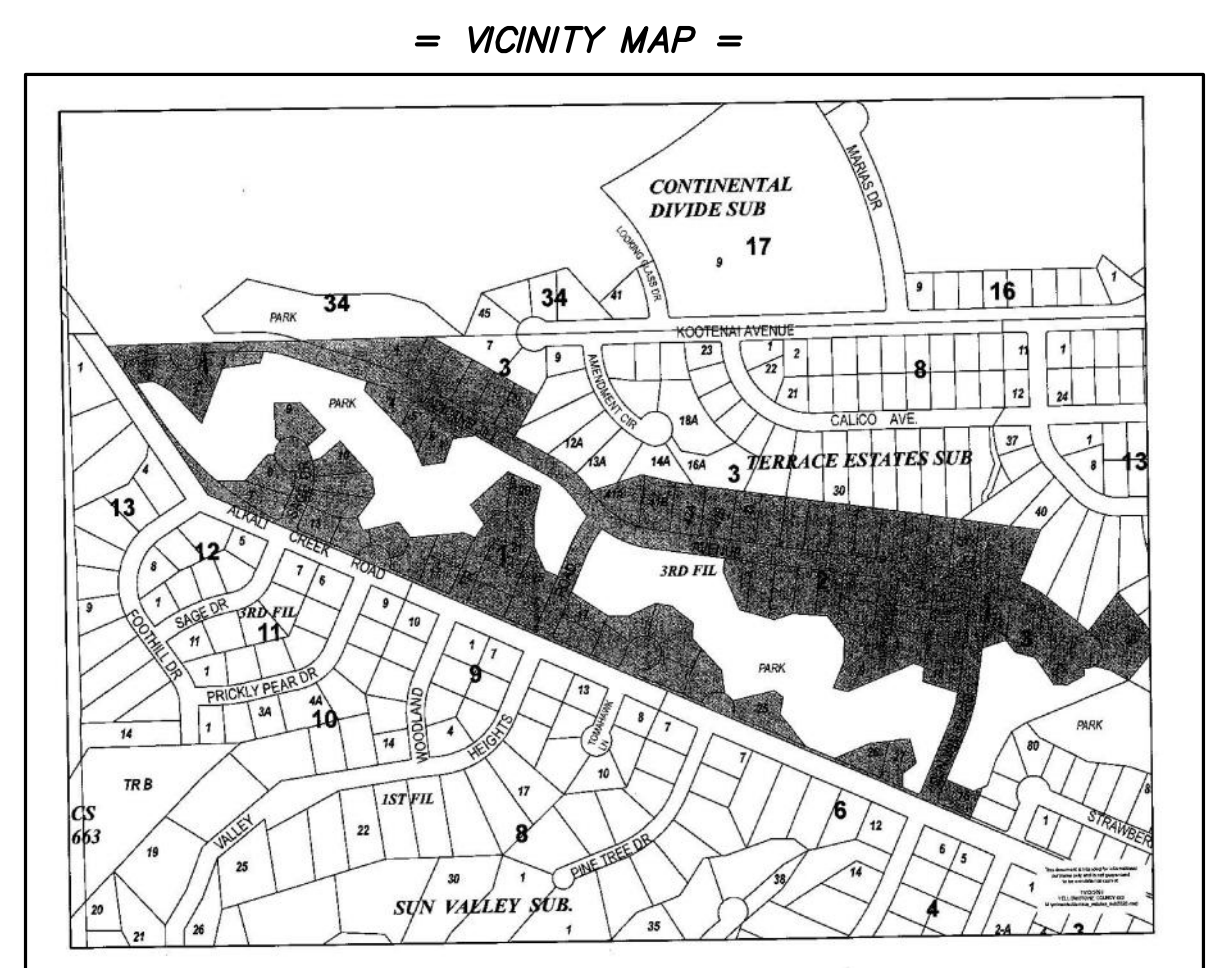
