

PRELIMINARY AMENDED PLAT OF LOT 3A, BLOCK 1,
KELLER PLACE SUBDIVISION

SITUATED IN THE NW 1/4 OF SECTION 30, T. 1 N., R. 27 E., P.M.M.
 YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : KING'S ACE HARDWARE

MAY, 2015

PREPARED BY : SANDERSON STEWART

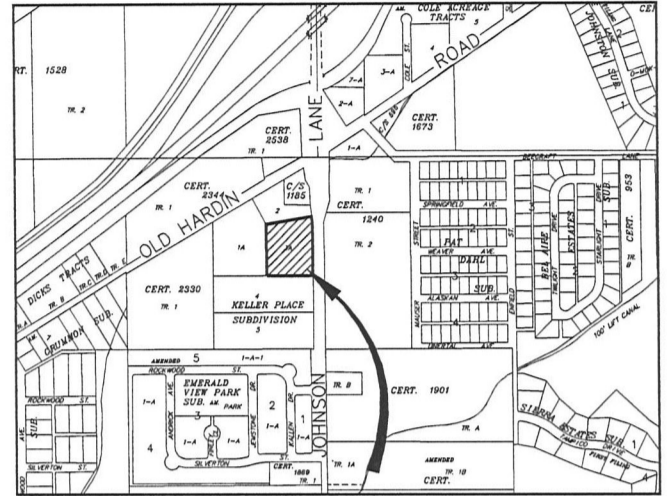
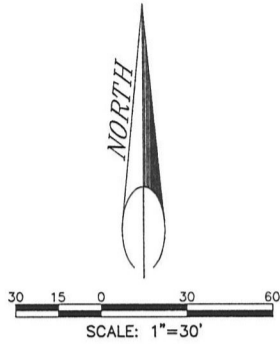
BILLINGS, MONTANA

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.

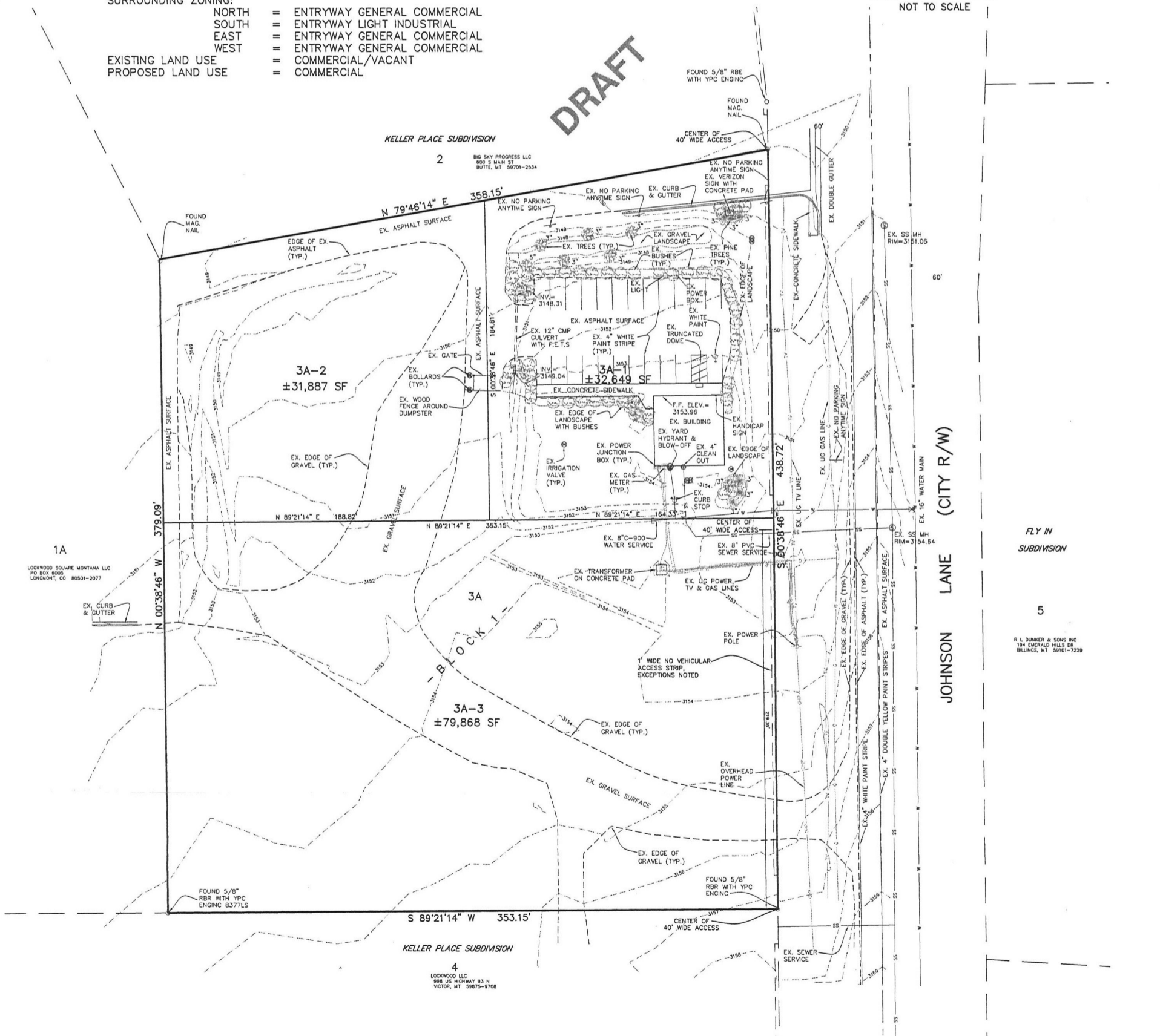
- FOUND SURVEY MONUMENT, AS NOTED
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

PLAT DATA

GROSS AREA	=	3.315 ACRES
NET AREA	=	3.315 ACRES
NUMBER OF LOTS	=	3
MINIMUM LOT SIZE	=	31,887 SF
MAXIMUM LOT SIZE	=	79,868 SF
LINEAL FEET OF STREETS	=	NONE
PARKLAND REQUIREMENT	=	NA
PARKLAND DEDICATION	=	NA
EXISTING ZONING	=	ENTRYWAY GENERAL COMMERCIAL
SURROUNDING ZONING:		
NORTH	=	ENTRYWAY GENERAL COMMERCIAL
SOUTH	=	ENTRYWAY INDUSTRIAL
EAST	=	ENTRYWAY GENERAL COMMERCIAL
WEST	=	ENTRYWAY GENERAL COMMERCIAL
EXISTING LAND USE	=	COMMERCIAL/VACANT
PROPOSED LAND USE	=	COMMERCIAL



VICINITY MAP
 NOT TO SCALE



JOHNSON LANE (CITY R/W)

FLY IN SUBDIVISION

5

R L DUNKER & SONS INC
 194 EMERALD HILLS DR
 BILLINGS, MT 59101-7229