PRELIMINARY PLAT OF THE AMENDED PLAT OF LOT 11A, BLOCK 1,

ZIMMERMAN TRAIL SUBDIVISION

"A PLANNED UNIT DEVELOPMENT"

SITUATED IN THE N.1/2 S.E.1/4 AND S.1/2 N.E.1/4 OF SECTION 27, T.1N., R.25E., P.M.M.

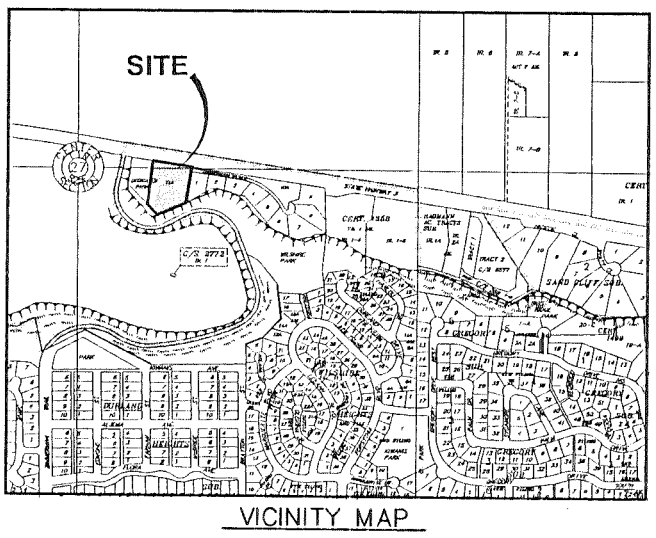
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : KINCAID LAND LLC

MARCH, 2013

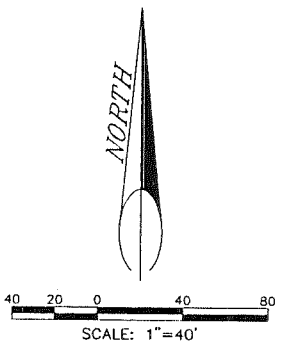
PREPARED BY : SANDERSON STEWART

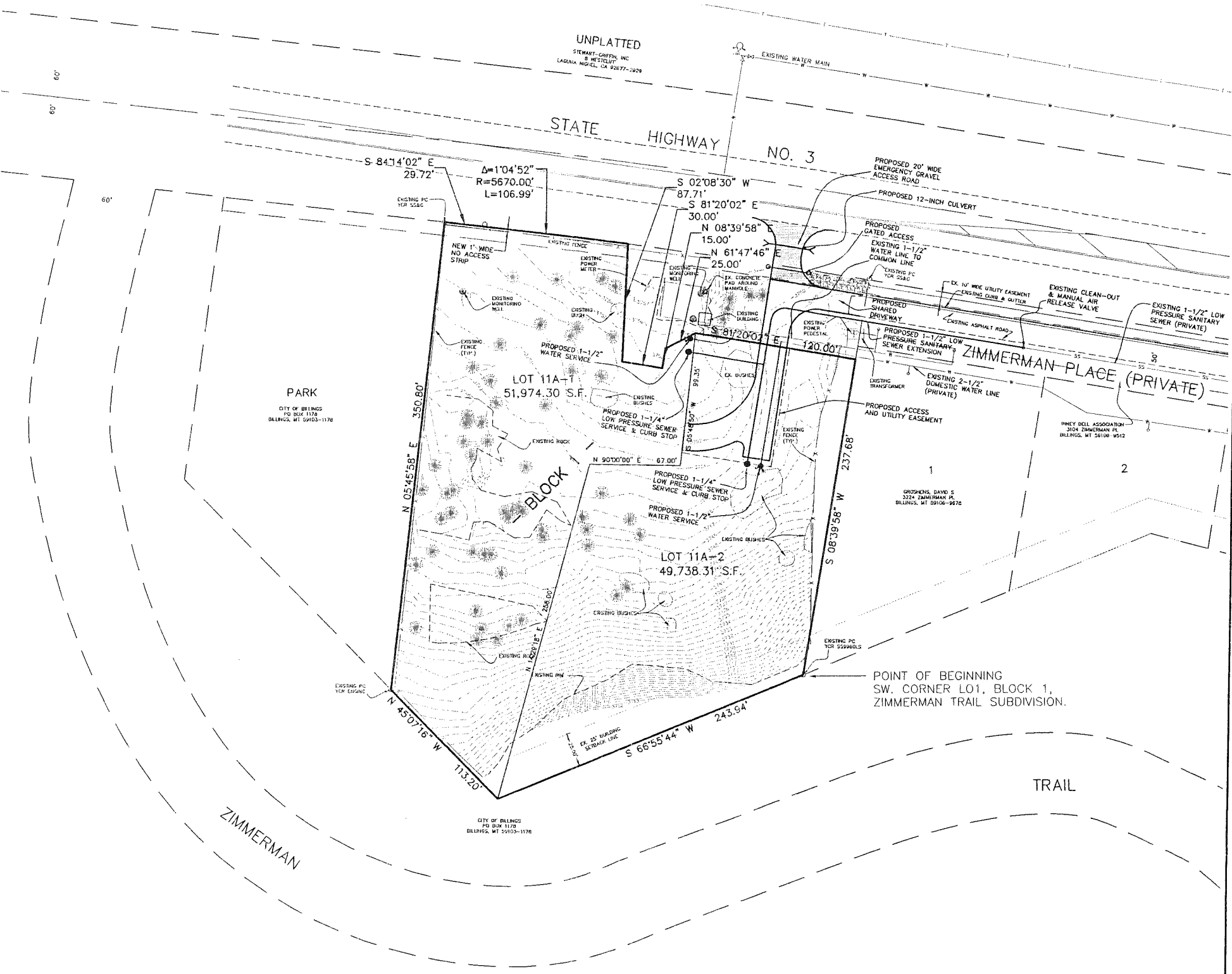
BILLINGS, MONTANA



VICINITY MAP

NOT TO SCALE





BASIS OF BEARING: (ORIGINAL PLAT/C.O.S.) OR DETERMINED BY GPS OBSERVATIONS USING SURVEY GRADE RECEIVERS. CONVERGENCE NOT APPLIED TO BEARINGS SHOWN. DISTANCES ARE GROUND DISTANCES.

· 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"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

PLAT DATA

GROSS AREA	=	101,713 S.F.
NET AREA	=	101,713 S.F.
NUMBER OF LOTS	=	2
MINIMUM LOT SIZE	=	49,738.31 S.F.
MAXIMUM LOT SIZE	=	51,974.30 S.F.
LINEAL FEET OF STREETS	=	NA
PARKLAND REQUIREMENT	=	NA
PARKLAND DEDICATION	=	NA
EXISTING ZONING	=	PUD
SURROUNDING ZONING:		
NORTH	=	AG-OPEN
SOUTH	=	PUBLIC
EAST	=	PUD
WEST	=	PUD (PARK)
EXISTING LAND USE	=	VACANT
PROPOSED LAND USE	=	RESIDENTIAL