



# PLAT OF TRAILS WEST SUBDIVISION, SIXTH FILING

BEING LOT 9, BLOCK 12 OF TRAILS WEST SUBDIVISION, FIFTH FILING,  
SITUATED IN THE NE1/4 OF SECTION 5, T. 1 S., R. 25 E., P.M.M.  
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : TRAILS WEST HOMES, LLC.

SEPTEMBER, 2025

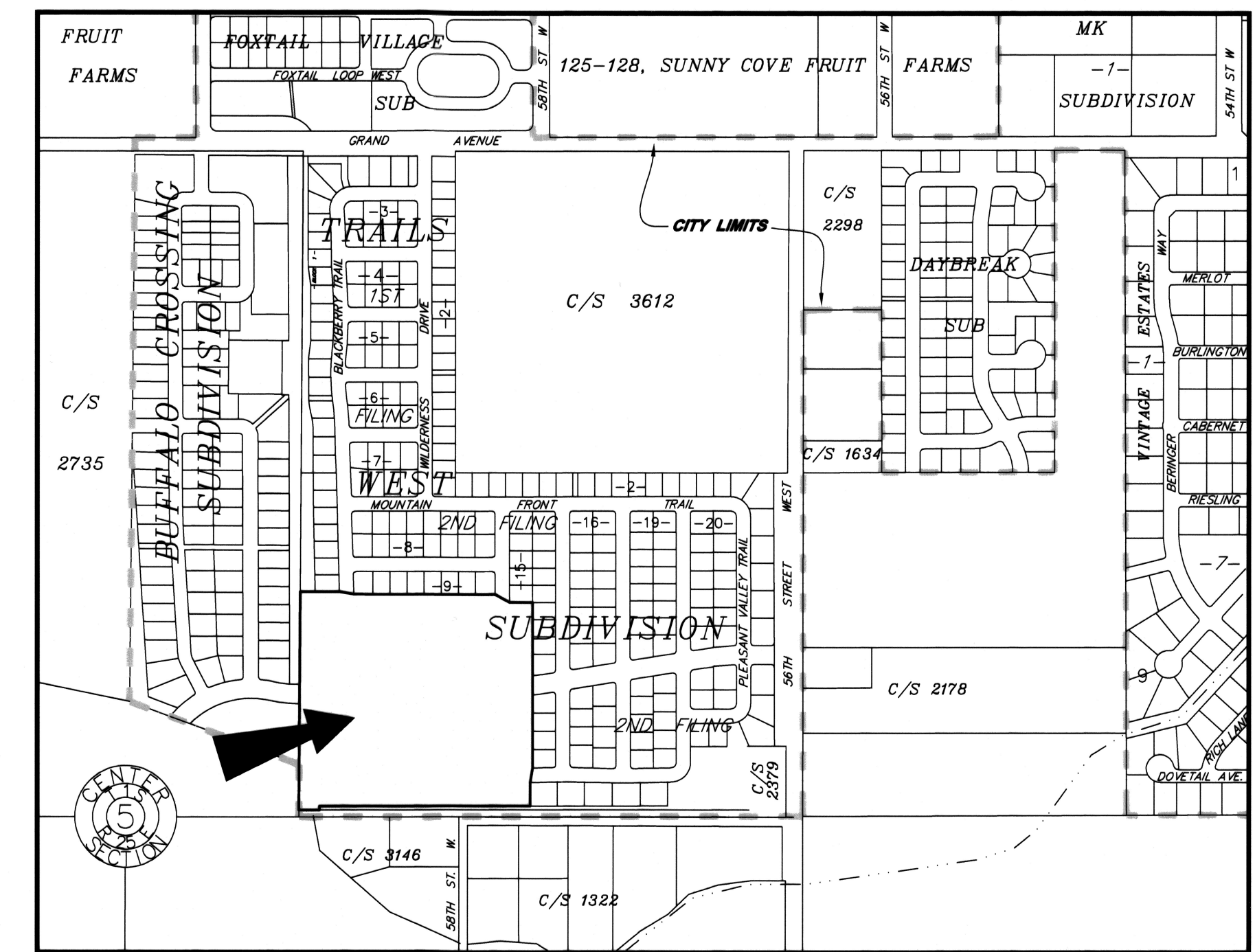
PREPARED BY : **sanbell**

BILLINGS, MONTANA

BASIS OF BEARING: THE PLAT OF TRAILS WEST SUBDIVISION, 5TH FILING.

- FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "SANDERSON STEWART"
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANBELL"
- SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANBELL BILLINGS MT". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

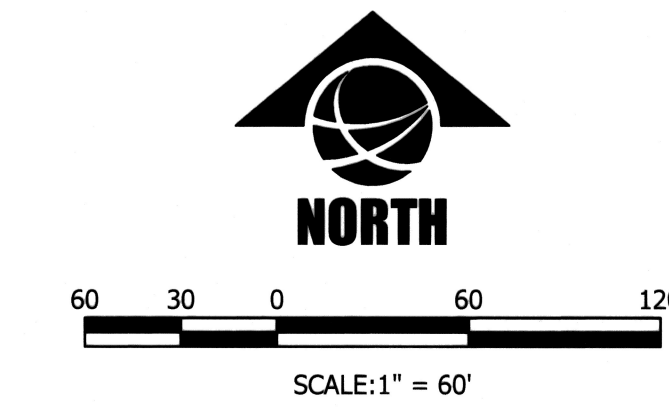
NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.



VICINITY MAP  
NOT TO SCALE

AREA DATA

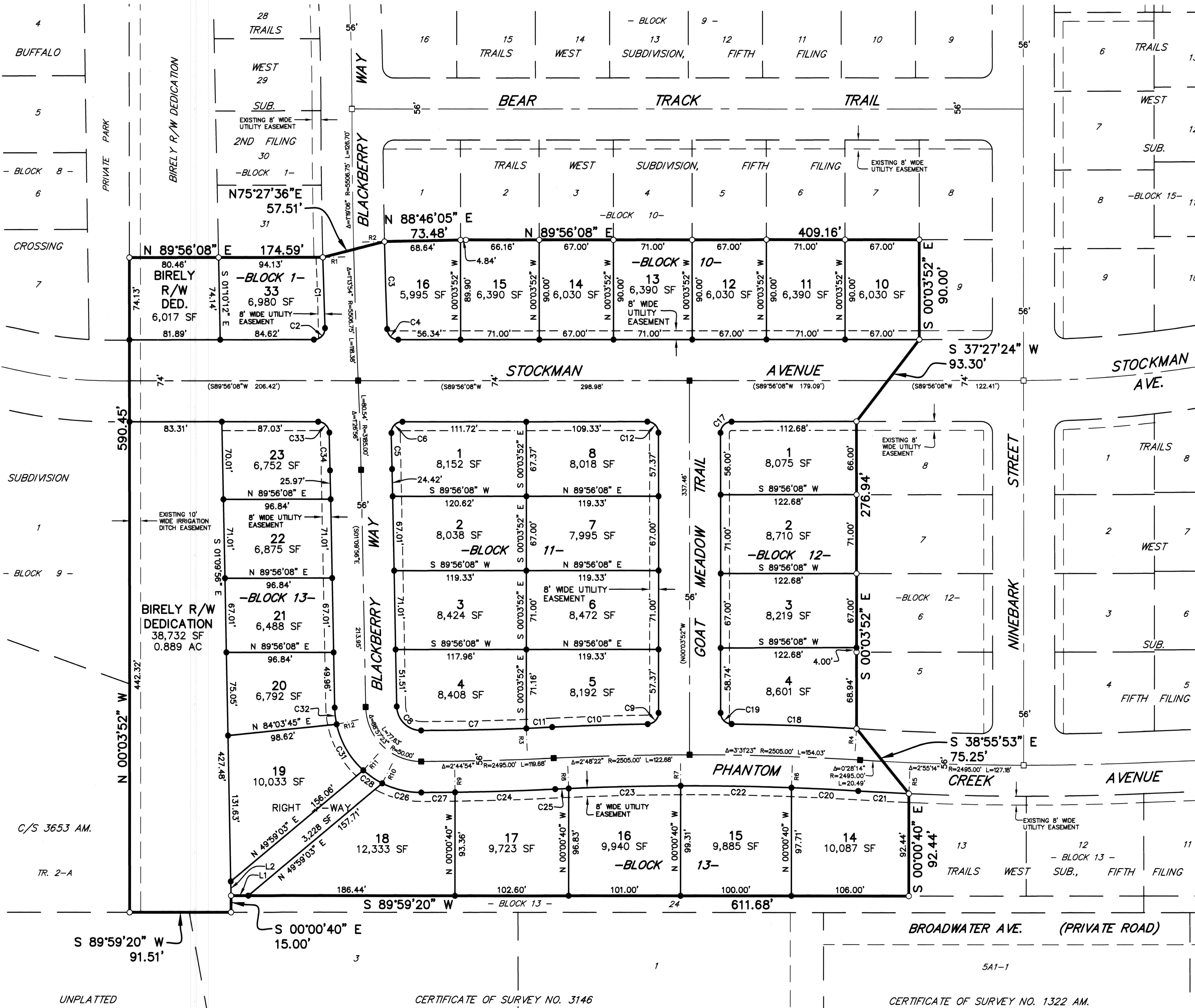
NET AREA (30 LOTS)	5.457 AC
RIGHT-OF-WAY	0.074 AC
BIRELY DRAIN R/W DEDICATION	1.027 AC
STREET DEDICATION	2.606 AC
GROSS AREA	9.164 AC



