

# PLAT OF EMMA JEAN HEIGHTS SUBDIVISION, FOURTH FILING

BEING LOT 1A-1 BLOCK 19  
EMMA JEAN HEIGHTS SUBDIVISION 3RD FILING  
SITUATED IN THE NE1/4 OF SECTION 23, TOWNSHIP 1 NORTH,  
RANGE 26 EAST, P.M.M, CITY OF BILLINGS, YELLOWSTONE  
COUNTY, MONTANA

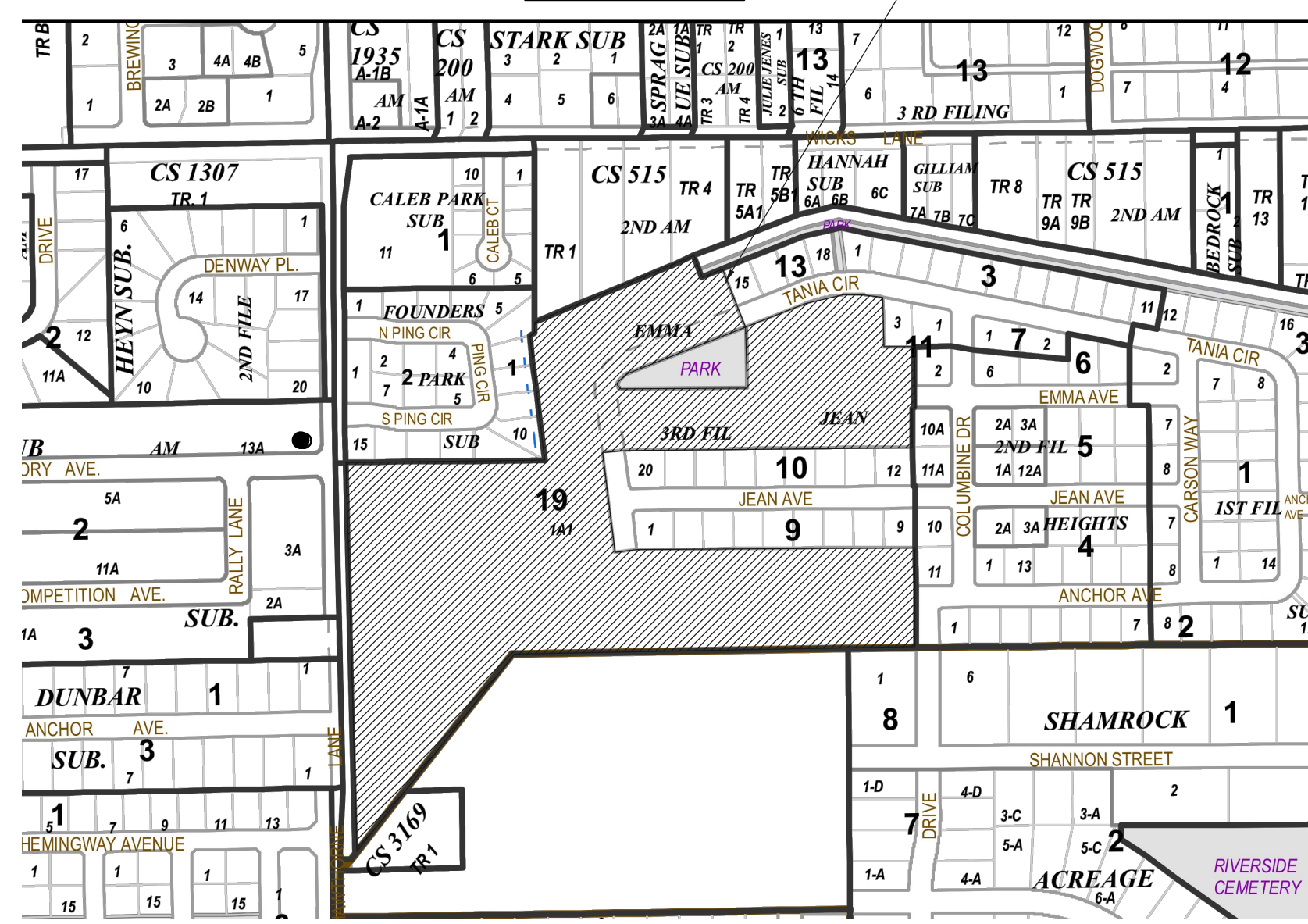
PREPARED FOR: FELTON ASSOCIATES, INC.

SURVEYED BY: NORTHERN ENGINEERING AND CONSULTING, INC.  
200 N 34th St. BILLINGS, MT 59101

### BASIS OF BEARINGS

EAST LINE OF THE NORTHEAST 1/4 OF SECTION 23,  
TOWNSHIP 1 NORTH, RANGE 26 EAST, P.M.M. PER THE  
PLAT OF EMMA JEAN HEIGHTS SUBDIVISION 2ND FILING,  
SAID LINE BEARS N00°15'32"E

### VICINITY MAP



### LEGEND

- SECTION CORNER FOUND AS NOTED
- 1/4 CORNER FOUND AS NOTED
- PROPERTY CORNER FOUND AS NOTED
- PROPERTY CORNER FOUND MARKED "40989 LS"
- WITNESS CORNER FOUND AS NOTED
- PROPERTY CORNER SET - 5/8" X 24" BLUE PLASTIC CAP MARKED "OSTBY - 57155 LS"
- CENTERLINE MONUMENT IN MONUMENT BOX
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- R RECORD DISTANCE
- R&F RECORD DISTANCE AND FOUND DISTANCE

