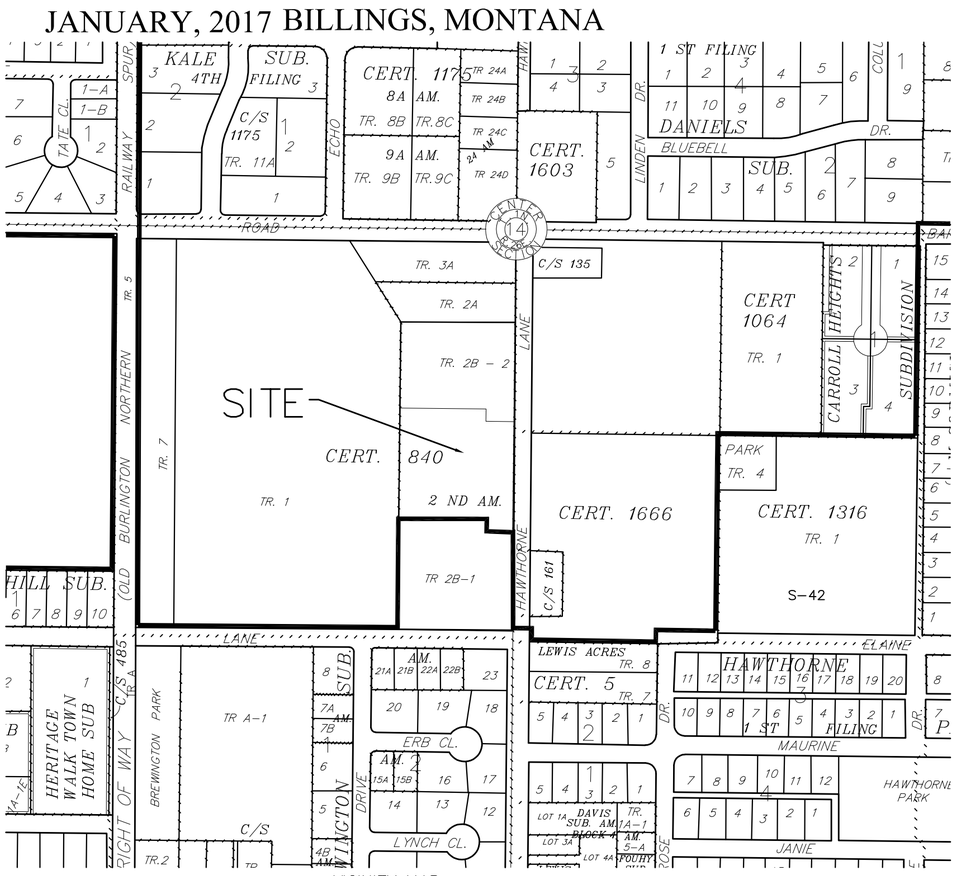
PRELIMINARY PLAT OF

SARTORIE SUBDIVISION, 2ND FILING

BEING TRACT 2B-2 OF CORRECTED CERTIFICATE OF SURVEY 840, SECOND AMENDED
SITUATED IN THE, SW 1/4, SECTION 14, T. 1 N., R. 26 E., P.M.M.
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: RICHARD SARTORIE
SURVEYOR: NORTH STAR LAND SERVICES, P.C.
ENGINEER: BLUELINE ENGINEERING LLC
JANUARY, 2017 BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE

