PRELIMINARY PLAT OF

SHADOW LAWN ESTATES SUBDIVISION

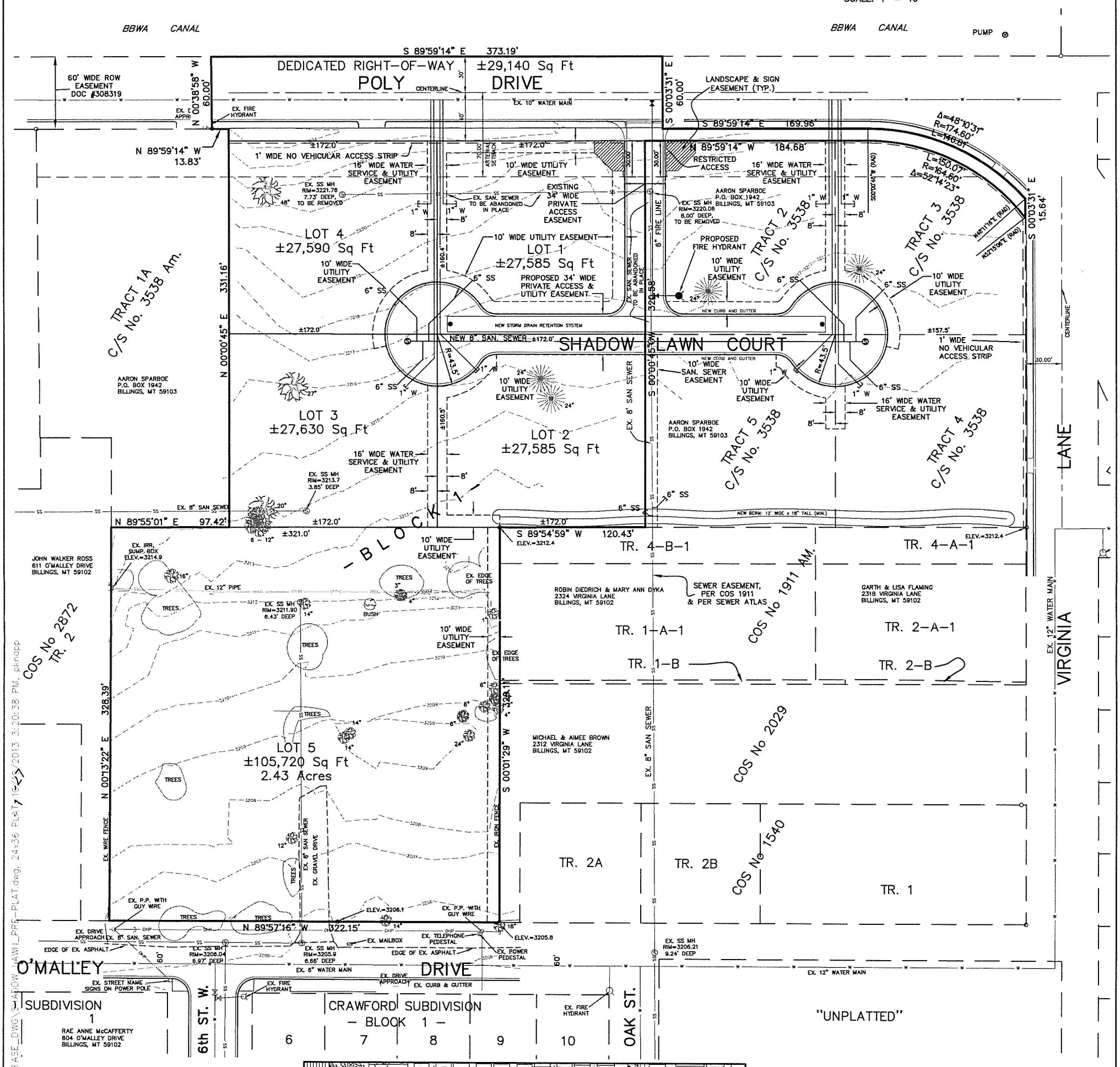
BEING LOT 1A OF AMENDED O.E. LEE SUBDIVISION
SITUATED IN THE NE1/4 OF SECTION 31, T. 1 N., R 26 E.
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : AARON SPARBOE

