



# PLAT OF GRAND PEAKS SUBDIVISION, 5TH FILING

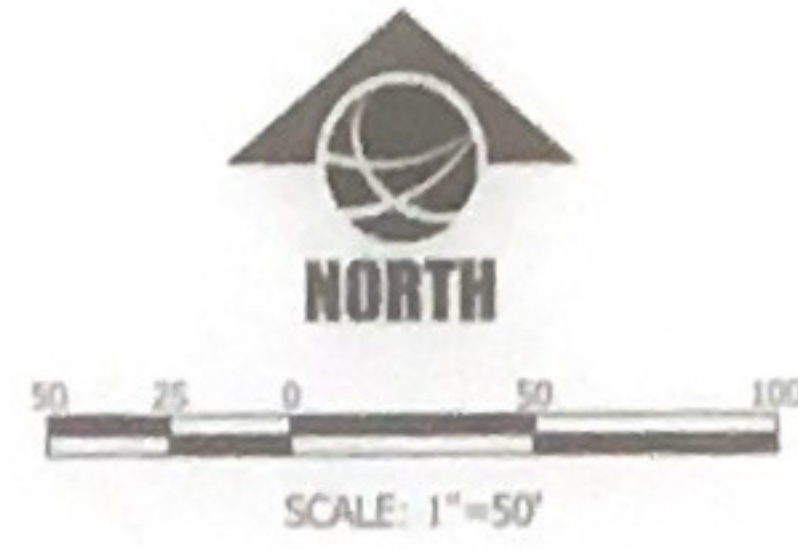
BEING LOTS 4 & 5, BLOCK 2, LOT 2, BLOCK 4 & LOT 1, BLOCK 5 OF GRAND PEAKS SUBDIVISION,  
LOT 8, BLOCK 6, OF GRAND PEAKS SUBDIVISION, 3RD FILING & ADJACENT RIGHT-OF-WAY VACATED PER RESOLUTION No 20-10866  
SITUATED IN SW1/4 OF SECTION 32, T. 1 N., R. 25 E., P.M.M.  
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : J&S DEVELOPMENT CO

JUNE 2020

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



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 1.0001518.

DISTANCES ARE GRID, INTERNATIONAL FEET.  
GRID TO GROUND COMBINED SCALE FACTOR IS 0.999994603  
FOR THIS SURVEY GRID DISTANCE ESSENTIALLY EQUALS GROUND DISTANCE.

THE CONVERGENCE ANGLE AT THE NORTHWEST CORNER OF THIS PLAT = -01°09'

- FOUND CORNER MONUMENT, REBAR WITH CAP MARKED "SANDERSON STEWART" OR AS NOTED.
- ✓ SET 5/8" x 18" REBAR AND CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".
- SET CITY OF BILLINGS STANDARD MONUMENT BOX WITH BRASS CAP.

Tr 2B

CERTIFICATE OF SURVEY No. 1952



UNPLATTED

Line #	Bearing	Distance
L1	N 45°17'21" E	21.20'
L2	N 44°42'38" W	21.23'
L3	S 45°15'04" W	21.21'
L4	S 44°44'58" W	21.21'
L5	S 45°15'04" W	21.21'
L6	N 44°44'58" W	21.21'
L7	N 45°15'04" E	21.21'
L8	N 44°44'58" W	21.21'
L9	N 45°15'04" E	21.21'
L10	S 45°15'04" W	21.21'
L11	N 44°44'58" W	21.21'

# GRAND PEAKS SUBDIVISION, 5TH FILING

BEING LOTS 4 & 5, BLOCK 2, LOT 2, BLOCK 4 & LOT 1, BLOCK 5 OF GRAND PEAKS SUBDIVISION,  
 LOT 8, BLOCK 6, OF GRAND PEAKS SUBDIVISION, 3RD FILING & ADJACENT RIGHT-OF-WAY VACATED PER RESOLUTION No 20-10866  
 SITUATED IN SW1/4 OF SECTION 32, T. 1 N., R. 25 E., P.M.M.  
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : J&S DEVELOPMENT CO

