

VICINITY MAP

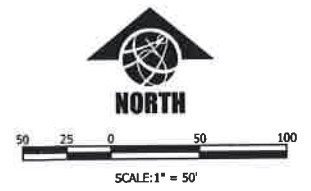
**LEGEND**

- SET REBAR WITH CAP MARKED "SANDERSON STEWART"
- FOUND CORNER MONUMENT, AS NOTED
- ⊙ POWER POLE
- ⊠ ELECTRIC SERVICE
- ⊞ GAS SERVICE
- ⊚ SAN SEWER MH
- ⊛ STORM DRAIN MH
- CATCH BASIN
- ⊞ WATER VALVE
- ⊚ FIRE HYDRANT
- ⊞ SIGN
- ⊚ TELEPHONE RISER
- SS — SANITARY SEWER MAIN
- SD — STORM DRAIN
- W — WATER MAIN
- G — GAS LINE

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

**PROJECT SURVEY CONTROL**

Point #	Northing	Easting	Elevation	Description
1	169204.00	595917.10	3363.84	CP 1/2" ACR SS CTL MON
2	169197.16	595448.00	3360.80	CP 1/2" ACR SS CTL MON
3	168750.08	595653.73	3353.97	CP 1/2" ACR SS CTL MON



BASIS OF BEARING: DETERMINED BY GPS OBSERVATIONS USING SURVEY GRADE RECEIVERS. DISTANCES SHOWN ARE GROUND.

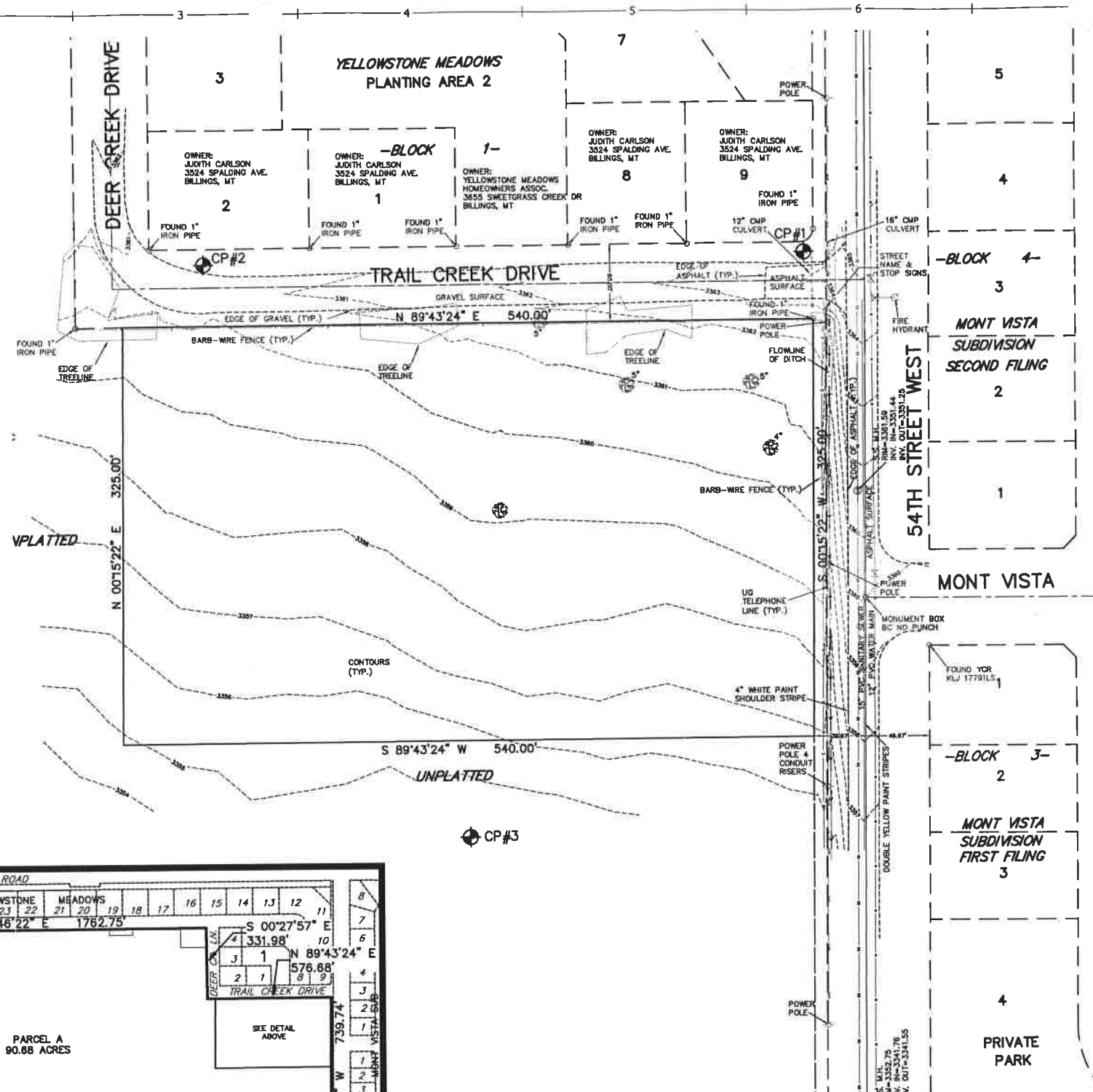
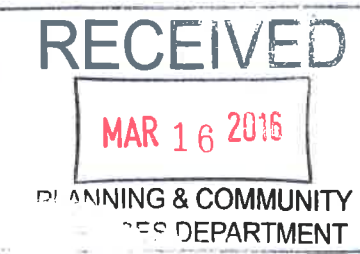
**ZONING NOTE**

