

# PRELIMINARY PLAT OF JOSEPHINE CROSSING SUBDIVISION, SECOND FILING

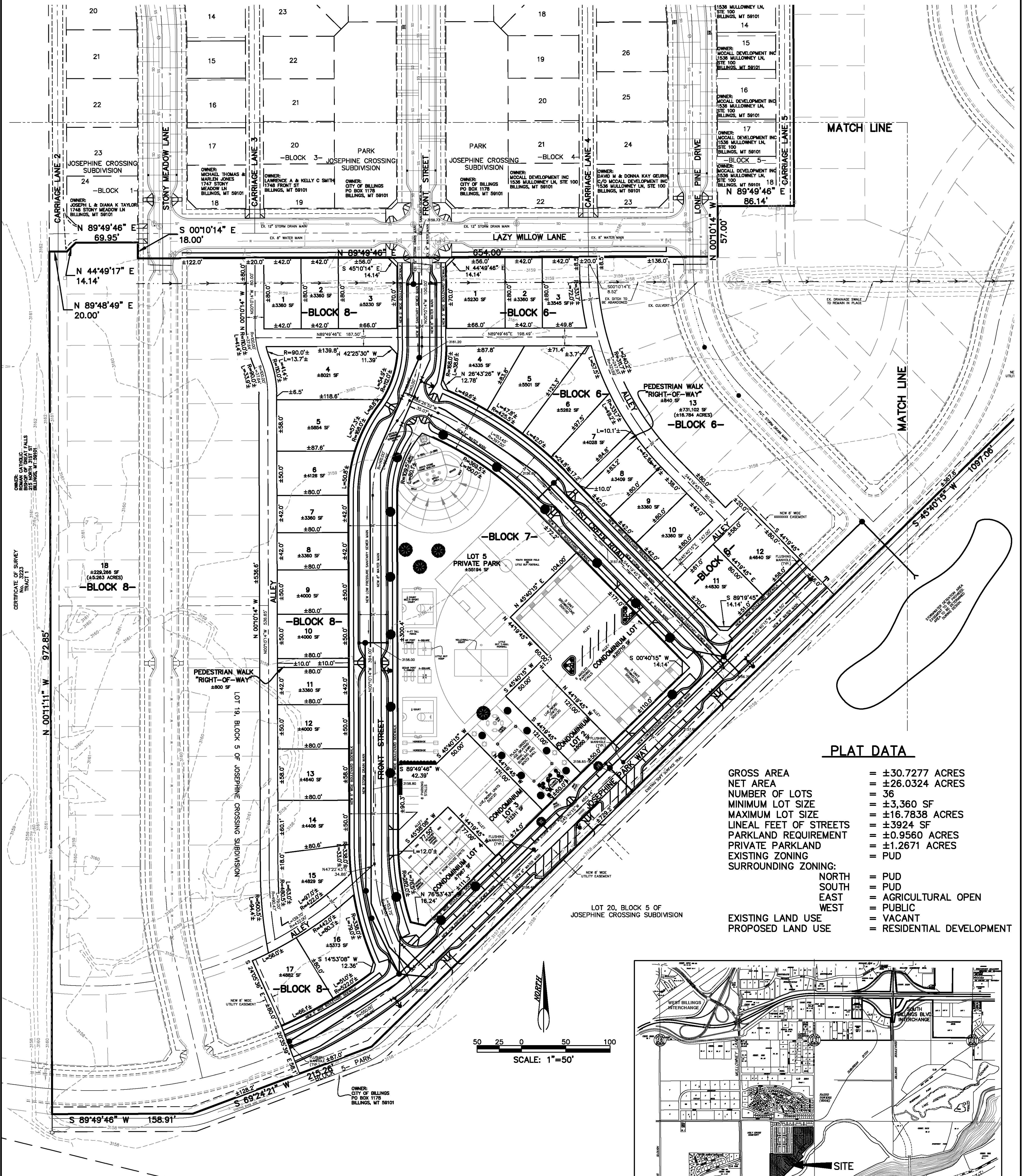
BEING LOT 19, BLOCK 5, JOSEPHINE CROSSING SUBDIVISION  
SITUATED IN THE NW 1/4 OF SECTION 20, T.1S., R.26E., P.M.M.  
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : MCCALL DEVELOPMENT INC.