JUNE 2020

PREPARED BY : SANDERSON STEWART 

BILLINGS, MONTANA

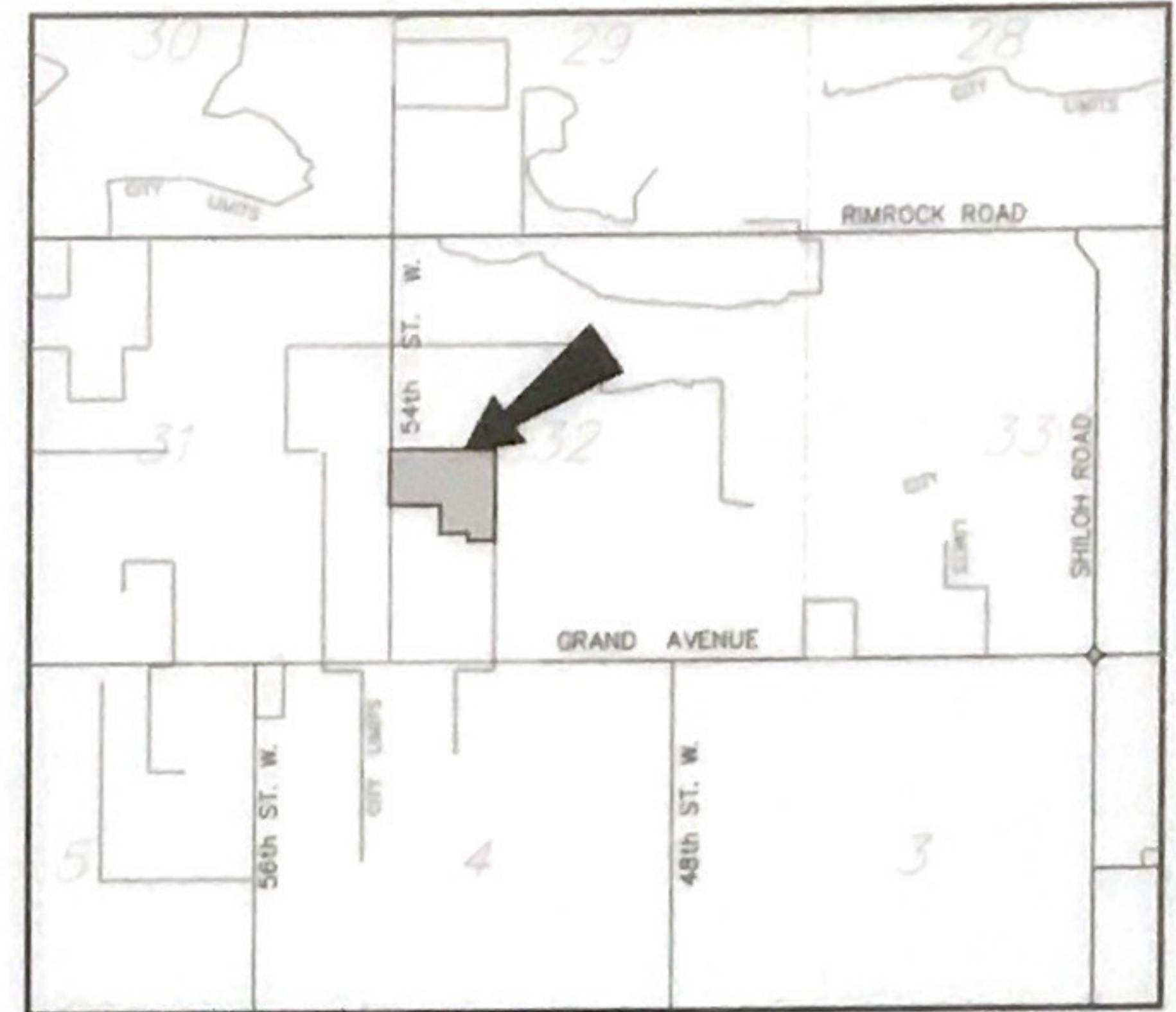


THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS, HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001518.

DISTANCES ARE GRID, INTERNATIONAL FEET.  
 GRID TO GROUND COMBINED SCALE FACTOR IS 0.999994603.  
 FOR THIS SURVEY GRID DISTANCE ESSENTIALLY EQUALS GROUND DISTANCE.

THE CONVERGENCE ANGLE AT THE NORTHWEST CORNER OF THIS PLAT = -0'10"09"

- FOUND CORNER MONUMENT, REBAR WITH CAP MARKED "SANDERSON STEWART" OR AS NOTED.
- ✓ SET 5/8" x 18" REBAR AND CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".
- SET CITY OF BILLINGS STANDARD MONUMENT BOX WITH BRASS CAP



VICINITY MAP  
 NOT TO SCALE