ZONING INFORMATION NOT PROVIDED BY INSURER. SANDERSON STEWART IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF THE FOLLOWING INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

As disclosed by Yellowstone County property tax records, the subject property is zoned as follows: **Residential 9600**.

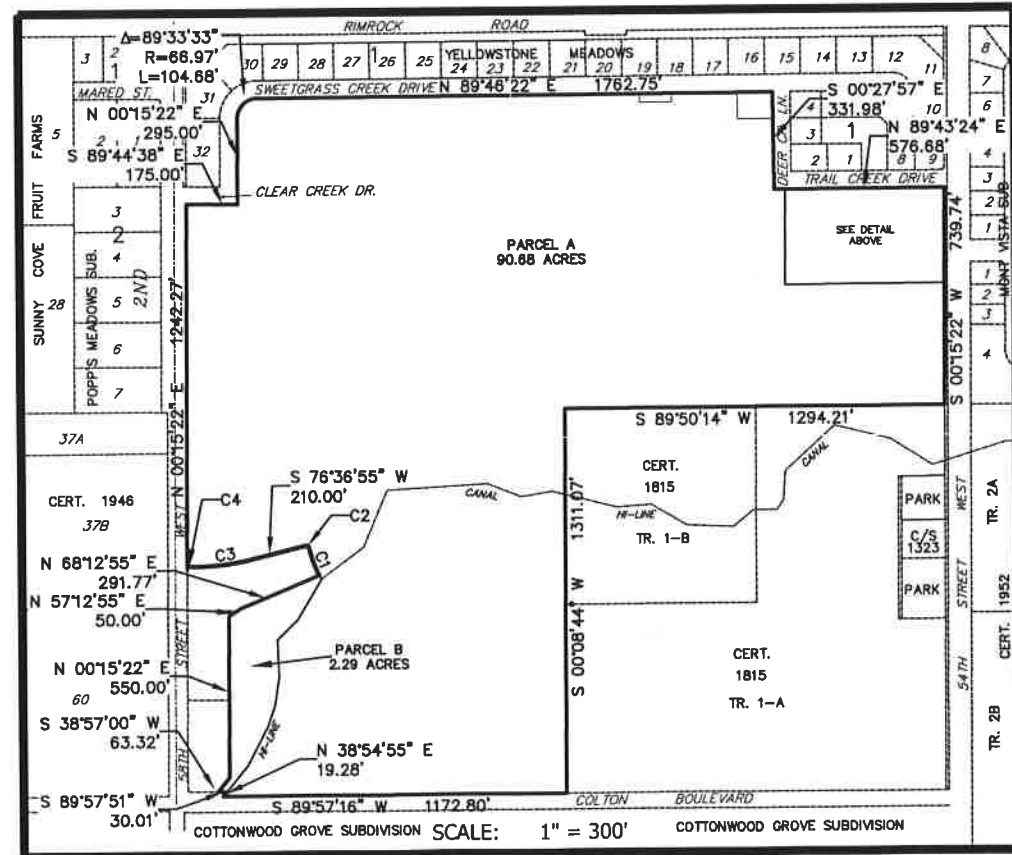
As indicated in the zoning regulations for the City of Billings and Yellowstone County the subject property has the following zoning requirements:

- Minimum Yard Requirements:**
- Front: = 20 feet
  - Side: = 5 feet
  - Side Adjacent to Street: = 10 feet
  - Rear: = 20 feet
- Maximum Allowable Building Height = 30 feet**  
**Maximum Allowable Lot Coverage = 30%**



**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	102.28	405.07	14.47	S02°37'08"E	102.02
C2	18.71	10.00	80.00	S68°23'08"E	14.14
C3	171.42	720.00	13.64	N43°28'08"E	171.29
C4	18.71	10.00	90.00	N48°18'22"E	14.14



COTTONWOOD GROVE SUBDIVISION SCALE: 1" = 300'

**ANNEXATION REQUEST**

NE 1/4 SECTION 31, T. 1 N., R. 25 E., P.M.M.  
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: YELLOWSTONE MEADOWS PARTNERS, LLC ON BEHALF OF THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS