

PRELIMINARY PLAT OF JOSEPHINE CROSSING SUBDIVISION, THIRD FILING

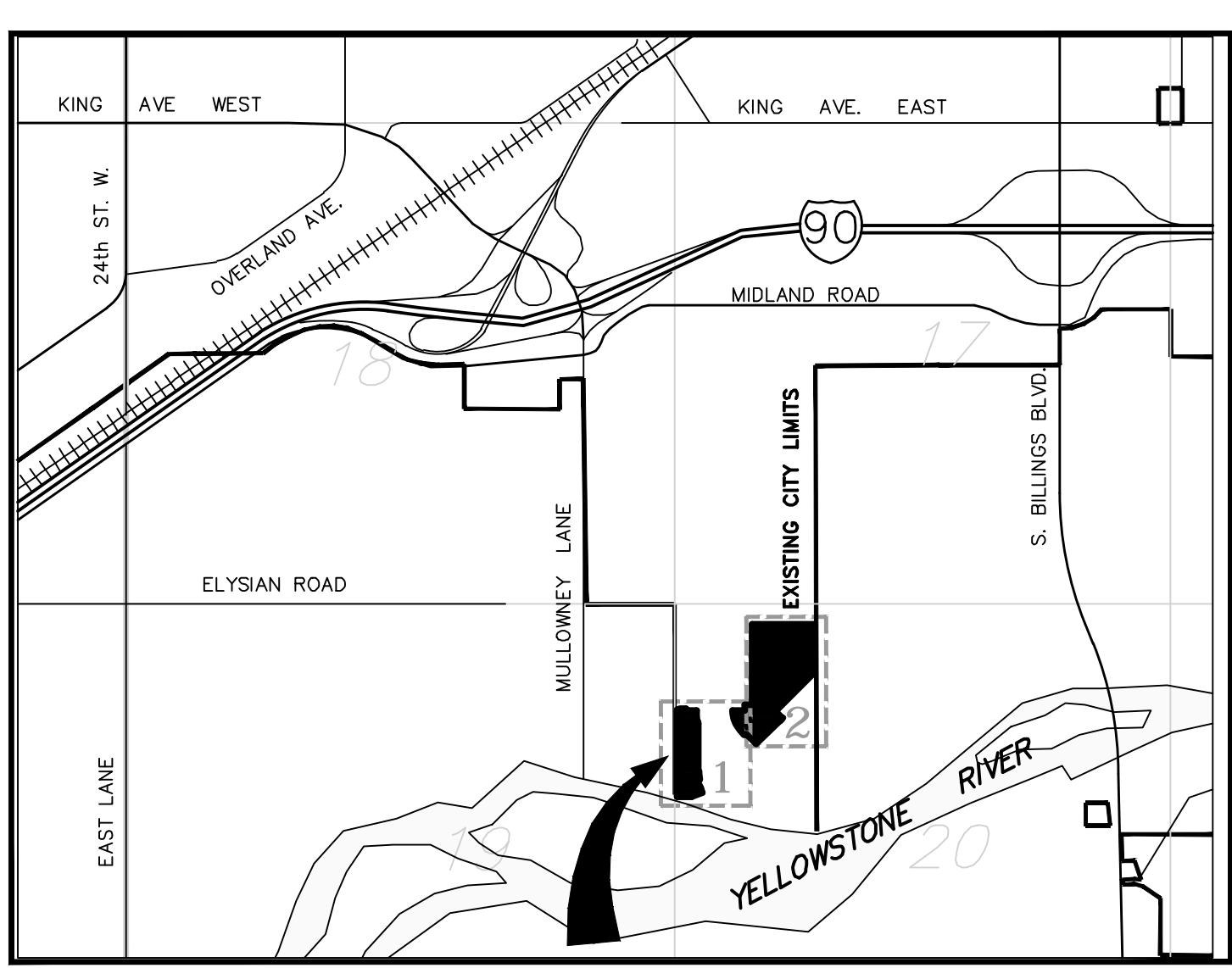
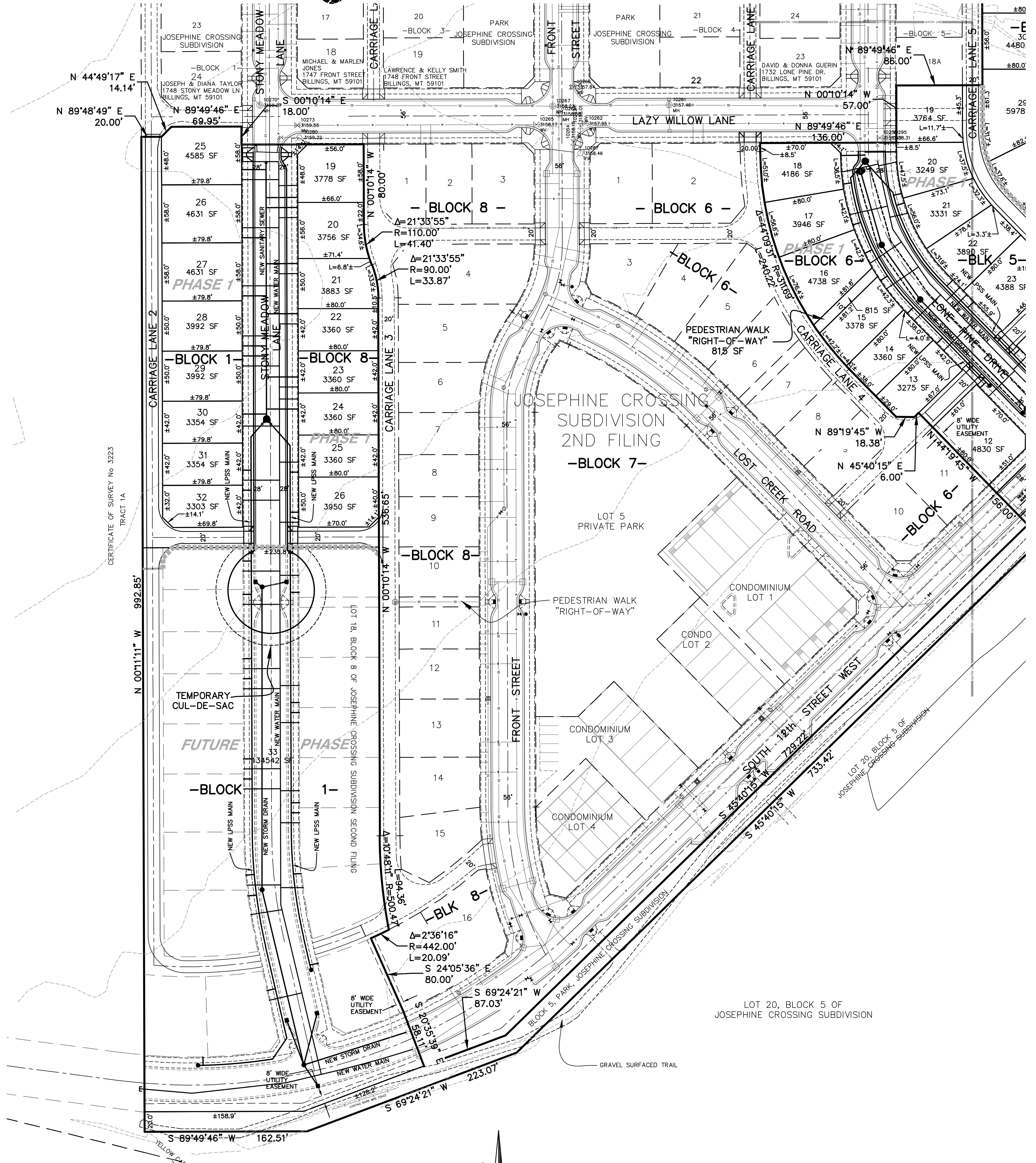
BEING LOT 12, BLOCK 6 AND LOT 18, BLOCK 8, JOSEPHINE CROSSING SUBDIVISION, SECOND FILING
AND BLOCK 5 PUBLIC PARK, JOSEPHINE CROSSING SUBDIVISION
SITUATED IN THE NW 1/4 OF SECTION 20, T.1S., R.26E., P.M.M.
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : McCALL DEVELOPMENT, INC.

