

**VICINITY MAP**  
NOT TO SCALE

BASIS OF BEARING: PLAT OF FALCON RIDGE SUBDIVISION, FIRST FILING

- FOUND SURVEY MONUMENT, REBAR WITH YELLOW CAP MARKED "ENGINEERING INC 8377-S"
- FOUND SURVEY MONUMENT, REBAR WITH YELLOW CAP MARKED "SANDERSON STEWART 18972LS"
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- FOUND MONUMENT BOX
- SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT." WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.
- ① NEW 8' WIDE UTILITY EASEMENT
- ② NEW 5' WIDE SIGN EASEMENT
- ③ 60'x25' CLEAR VISION ZONE

NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

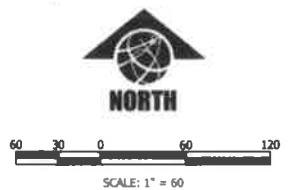
Line #	Bearing	Distance
L1	N 42°47'01" W	13.57'
L2	N 89°56'00" E	25.00'
L3	S 45°22'08" W	11.74'
L4	N 47°2'59" E	14.89'
L5	N 29°29'09" W	13.18'
L6	S 50'16"30" W	35.93'
L7	N 88°15'53" E	31.72'
L8	S 14°48'41" W	14.14'
L9	S 08°19'09" E	65.68'
L10	S 08°19'09" E	59.02'
L11	S 00°04'00" E	28.80'

Curve #	Delta	Radius	Length	Curve #	Delta	Radius	Length
C1	370°02"	1058.66'	58.36'	C8	425°18"	1058.66'	81.89'
C2	0°40'08"	812.50'	7.15'	C7	1°32'14"	853.50'	37.79'
C3	10°10'08"	172.00'	30.55'	C8	0°14'33"	853.50'	3.61'
C4	10°08'38"	272.00'	48.23'	C9	3°01'52"	1058.66'	56.01'
C5	0°42'54"	272.00'	3.39'	C10	90°00'00"	32.50'	51.05'

Radial #	Bearing	Radial #	Bearing
R1	N 102°6'10" E	R13	S 51°01'37" W
R2	N 08°00'54" E	R14	N 78°18'51" E
R3	N 02°59'02" E	R15	N 88°13'08" W
R4	N 85°16'57" E	R16	N 56°24'32" W
R5	N 71°03'53" E	R17	S 36°18'37" E
R6	N 58°07'18" E	R18	N 84°49'54" W
R7	N 47°41'39" E	R19	N 77°55'10" W
R8	S 87°41'38" E	R20	N 71°12'27" W
R9	S 83°07'40" E	R21	N 10°08'08" E
R10	S 78°32'48" E	R22	N 10°13'36" W
R11	S 103°1'30" W	R23	S 35°38'14" E
R12	S 31°32'38" W	R24	N 03°39'53" W
		R25	N 32°48'35" W

**AREA DATA**

NET AREA (35 LOTS)	7.899 AC
PARKLAND DEDICATION	0.111 AC
ROAD DEDICATION	2.434 AC
GROSS AREA	10.444 AC



**PLAT OF**  
**FALCON RIDGE ESTATES SUBDIVISION, THIRD FILING**  
 BEING LOT 10-A OF AMENDED PLAT OF LOTS 10 & 15, BLOCK 4, FALCON RIDGE SUBDIVISION, 1ST FILING AND  
 LOT 11-A OF AMENDED PLAT OF LOTS 11, 12, 13, & 14, BLOCK 4, FALCON RIDGE SUBDIVISION, 1ST FILING  
 SITUATED IN THE SE1/4 OF SECTION 25, T. 1 N., R. 24 E., P.M.M.,  
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA  
 PREPARED FOR : FALCON RIDGE, LLC. MARCH, 2018  
 PREPARED BY : SANDERSON STEWART BILLINGS, MONTANA