



Current Owner:  
 Eggebrecht Family  
 Limited Partnership

TRACT 1-B-1A  
 OF COS NUMBER 1492  
 SEC. 11, T1S, R25E  
 CITY OF BILLINGS,  
 YELLOWSTONE  
 COUNTY, MT

BASIS OF BEARING: N 89° 04' 57" E

- L1 S 00° 49' 21" E, 74.30 FEET
- L2 S 89° 04' 57" W, 13.60 FEET
- L3 S 89° 04' 57" W, 1018.89 FEET
- L4 N 78° 46' 42" E, 167.58 FEET
- L5 N 89° 04' 57" E, 900.37 FEET

C1 Δ = 31° 09' 01", 55.73 FEET  
 R = 102.50 FEET



R/W Legend

- Existing Road Right-of-Way
- New Road Right-of-Way
- Area Remaining

TRACT 1-B-1A of Certificate of Survey 1492 situated in the W<sub>2</sub><sup>1</sup>, NW<sub>4</sub><sup>1</sup>, of Section 11, T1S, R25E, P.M.M, City of Billings, Yellowstone County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder, Yellowstone County, Montana; (document number: 1392379).

Said property acquisition perimeter is more particularly described as:

Beginning at the Northeast corner of TRACT 1-B-1A of Certificate of Survey 1492, being a point on the East right-of-way of South 38th Street West and the South right-of-way of Central Avenue; Thence, from said point of beginning, S 00° 49' 21" E, 74.30 feet along the West right-of-way of South 38th Street West; Thence, S 89° 04' 57" W, 13.60 feet; Thence on a curve to the left with a radius of 102.50 feet, and an arc length of 55.73 feet (chord bearing N 37° 16' 54" W, chord length 55.04 feet); Thence, S 89° 04' 57" W, 1018.89 feet to the South right-of-way of Central Avenue; Thence, N 78° 46' 42" E, 167.58 feet along the South right-of-way of Central Avenue; Thence, N 89° 04' 57" E, 900.37 feet along the South right-of-way of Central Avenue to the point of beginning, and containing 30,648 square feet, more or less.