OCTOBER 2013

PREPARED BY : SANDERSON STEWART

SCALE: 1" = 40'



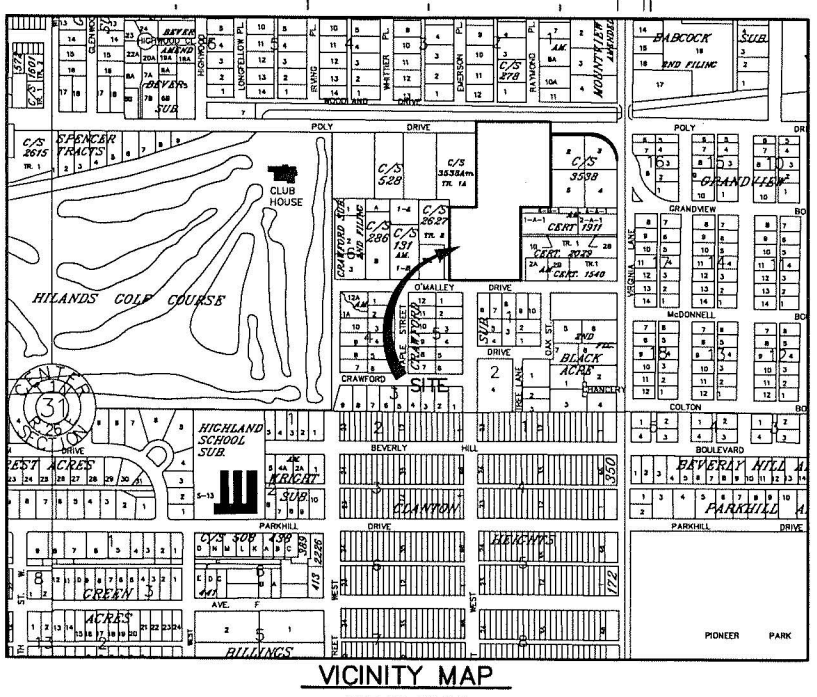
ADJACENT LAND OWNERS, CRAWFORD SUBDIVISION

LOT 6, BLOCK 1,
TIM & PATI LECHNER
2640 SADDLEBACK DRIVE
LAUREL, MT 59044

LOT 7, BLOCK 1
HOLLIE MELLGREN
540 O'MALLEY DRIVE
BILLINGS, MT 59102

LOT 8, BLOCK 1,
LORI WALKER
526 O'MALLEY DRIVE
BILLINGS, MT 59102

LOT 9, BLOCK 1,
MARGARET MARY KUHLMAN ONSTAD
1615 SMELTER AVE
BLACK EAGLE, MT 59414



VICINITY MAP

NOT TO SCALE

PLAT DATA

GROSS AREA	= 5.630 Acres
NET AREA	= 4.959 Acres
NUMBER OF LOTS	= FIVE
MINIMUM LOT SIZE	= ±27,585 Sq Ft
MAXIMUM LOT SIZE	= ±105,720 Sq Ft
LINEAL FEET OF STREETS	= 0
PARKLAND REQUIREMENT	= NONE REQUIRED
EXISTING ZONING	= R-9600
SURROUNDING ZONING:	
NORTH	= R-9600
SOUTH	= R-9600
EAST	= R-9600
WEST	= R-9600
EXISTING LAND USE	= VACANT RESIDENTIAL PROPERTY
PROPOSED LAND USE	= SINGLE FAMILY RESIDENTIAL

SHADOW_LAWN_PRE-PLAT.dwg 02125.01 10/10/13 PBK

P:\PROJ_MANAGEMENT\02125_01_Lee_Property_Poly_&_Virginia_PM\CADD_C3D\BASE_DWG\SHADOW_LAWN_PRE-PLAT.dwg, 24x36 PLAT, 10/25/2013 3:20:38 PM, pknapp