Curve #	Delta	Radius	Length
C1	0°39'38"	5534.75'	63.80'
C2	92°02'47"	10.00'	16.07'
C3	0°49'30"	5478.75'	78.90'
C4	87°55'31"	10.00'	15.35'
C5	0°34'58"	3213.00'	32.67'
C6	92°36'26"	10.00'	16.16'
C7	2°12'21"	2467.00'	94.98'
C8	88°57'23"	22.00'	34.16'
C9	89°08'38"	10.00'	15.56'
C10	1°56'59"	2533.00'	86.20'
C11	0°32'33"	2467.00'	23.35'
C12	90°00'00"	10.00'	15.71'
C13	90°00'00"	10.00'	15.71'
C14	2°33'15"	2533.00'	112.91'
C15	89°08'38"	10.00'	15.56'
C16	1°23'48"	2477.00'	60.38'
C17	1°02'20"	2523.00'	45.75'
C18	2°18'49"	2477.00'	100.02'
C19	2°20'14"	2477.00'	101.04'
C20	2°03'18"	2523.00'	90.49'
C21	0°16'53"	2477.00'	12.17'
C22	26°44'15"	78.00'	36.40'
C23	0°41'36"	2523.00'	30.53'
C24	15°18'26"	78.00'	20.84'
C25	35°48'16"	78.00'	48.74'
C26	11°06'27"	78.00'	15.12'
C27	87°13'05"	10.00'	15.22'
C28	0°37'24"	3157.00'	34.35'

Line #	Bearing	Distance
L1	S 89°59'20" W	15.64'
L2	N 01°09'56" W	12.77'

Line #	Bearing
R1	N 88°32'59" E
R2	N 88°41'09" E
R3	N 02°19'41" W
R4	S 03°20'45" W
R5	N 02°25'11" E
R6	S 02°03'43" W
R7	S 00°15'06" E
R8	S 02°35'20" E
R9	N 00°48'55" W
R10	N 26°36'56" E
R11	N 41°55'21" E
R12	N 77°43'38" E



CERTIFICATE OF SURVEY NO. 3146  
CERTIFICATE OF SURVEY NO. 1322 AM.