### AREAS

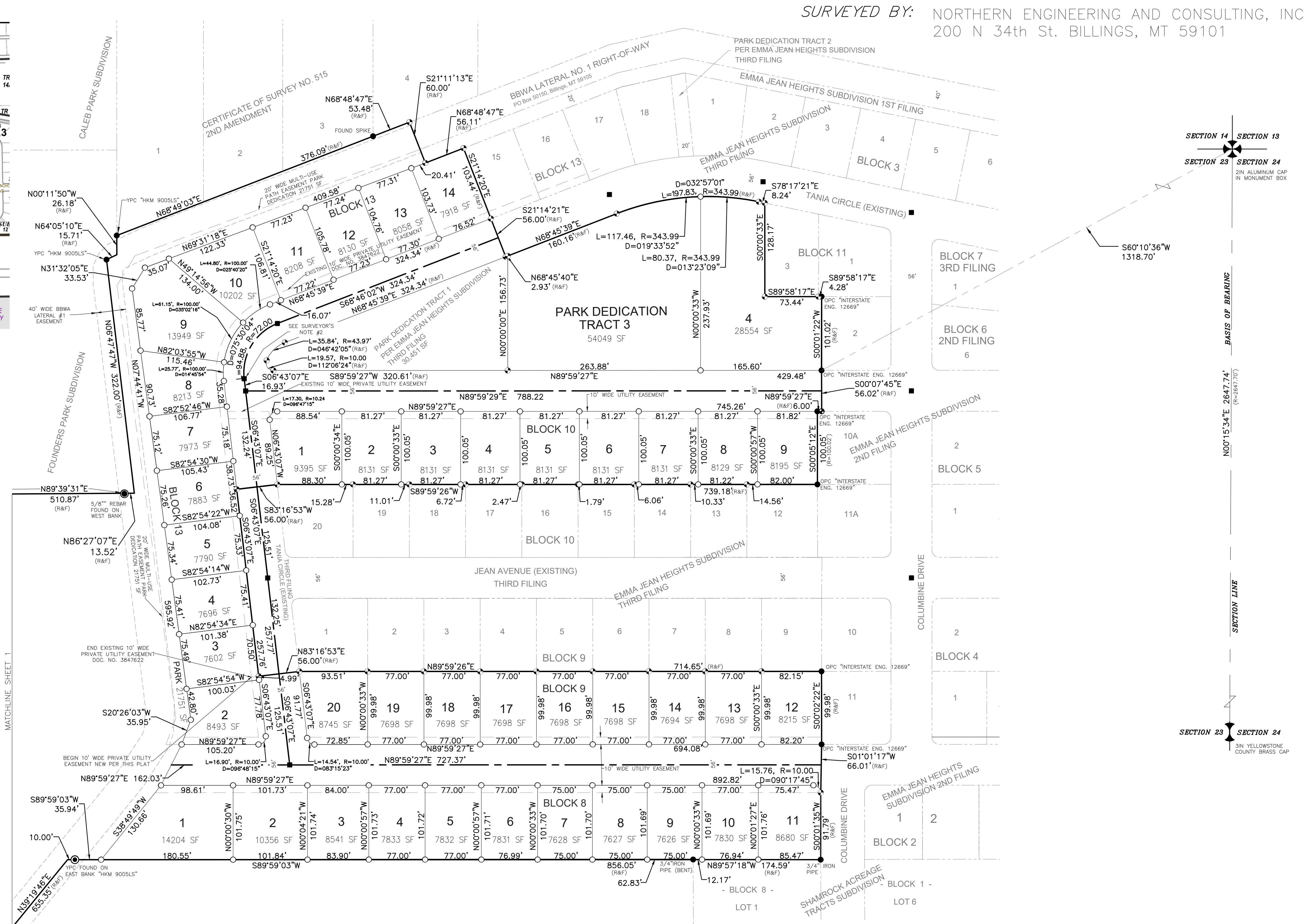
GROSS AREA = 22.597 ACRES  
ROAD DEDICATION = 2.980 ACRES  
PARK DEDICATION TRACT 3 = 1.241 ACRES  
MULTI-USE PATH PARK DEDICATION = 0.499 ACRES  
NET AREA = 17.877 ACRES

### SURVEYORS NOTE #1

Due to in-process improvements, the setting of monuments for this survey may be delayed up to 240 days from the date on which this document is filed. Pursuant to the Uniform Standards of Monumentation, ARM 24.183.1101 (d).

### SURVEYORS NOTE #2

The position for this monument box is a calculated position only. The actual monument box could not be installed due to its position falling in a valley gutter which make its installation nearly impossible. The City of Billings Engineering Department approved the deletion of said monument box on 4-6-21.



SECTION 14 SECTION 13  
SECTION 23 SECTION 24

SECTION CORNER FOUND AS NOTED  
BASIS OF BEARING  
N00°15'34"E 2647.74'  
(R=2447.70')

SECTION LINE  
SECTION 23 SECTION 24  
SIN YELLOWSTONE COUNTY BRASS CAP