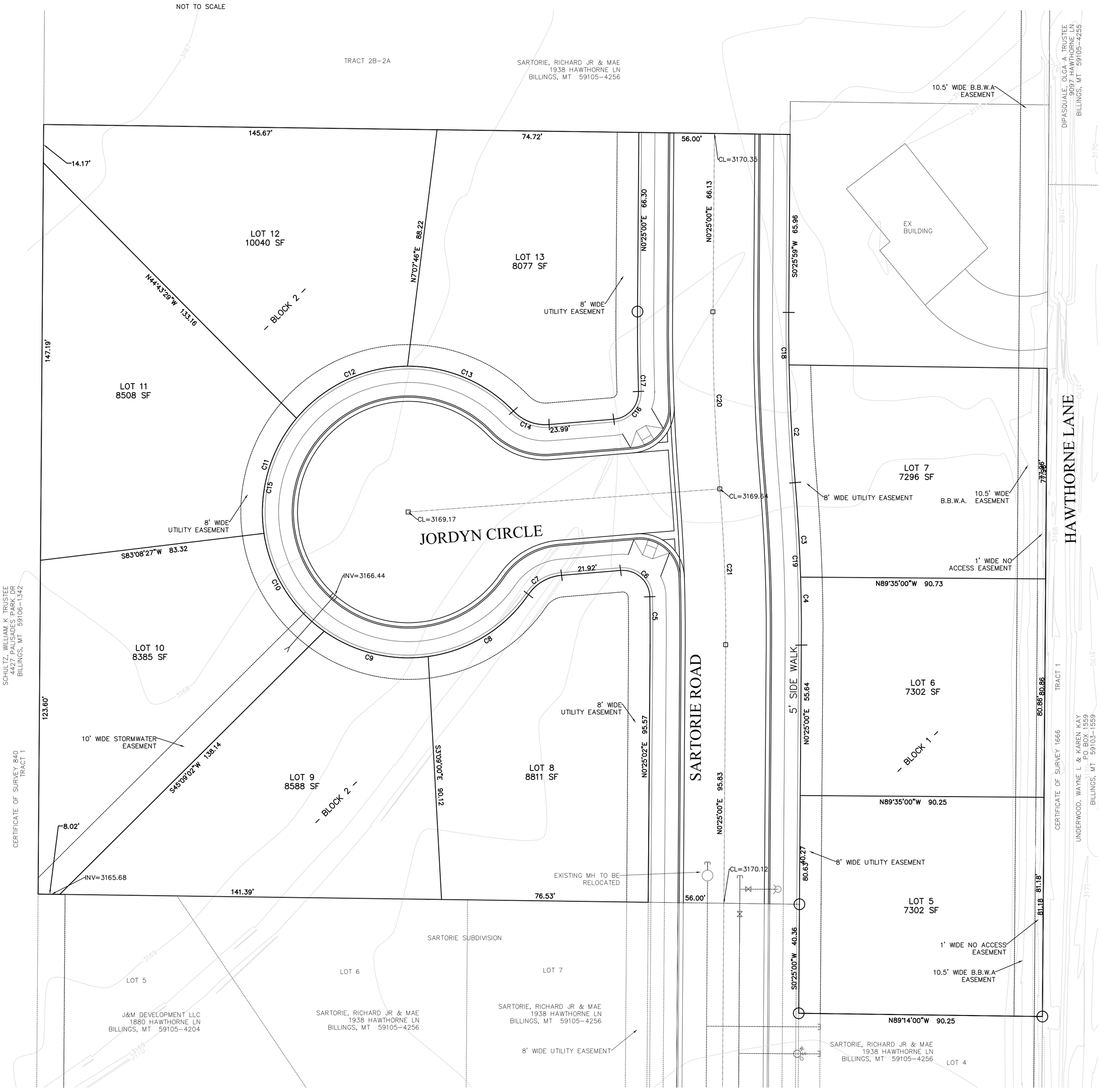
Scale 1" = 20'

SUBDIVISION DETAILS:

GROSS AREA	=	2.330 ACRES
NET AREA	=	1.705 ACRES
ROAD AREA	=	0.625 ACRES
NUMBER OF LOTS	=	9
MINIMUM LOT SIZE	=	7296 SQFT
MAXIMUM LOT SIZE	=	10040 SQFT
EXISTING ZONING	=	R70
SURROUNDING ZONING		
NORTH	=	R70
SOUTH	=	R70
EAST	=	R70
WEST	=	R70
EXISTING LAND USE	=	AG
PROPOSED LAND USE	=	RESIDENTIAL

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	19.36	696.00	1°35'38"	N0°22'49"W	19.36
C2	43.64	696.00	3°35'34"	N2°58'25"W	43.64
C3	35.06	666.00	3°00'59"	N3°15'42"W	35.06
C4	25.23	666.00	2°10'13"	N0°40'06"W	25.22
C5	17.54	610.00	1°38'52"	N0°24'26"W	17.54
C6	16.31	10.00	93°27'59"	N47°57'51"W	14.56
C7	14.65	16.50	50°51'39"	S59°52'20"W	14.17
C8	44.93	54.00	47°40'37"	N58°16'48"E	43.65
C9	40.55	54.00	43°01'30"	S76°22'08"E	39.60
C10	43.75	54.00	46°25'22"	S31°38'42"E	42.57
C11	45.65	54.00	48°26'08"	S15°47'03"W	44.30
C12	46.86	54.00	49°43'13"	S64°51'44"W	45.40
C13	43.77	54.00	46°26'28"	N67°03'26"W	42.58
C14	14.65	16.50	50°51'39"	S69°16'01"E	14.17
C15	45.65	54.00	48°26'08"	S15°47'03"W	44.30
C16	15.21	10.00	87°08'29"	N41°43'55"E	13.78
C17	29.60	752.00	2°15'20"	N0°42'40"W	29.60
C18	19.36	696.00	1°35'38"	S0°22'49"E	19.36
C19	60.29	666.00	5°11'12"	N2°10'36"W	60.27
C20	65.54	724.00	5°11'12"	S2°10'36"E	65.52
C21	57.75	638.00	5°11'12"	N2°10'36"W	57.73



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