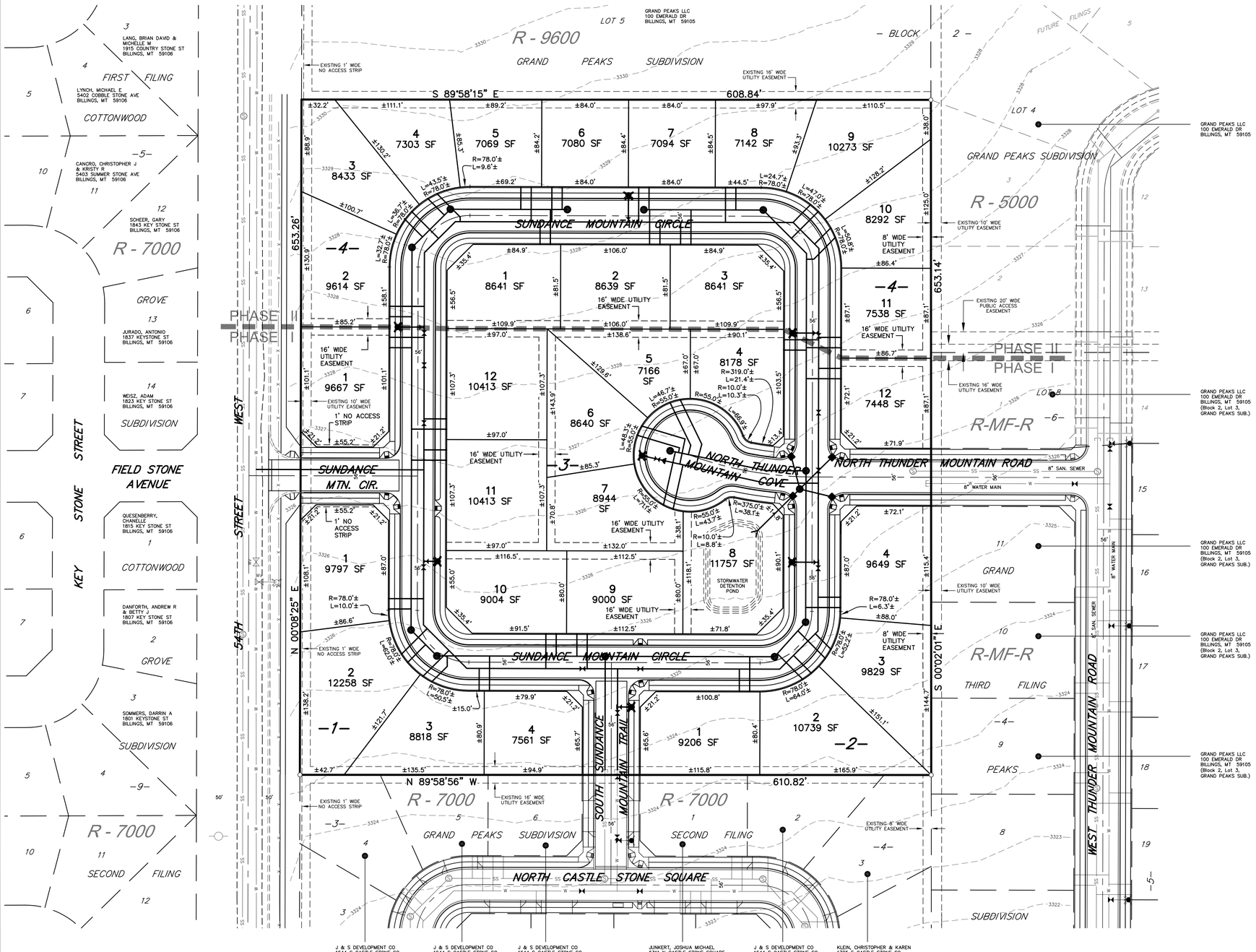
PRELIMINARY PLAT OF

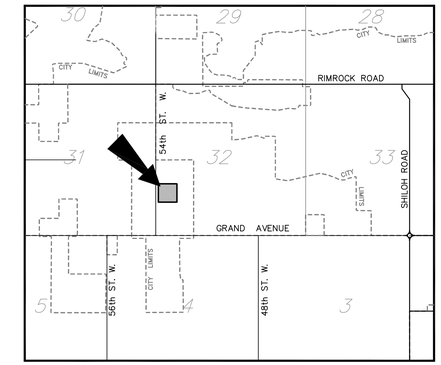
GRAND PEAKS SUBDIVISION, FOURTH FILING

BEING LOT 4 IN BLOCK 1 OF BISHOP–FOX SUBDIVISION
SITUATED IN THE SW1/4 OF SECTION 32, T. 1 N., R. 25 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

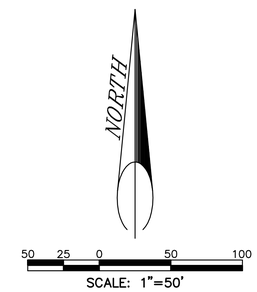
PREPARED FOR : J&S DEVELOPMENT COMPANY — MAY, 2013

PREPARED BY : SANDERSON STEWART — BILLINGS, MONTANA





VICINITY MAP
NOT TO SCALE



PLAT DATA

GROSS AREA	= 9.145 AC
NET AREA	= ±6.525 AC
NUMBER OF LOTS	= 32
MINIMUM LOT SIZE	= ±7,069 SF
MAXIMUM LOT SIZE	= ±11,757 SF
LINEAL FEET OF STREETS	= ±2,037 LF
PARKLAND REQUIREMENT	= ±0.718 AC
PARKLAND DEDICATION	= CASH–IN–LIEU
EXISTING ZONING	= R–7000
SURROUNDING ZONING:	
NORTH	= R–9600
SOUTH	= R–7000
EAST	= R–5000/R–MF–R
WEST	= R–7000
EXISTING LAND USE	= VACANT
PROPOSED LAND USE	= SINGLE–FAMILY RESIDENTIAL