JUNE, 2011

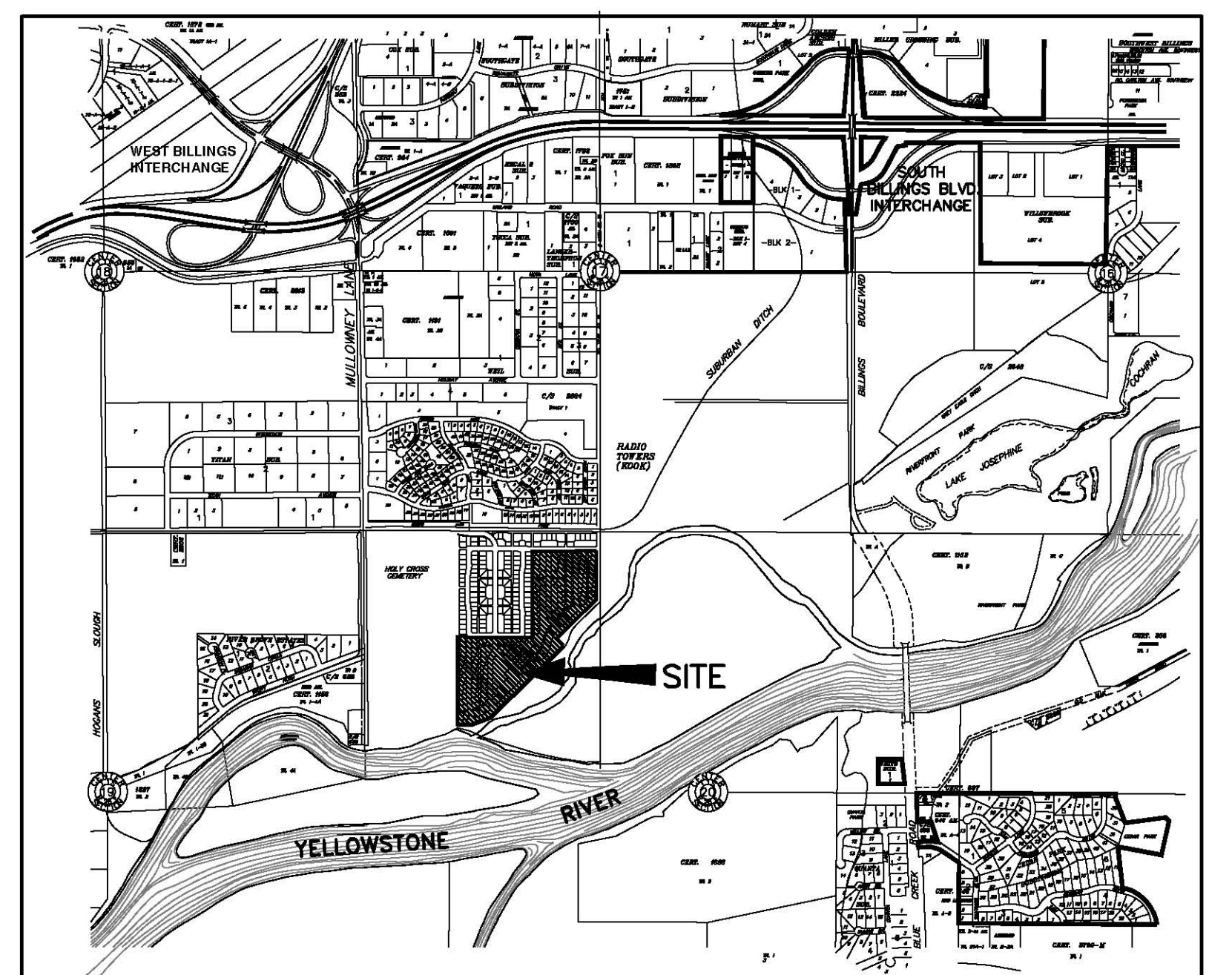
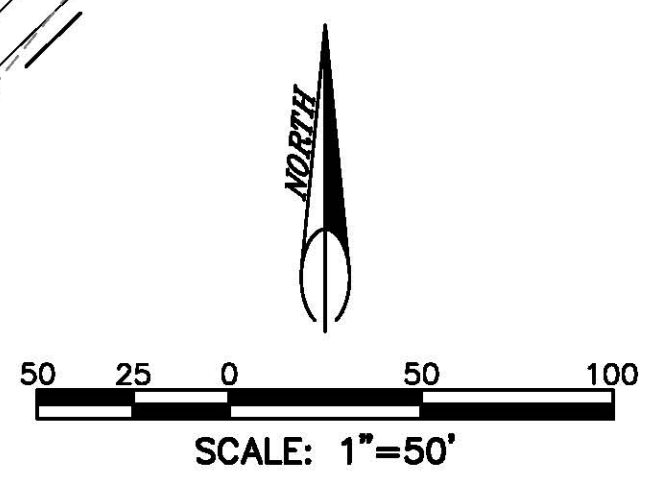
PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



### PLAT DATA

GROSS AREA	= ±30.7277 ACRES
NET AREA	= ±26.0324 ACRES
NUMBER OF LOTS	= 36
MINIMUM LOT SIZE	= ±3,360 SF
MAXIMUM LOT SIZE	= ±16,7838 ACRES
LINEAL FEET OF STREETS	= ±3924 SF
PARKLAND REQUIREMENT	= ±0.9560 ACRES
PRIVATE PARKLAND	= ±1.2671 ACRES
EXISTING ZONING	= PUD
SURROUNDING ZONING:	
NORTH	= PUD
SOUTH	= PUD
EAST	= AGRICULTURAL OPEN
WEST	= PUBLIC
EXISTING LAND USE	= VACANT
PROPOSED LAND USE	= RESIDENTIAL DEVELOPMENT



### BASIS OF BEARING:

- 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" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

VICINITY MAP  
NOT TO SCALE

SHEET 1 OF 2