

PRELIMINARY PLAT OF
GRAND PEAKS SUBDIVISION, 6TH FILING

LOT 2, BLOCK 9 OF GRAND PEAKS SUBDIVISION, 5TH FILING
 SITUATED IN SW1/4 OF SECTION 32, T. 1 N., R. 25 E., P.M.M.
 BILLINGS, MONTANA

PREPARED FOR : JEFF JUNKERT CONSTRUCTION

AUGUST, 2019

PREPARED BY : SANDERSON STEWART

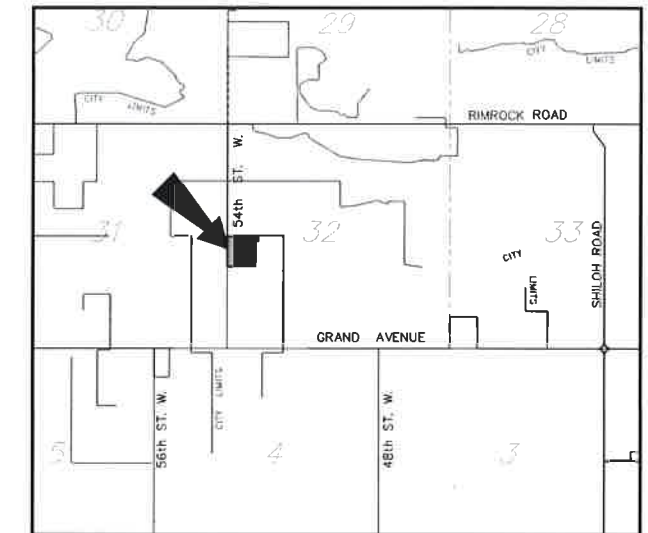
BILLINGS, MONTANA

CERTIFICATE OF SURVEY No. 1815

CITY OF BILLINGS
 PO BOX 1178
 BILLINGS, MT 59103-1178

RAY, JERRY T
 BILLINGS, MT 59106
 2245 54TH ST W
 COS Parcel: 2B
 BILLINGS, MT 59106-1261

CERTIFICATE OF SURVEY No. 1952



VICINITY MAP
 NOT TO SCALE



SCALE: 1:50 XREF

BASIS OF BEARING: (ORIGINAL PLAT/C.O.S.) ON 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.xxxxxxxxxxxxx; THE CONVERGENCE ANGLE IS -x'xx'xx". 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	= 9.30 AC.
NET AREA	= 7.51 AC.
NUMBER OF LOTS	= 30
MINIMUM LOT SIZE	= 9,668 S.F.
MAXIMUM LOT SIZE	= 13,214 S.F.
LINEAL FEET OF STREETS	= 1,412 L.F.
PARKLAND REQUIREMENT	= 0.826 AC.
PARKLAND DEDICATION	= MET THROUGH DEDICATION IN PREVIOUS FILING
EXISTING ZONING	= R-7000
SURROUNDING ZONING:	
NORTH	= AG OPEN
SOUTH	= R-7000
EAST	= R-7000 & R-5000
WEST	= R-7000
EXISTING LAND USE	= VACANT
PROPOSED LAND USE	= SINGLE-FAMILY RESIDENTIAL

