

# THE ESTATES AT BRIARWOOD, SUBDIVISION, SECOND FILING

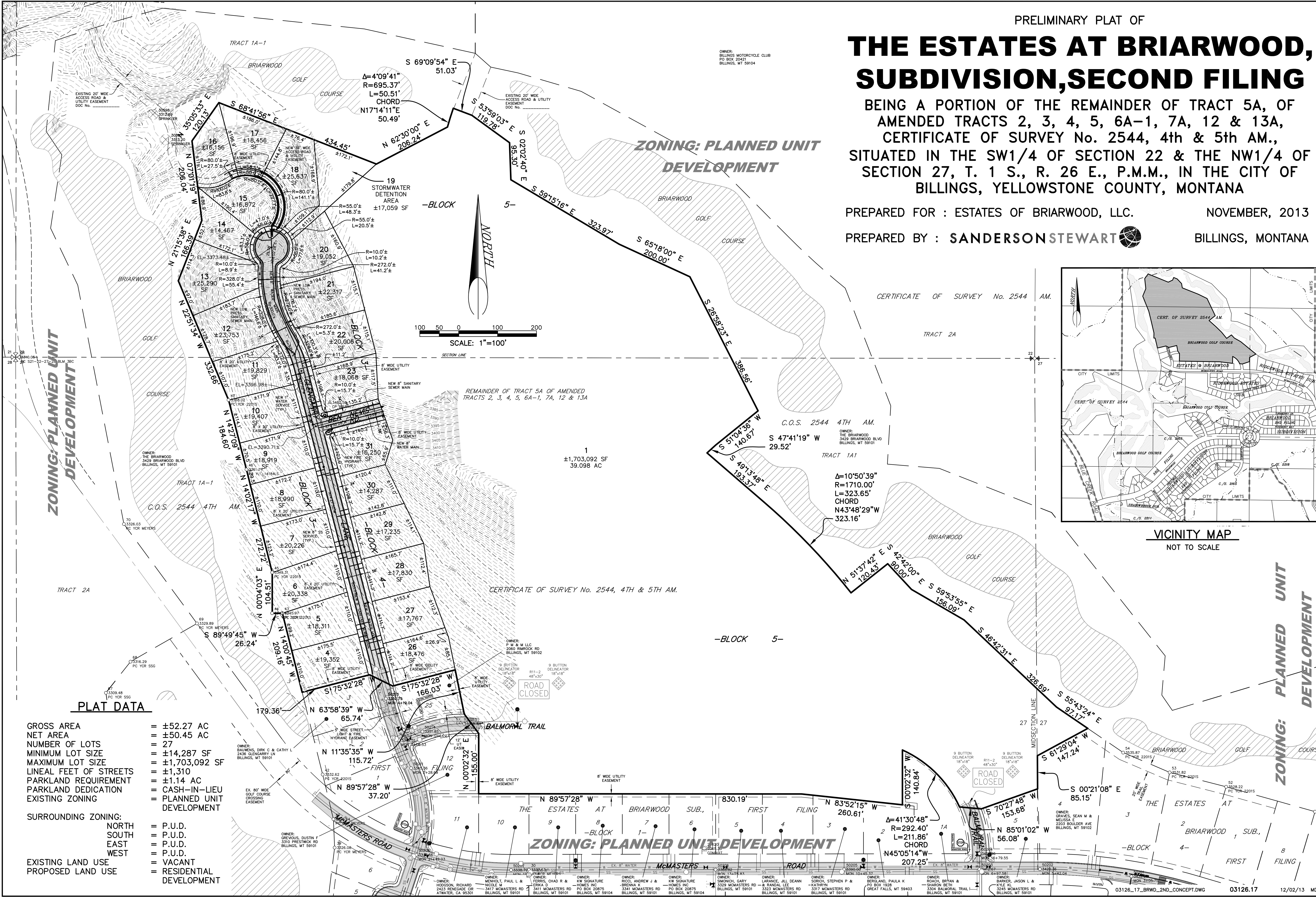
BEING A PORTION OF THE REMAINDER OF TRACT 5A, OF AMENDED TRACTS 2, 3, 4, 5, 6A-1, 7A, 12 & 13A, CERTIFICATE OF SURVEY No. 2544, 4th & 5th AM., SITUATED IN THE SW1/4 OF SECTION 22 & THE NW1/4 OF SECTION 27, T. 1 S., R. 26 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : ESTATES OF BRIARWOOD, LLC.

