

PRELIMINARY PLAT OF JOSEPHINE CROSSING SUBDIVISION, FOURTH FILING

BEING LOT 23, BLOCK 9 & LOT 1, BLOCK 10 OF CORRECTED JOSEPHINE CROSSING SUBDIVISION, THIRD FILING
SITUATED IN THE NW1/4 OF SECTION 20, T. 1 S., R. 26 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

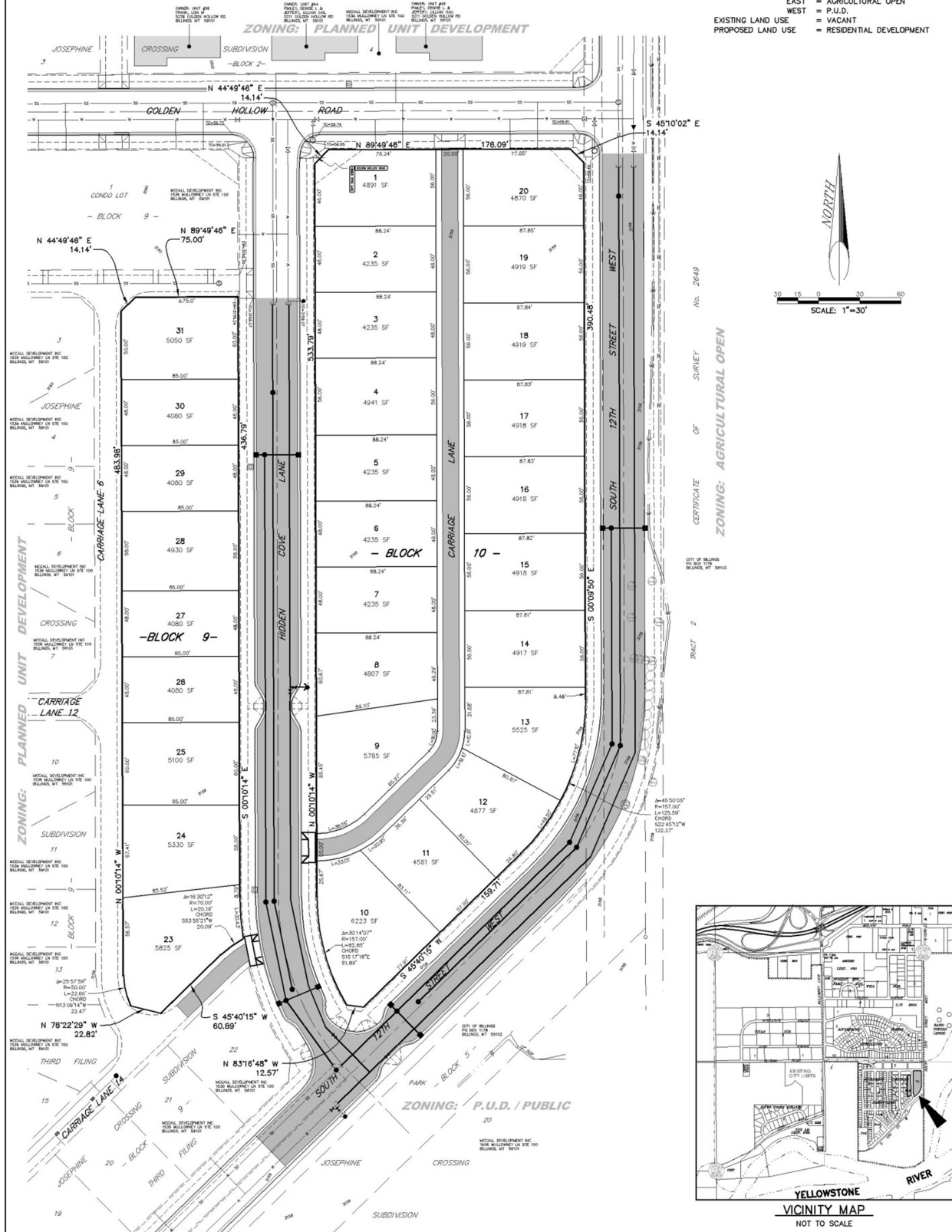
PREPARED FOR : McCALL DEVELOPMENT, INC.

APRIL, 2013

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

PLAT DATA	
GROSS AREA	= 150,941 SF
NET AREA	= 139,739 SF
NUMBER OF LOTS	= 29
MINIMUM LOT SIZE	= 4,080 SF
MAXIMUM LOT SIZE	= 6,223 SF
LINEAL FEET OF STREETS	= 1560
PARKLAND REQUIREMENT	= 15,371 SF
PARKLAND DEDICATION	= MET WITH PREVIOUS FILINGS
EXISTING ZONING	= PLANNED UNIT DEVELOPMENT
SURROUNDING ZONING:	
NORTH	= P.U.D.
SOUTH	= P.U.D./PUBLIC
EAST	= AGRICULTURAL OPEN
WEST	= P.U.D.
EXISTING LAND USE	= VACANT
PROPOSED LAND USE	= RESIDENTIAL DEVELOPMENT



CERTIFICATE OF SURVEY No. 2649
 ZONING: AGRICULTURAL OPEN
 TRACT 2
 CITY OF BILLINGS
 BY BILLINGS UT 0910

