

PRELIMINARY PLAT OF
GRAND PEAKS SUBDIVISION, 5TH FILING

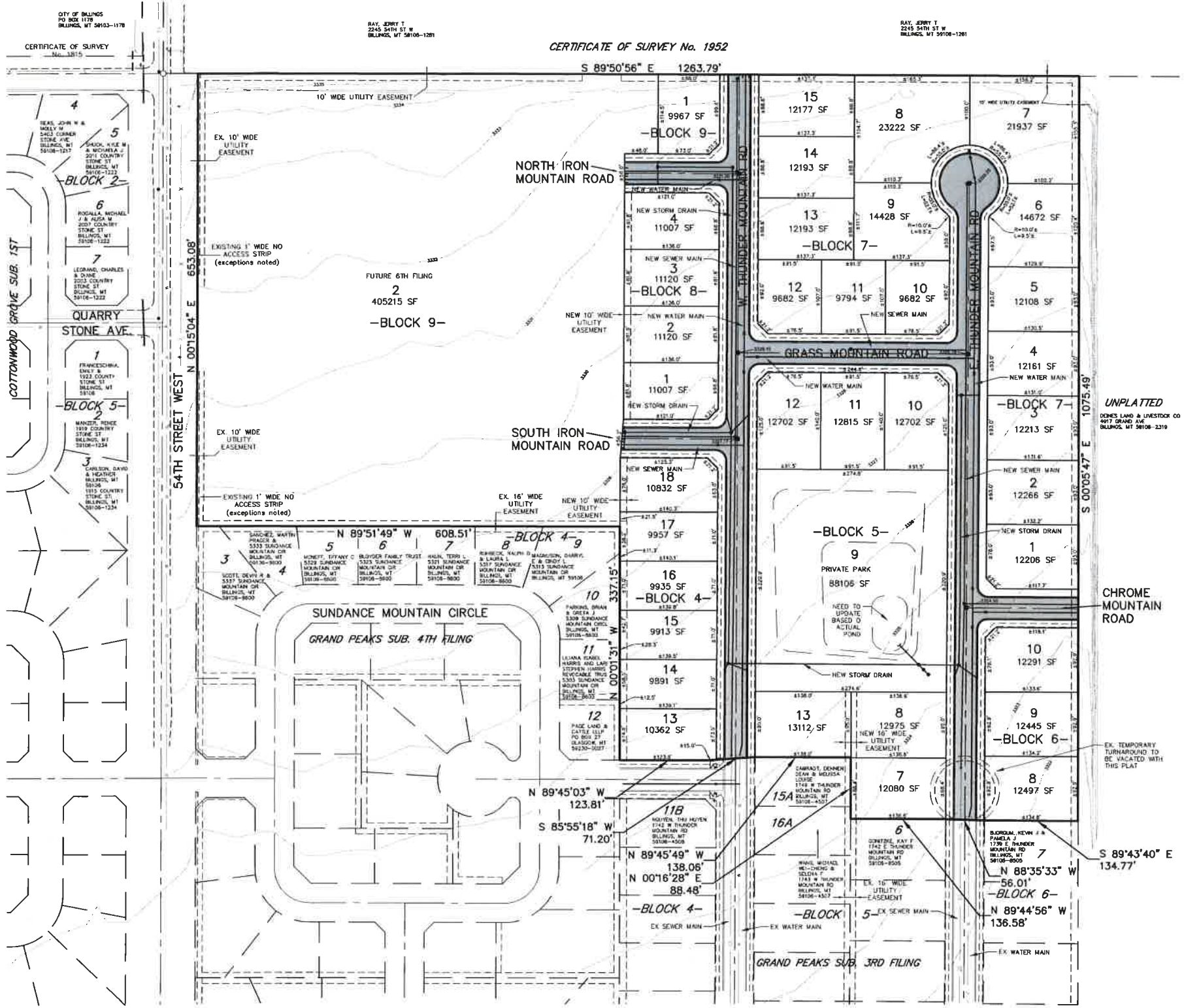
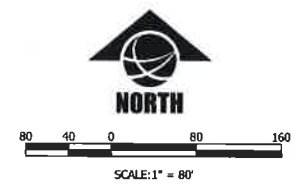
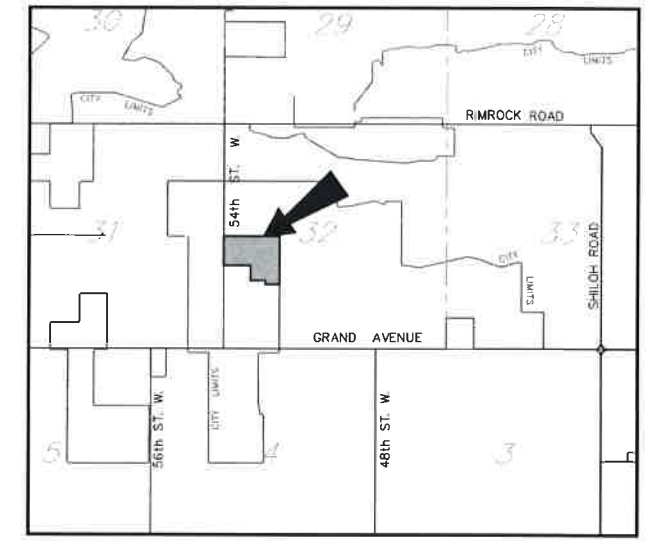
LOT 2, BLOCK 4, LOTS 4 & 5, BLOCK 2 & LOT 1, BLOCK 5 OF GRAND PEAKS SUBDIVISION
 LOT 8, BLOCK 6, OF GRAND PEAKS SUBDIVISION, 3RD FILING & ADJACENT VACATED RIGHT-OF-WAY
 SITUATED IN SW1/4 OF SECTION 32, T. 1 N., R. 25 E., P.M.M.
 BILLINGS, MONTANAN

PREPARED FOR : JEFF JUNKERT CONSTRUCTION

AUGUST, 2019

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



BASIS OF BEARING: (ORIGINAL PLAT/C.O.S.) OR THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS; HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. THE GRID TO GROUND COMBINED SCALE FACTOR AT [monument description] IS x.xxxxxxxx; THE CONVERGENCE ANGLE IS -x'x"x"x". DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- FOUND SURVEY MONUMENT, AS NOTED
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- 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.

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

PLAT DATA

GROSS AREA	=	24.693 AC.
NET AREA	=	21.189 AC.
NUMBER OF LOTS	=	37
MINIMUM LOT SIZE	=	9,682 S.F.
MAXIMUM LOT SIZE	=	405,215 S.F.
LINEAL FEET OF STREETS	=	2,643 L.F.
PARKLAND REQUIREMENT	=	1.085 AC.
PARKLAND DEDICATION	=	2.023 AC.
EXISTING ZONING	=	R-7000, R-5000 & RMF-R
SURROUNDING ZONING:		
NORTH	=	AG OPEN
SOUTH	=	R-7000 & RMF-R
EAST	=	AG OPEN
WEST	=	R-7000
EXISTING LAND USE	=	VACANT
PROPOSED LAND USE	=	SINGLE-FAMILY RESIDENTIAL