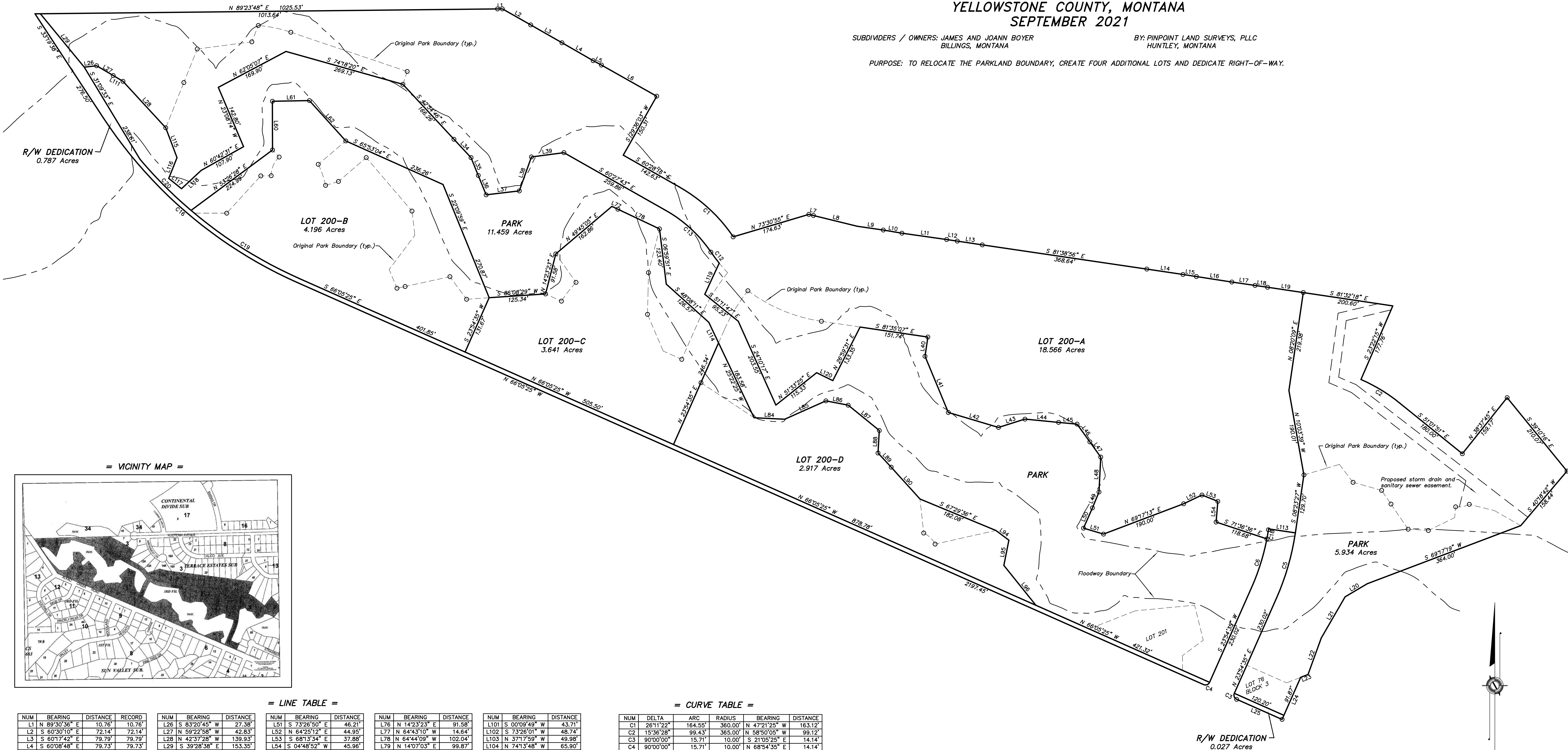


