



Current Owner:  
Jay C. Lyndes

TRACT 1  
OF COS NUMBER 3202,  
SEC. 11, T1S, R25E  
CITY OF BILLINGS,  
YELLOWSTONE COUNTY, MT

BASIS OF BEARING: N 89° 05' 07" E

L1 N 89° 05' 07" E, 223.64 FEET  
L2 N 00° 54' 38" W, 96.77 FEET

C1 Δ = 29° 36' 06", 234.04 FEET  
R = 453.00 FEET

C2 Δ = 09° 11' 57", 12.95 FEET  
R = 80.64 FEET



- R/W Legend
- Existing Road Right-of-Way
  - New Road Right-of-Way
  - Area Remaining
  - City Park

TRACT 1 of Certificate of Survey Number 3202 situated in the N $\frac{1}{2}$  of Section 11, T1S, R25E, P.M.M., City of Billings, Yellowstone County, Montana, according to the official document thereof on file and of record in the office of the County Clerk and Recorder, Yellowstone County, Montana; (document number: 3300544).

Said property acquisition perimeter is more particularly described as:

Beginning at the Northwest corner of TRACT 1 of Certificate of Survey Number 3202; Thence, N 89° 05' 07" E, 223.64 feet along the South right-of-way of Central Avenue; Thence on a curve to the left with a radius of 453.00 feet, and an arc length of 234.04 feet, (chord bearing S 66° 41' 42" W, chord length 231.45 feet); Thence on a curve to the left with radius 80.64 feet, and an arc length of 12.70 feet, (chord bearing S 47° 20' 48" W, chord length of 12.93 feet) to a point on the West boundary of TRACT 1; Thence, N 00° 54' 38" W, 96.77 feet to the point of beginning, and containing 8,097 square feet., more or less.



Right of Way Required Central Avenue  
Roadway Improvements  
City of Billings, Montana  
COS 3202 TRACT 1

PROJECT: 4024.21144.01  
DATE: 01/17/2018

EXHIBIT A