

PRELIMINARY PLAT OF

JOSEPHINE CROSSING SUBDIVISION, FIFTH FILING

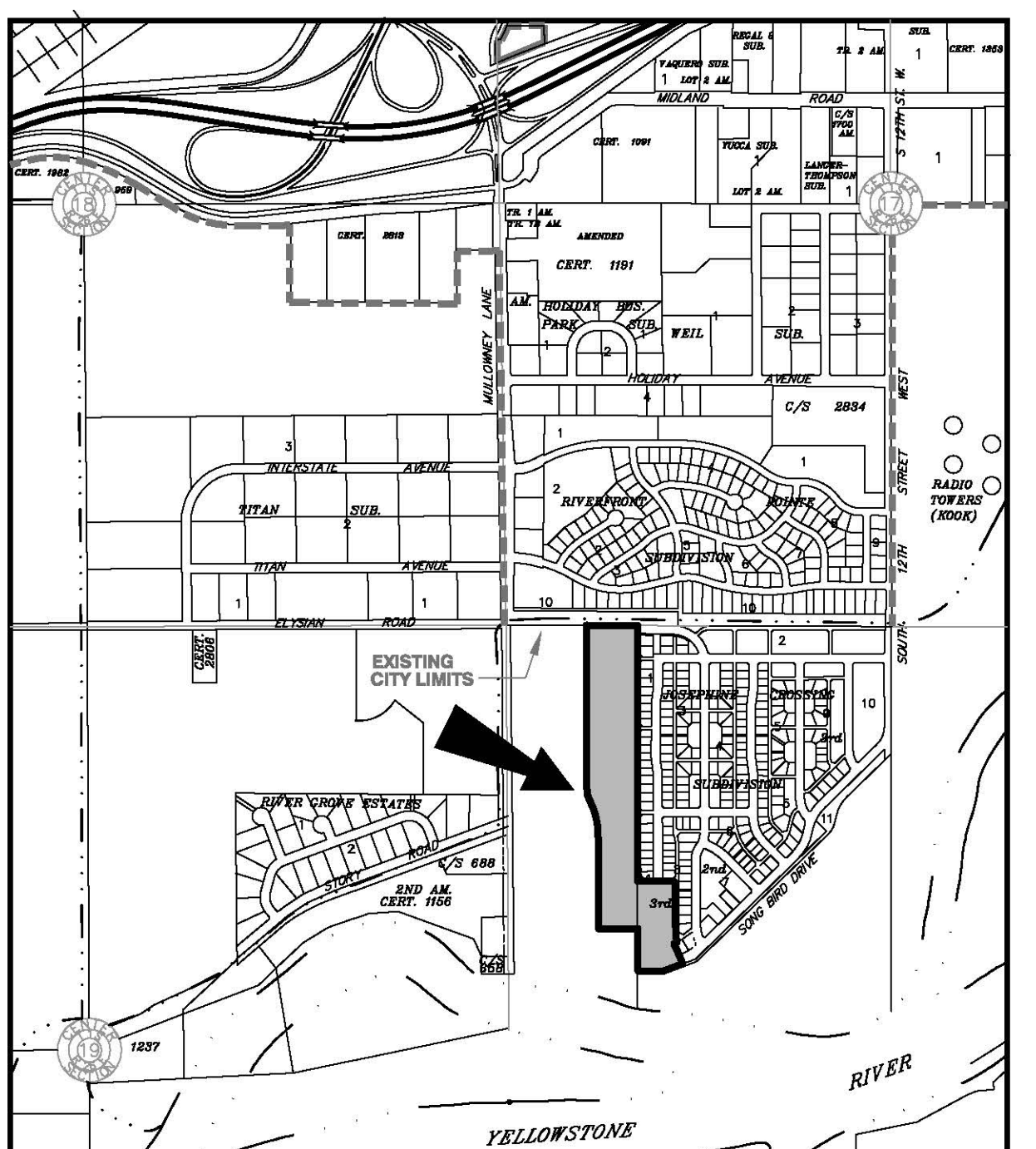
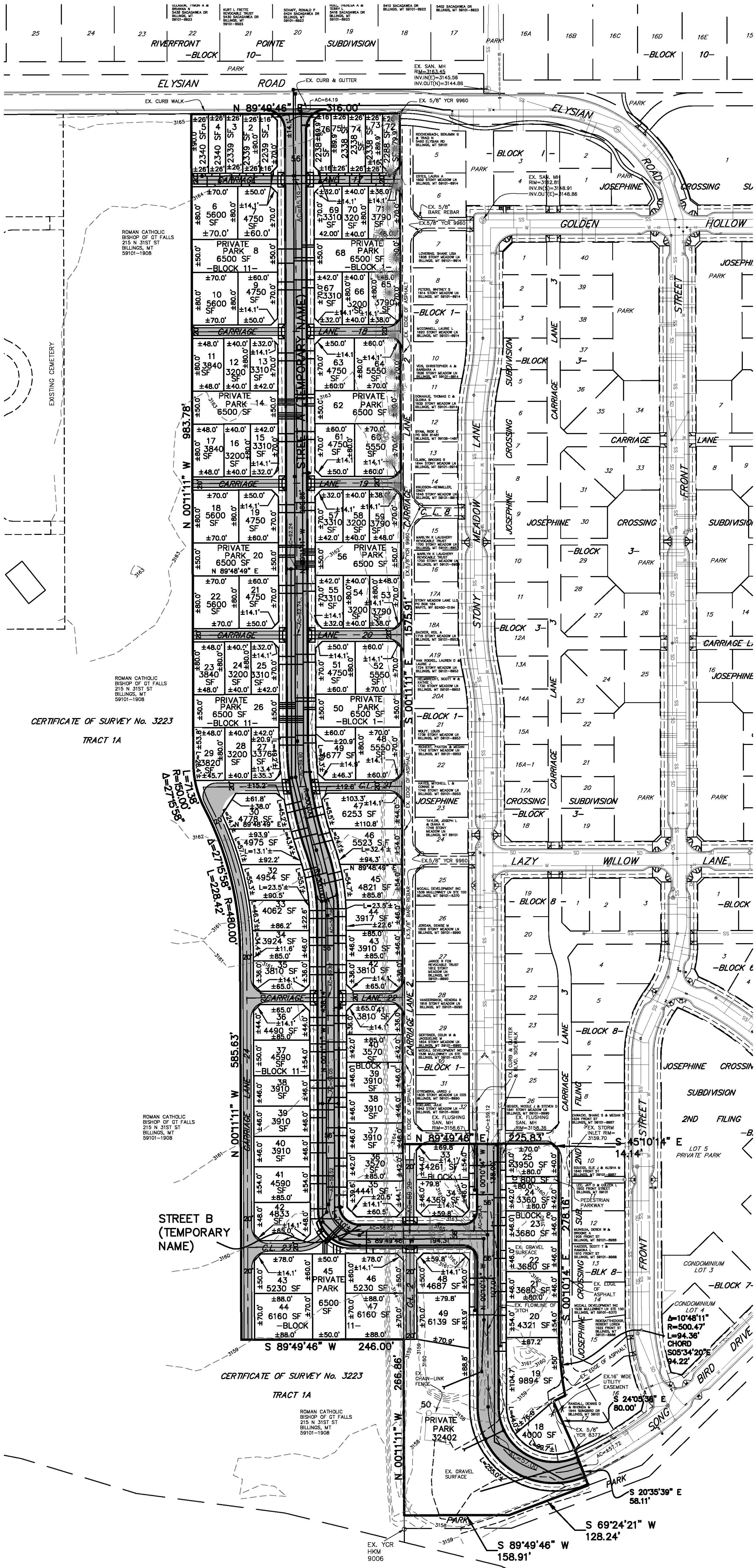
BEING LOT 33A OF THE AMENDED PLAT LOT 33, BLOCK 1 OF JOSEPHINE CROSSING SUBDIVISION, 3RD FILING
SITUATED IN THE NW1/4 OF SECTION 20, T. 1 S., R. 26 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : McCALL DEVELOPMENT, INC.