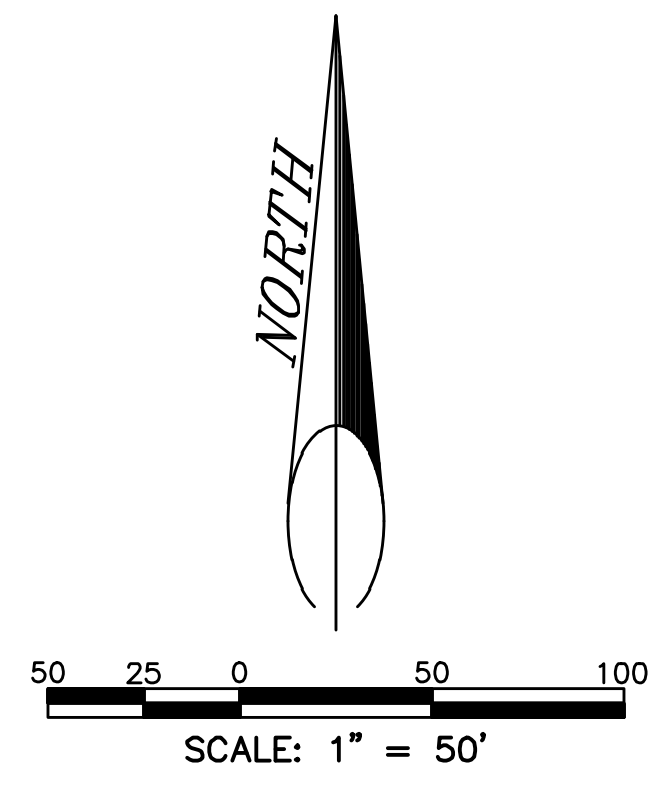
MAY 2012

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE



NUMBER OF LOTS	80
NUMBER OF PRIVATE PARK LOTS	6
GROSS AREA	23.597 ACRES
STREETS & ALLEYS	5.807 ACRES
DEDICATED PEDESTRIAN WALKWAY	0.019 ACRE
RE-DEDICATED PUBLIC PARK	1.539 ACRES
NET AREA = LOTS + PRIVATE PARKS	16.232 ACRES
MINIMUM LOT SIZE	2,734 Sq Ft
MAXIMUM LOT SIZE	134,542 Sq Ft
LINEAL FEET OF STREETS	±4,751 L.F.
EXISTING ZONING	PLANNED DEVELOPMENT
SURROUNDING ZONING:	
NORTH	PLANNED DEVELOPMENT
SOUTH	PLANNED DEVELOPMENT
EAST	AG OPEN
WEST	PUBLIC - HOLY CROSS CEMETERY