, PMM

BROADWATER AVE.

Mid-Section Line

VINTAGE-PHASING-121912.DWG 79017.23 12/19/12 ATV