

PLAT OF

# MONT VISTA SUBDIVISION, SECOND FILING

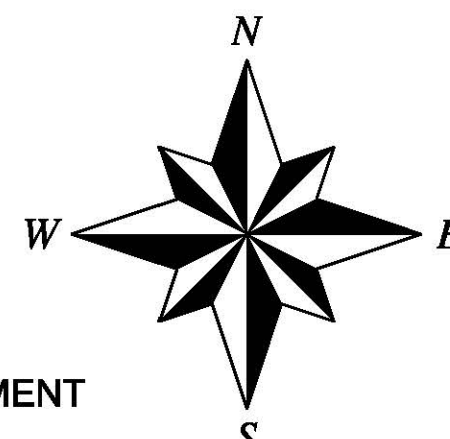
BEING TRACT 2-A OF CERTIFICATE OF SURVEY No. 2054, AMENDED AND LOT 1, BLOCK 4, MONT VISTA SUBDIVISION, FIRST FILING  
LOCATED IN THE N 1/2 OF THE NW 1/4 SECTION 32, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M.  
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA  
PREPARED FOR: MONT VISTA, LLC  
MARCH, 2015  
SCALE: 1" = 60'

**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).

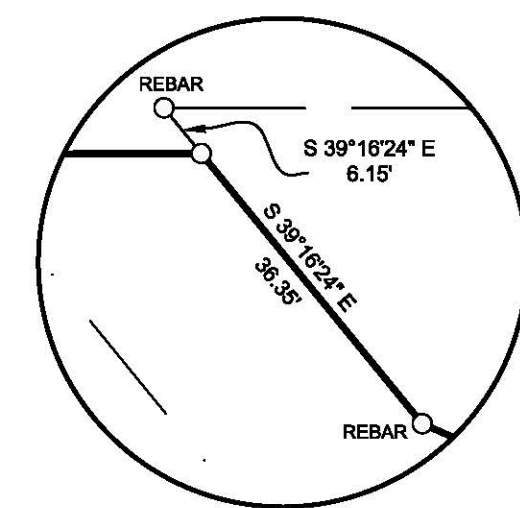
BEARINGS SHOWN ARE GRID BEARINGS AND HAVE NOT BEEN ADJUSTED FOR CONVERGENCE.

DISTANCES SHOWN ARE GROUND DISTANCES.



CERTIFICATE OF SURVEY No. 1834,  
PARCEL 2, AMENDED  
PARCEL 2B

SCALE: 1" = 60'  
60 0 60 120  
SCALE IN FEET



**AREAS**

GROSS AREA = 23.2342 ACRES  
OPEN SPACE = 1.8799 ACRES  
ROAD DEDICATION = 5.4354 ACRES  
NET AREA = 15.9189 ACRES

**LEGEND**

- = FOUND SECTION CORNER
- = FOUND SURVEY YELLOW CAPPED REBAR MONUMENT MARKED KLJ 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 "KLJ". 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 "KLJ", UNLESS OTHERWISE NOTED

NOTE 1:  
10' WIDE PRIVATE ACCESS EASEMENT FOR BENEFIT OF HOME OWNERS ASSOCIATION IN MONT VISTA SUB. FIRST, SECOND & FUTURE FILINGS