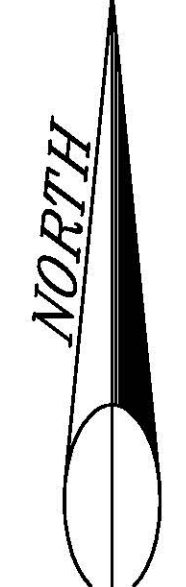
AUGUST, 2014

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE



SCALE: 1"=80'

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	=	15.35 ACRES
NET AREA = LOTS & PRIVATE PARKS	=	10.77 ACRES
NUMBER OF LOTS	=	92
NUMBER OF PRIVATE PARKS LOTS	=	10
MINIMUM LOT SIZE	=	2,238 SF
MAXIMUM LOT SIZE	=	9894 SF
PEDESTRIAN PARKWAY	=	800 SF
LINEAL FEET OF STREETS & ALLEYS	=	±5,185 L.F.
AREA OF STREETS & ALLEYS	=	4.51 ACRES
EXISTING ZONING	=	PUBLIC & PLANNED UNIT DEVELOPMENT
SURROUNDING ZONING:		
NORTH	=	HIGHWAY COMMERCIAL
SOUTH	=	YELLOWSTONE RIVER/ PUBLIC
EAST	=	PLANNED UNIT DEVELOPMENT
WEST	=	PUBLIC - HOLY CROSS CEMETERY
EXISTING LAND USE	=	AGRICULTURE OPEN
PROPOSED LAND USE	=	RESIDENTIAL DEVELOPMENT