NOVEMBER, 2013

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



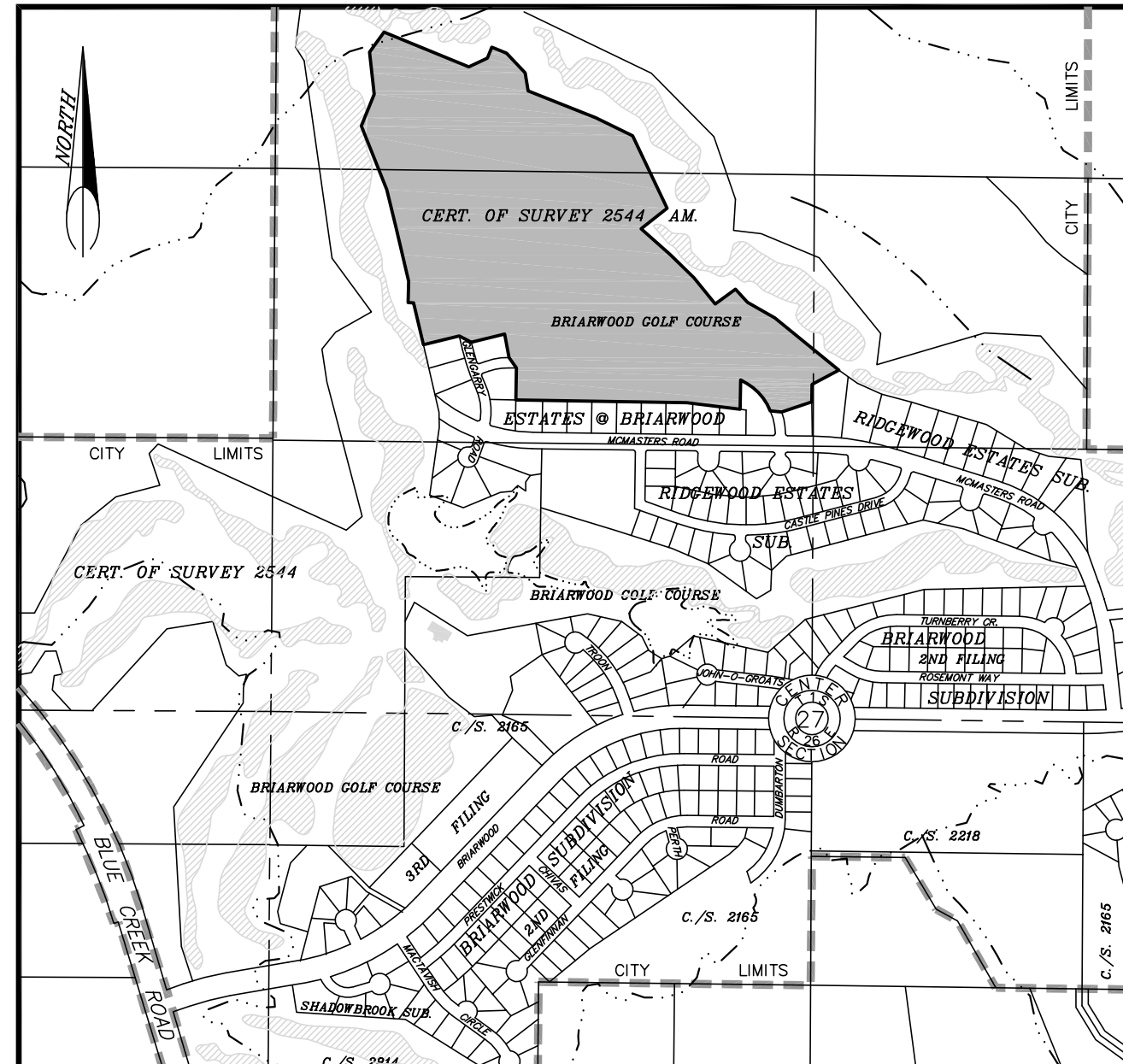
CERTIFICATE OF SURVEY No. 2544 AM.

TRACT 2A

C.O.S. 2544 4TH AM.

TRACT 1A1

CERTIFICATE OF SURVEY No. 2544, 4TH & 5TH AM.



VICINITY MAP NOT TO SCALE

### PLAT DATA

GROSS AREA	= ±52.27 AC
NET AREA	= ±50.45 AC
NUMBER OF LOTS	= 27
MINIMUM LOT SIZE	= ±14,287 SF
MAXIMUM LOT SIZE	= ±1,703,092 SF
LINEAL FEET OF STREETS	= ±1,310
PARKLAND REQUIREMENT	= ±1.14 AC
PARKLAND DEDICATION	= CASH-IN-LIEU
EXISTING ZONING	= PLANNED UNIT DEVELOPMENT
SURROUNDING ZONING:	
NORTH	= P.U.D.
SOUTH	= P.U.D.
EAST	= P.U.D.
WEST	= P.U.D.
EXISTING LAND USE	
PROPOSED LAND USE	= RESIDENTIAL DEVELOPMENT