**PRELIMINARY PLAT OF
AMENDED PLAT OF LOT 200 AND ADJACENT PARKLAND
OF THE
AMENDED PLAT OF BLOCK 1, BLOCK 2 AND PORTION OF BLOCK 3,
TERRACE ESTATES SUBDIVISION, THIRD FILING
LOCATED IN THE S1/2 OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 26 EAST, P.M.M.
YELLOWSTONE COUNTY, MONTANA
SEPTEMBER 2021**

SUBDIVIDERS / OWNERS: JAMES AND JOANN BOYER
BILLINGS, MONTANA

BY: PINPOINT LAND SURVEYS, PLLC
HUNTLEY, MONTANA

PURPOSE: TO RELOCATE THE PARKLAND BOUNDARY, CREATE FOUR ADDITIONAL LOTS AND DEDICATE RIGHT-OF-WAY.



= LINE TABLE =

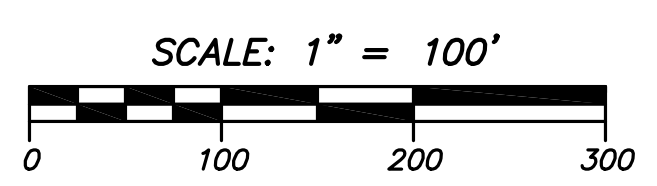
NUM	BEARING	DISTANCE	RECORD	NUM	BEARING	DISTANCE	RECORD	NUM	BEARING	DISTANCE	RECORD	NUM	BEARING	DISTANCE	RECORD
L1	N 89°30'36" E	10.76'	10.76'	L26	S 83°20'45" W	27.38'		L51	S 73°26'50" E	46.21'		L76	N 14°23'23" E	91.98'	
L2	S 60°30'10" E	72.14'	72.14'	L27	N 58°25'58" W	42.83'		L52	N 64°25'12" E	44.95'		L77	N 64°43'10" W	14.64'	
L3	S 60°17'42" E	79.79'	79.79'	L28	N 42°37'28" W	139.93'		L53	S 68°13'34" E	37.98'		L78	N 64°44'09" W	102.04'	
L4	S 60°08'48" E	79.73'	79.73'	L29	S 39°28'38" E	153.35'		L54	S 04°48'52" W	45.96'		L79	N 14°07'03" E	99.87'	
L5	S 62°12'57" E	20.86'	20.86'	L30	S 21°47'44" W	80.11'		L55	S 89°57'43" W	87.36'		L80	N 01°25'36" E	39.83'	
L6	S 60°36'16" E	140.64'	140.64'	L31	S 82°32'22" W	121.99'		L56	S 42°25'57" W	111.91'		L81	N 01°15'47" E	52.78'	
L7	S 76°33'35" E	10.43'	10.43'	L32	S 21°45'11" W	39.00'		L57	S 89°07'58" W	23.12'		L82	N 23°08'42" W	88.29'	
L8	S 76°13'21" E	100.13'	100.13'	L33	S 18°34'50" W	30.02'		L58	N 24°26'55" E	63.14'		L83	N 69°56'11" W	44.92'	
L9	S 81°47'35" E	58.25'	58.25'	L34	S 43°02'11" E	55.60'		L59	S 42°56'24" E	21.53'		L84	S 87°09'53" E	68.04'	
L10	S 80°21'36" E	41.85'	41.85'	L35	S 22°03'05" E	42.64'		L60	S 00°11'12" E	107.84'		L85	N 65°57'05" E	100.05'	
L11	S 81°56'46" E	100.13'	100.13'	L36	S 22°06'32" E	46.41'		L61	S 88°57'22" W	82.11'		L86	S 78°59'35" E	50.38'	
L12	S 81°31'04" E	23.86'	23.86'	L37	N 83°16'30" E	74.02'		L62	N 42°02'20" W	120.39'		L87	S 50°55'29" E	88.88'	
L13	S 81°23'42" E	56.10'	56.10'	L38	N 19°36'34" E	79.99'		L63	N 49°41'22" E	80.02'		L88	S 03°19'49" W	50.05'	
L14	S 81°29'53" E	81.07'	81.07'	L39	N 82°29'50" E	72.61'		L64	S 50°51'54" E	58.43'		L89	S 43°03'04" E	42.82'	
L15	S 81°14'02" E	30.09'	30.09'	L40	S 08°27'16" W	43.07'		L65	S 49°21'48" W	81.11'		L90	S 42°05'35" E	95.22'	
L16	S 81°13'45" E	79.59'	79.59'	L41	S 22°33'45" E	134.83'		L66	S 73°03'24" W	29.93'		L91	S 06°16'51" E	75.82'	
L17	S 81°40'00" E	51.93'	51.93'	L42	S 73°24'54" E	116.15'		L67	N 06°53'22" E	53.93'		L92	N 77°23'54" E	138.00'	
L18	S 81°36'37" E	28.04'	28.04'	L43	N 72°33'46" E	61.38'		L68	N 36°52'04" E	94.88'		L93	S 67°29'36" E	182.08'	
L19	S 81°35'46" E	80.06'	80.06'	L44	S 84°29'04" E	74.87'		L69	N 22°33'31" W	44.95'		L94	S 53°22'11" E	36.00'	
L20	S 59°20'23" W	57.03'	57.03'	L45	S 84°39'58" E	41.20'		L70	S 78°08'19" W	18.53'		L95	S 11°19'43" W	57.00'	
L21	S 30°05'13" W	105.27'	105.27'	L46	S 35°44'38" E	48.46'		L71	S 77°37'51" W	101.58'		L96	S 38°49'13" E	135.12'	
L22	S 19°56'26" W	86.03'	86.03'	L47	S 35°33'52" E	41.43'		L72	S 40°13'11" E	120.29'		L97	N 68°36'10" E	123.99'	
L23	S 68°40'08" W	17.56'	17.56'	L48	S 02°48'24" W	71.58'		L73	N 36°28'31" W	62.19'		L98	N 84°36'15" E	131.99'	
L24	S 23°51'28" W	101.87'	101.87'	L49	S 22°27'49" W	38.08'		L74	N 65°31'15" W	38.63'		L99	S 13°52'14" E	79.99'	
L25	S 66°05'25" E	110.21'	110.21'	L50	S 23°43'49" W	49.03'		L75	S 35°20'22" E	77.32'		L100	S 53°36'48" W	57.00'	

= CURVE TABLE =

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	26°11'22"	164.55'	360.00'	N 47°21'25" W	163.12'
C2	15°36'28"	99.43'	365.00'	N 58°50'05" W	99.12'
C3	9°00'00"	15.71'	10.00'	S 21°05'25" E	14.14'
C4	9°00'00"	15.71'	10.00'	N 68°54'35" E	14.14'
C5	15°31'08"	151.68'	560.00'	N 16°09'01" E	151.21'
C6	12°56'00"	112.86'	500.00'	N 17°26'35" E	112.63'
C7	37°15'13"	35.76'	55.00'	N 45°55'15" W	35.13'
C8	14°10'31"	102.76'	415.36'	S 30°59'50" W	102.50'
C9	14°36'59"	121.27'	475.36'	S 31°13'05" W	120.94'
C10	28°22'23"	178.27'	360.00'	S 87°23'48" E	176.46'
C11	9°34'33"	60.17'	360.00'	S 48°25'20" E	60.10'
C12	4°52'49"	30.66'	360.00'	S 36°42'08" E	30.65'
C13	26°11'22"	137.13'	300.00'	N 47°21'25" W	135.94'
C14	9°09'43"	52.77'	330.00'	S 37°49'38" W	52.71'
C15	48°16'28"	46.34'	55.00'	S 23°08'48" W	44.98'
C16	32°45'47"	571.82'	1000.00'	S 49°42'32" E	564.06'
C17	14°05'11"	73.76'	300.00'	N 78°17'15" W	73.57'
C18	2°35'08"	22.56'	500.00'	N 09°41'01" E	22.56'
C19	16°28'30"	284.67'	990.00'	S 57°51'10" E	283.69'
C20	9°16'38"	160.30'	990.00'	S 44°58'36" E	160.13'

= SITE DATA =

Number of Lots: 4
Maximum Lot Area: 18.566 Acres
Minimum Lot Area: 2.917 Acres
Area of Parkland: 17.393 Acres
Linear Feet of Streets: N/A
Total Gross Area: 47.527 Acres
Total Net Area: 46.713 Acres
Existing and Proposed Zoning: N4
Existing Land Use: Agriculture
Proposed Land Use: Residential



1/4 SEC.	SECTION	TOWNSHIP	RANGE	SHEET NO. 1 of 1
SE	20	1 NORTH	26 EAST	
SW	20	1 NORTH	26 EAST	

DRAWING PATH: C:\... \20027-Boyer\Miscad\20027PP02.dwg
DATE DRAWN: 09/10/21 REVISED: 11/09/21

PINPOINT LAND SURVEYS, PLLC
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