PRELIMINARY PLAT OF

JOSEPHINE LANDING SUBDIVISION, FIRST FILING

BEING LOT 1, BLOCK 1 OF ADAM AND MOLLIE WALTER SUBDIVISION, FIRST FILING
& TRACT 1 OF CERTIFICATE OF SURVEY No. 3594
SITUATED IN THE NW1/4 OF SECTION 19, T. 1 S., R. 26 E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : McCALL DEVELOPMENT, INC.

JANUARY, 2016

PREPARED BY : SANDERSONSTEWART

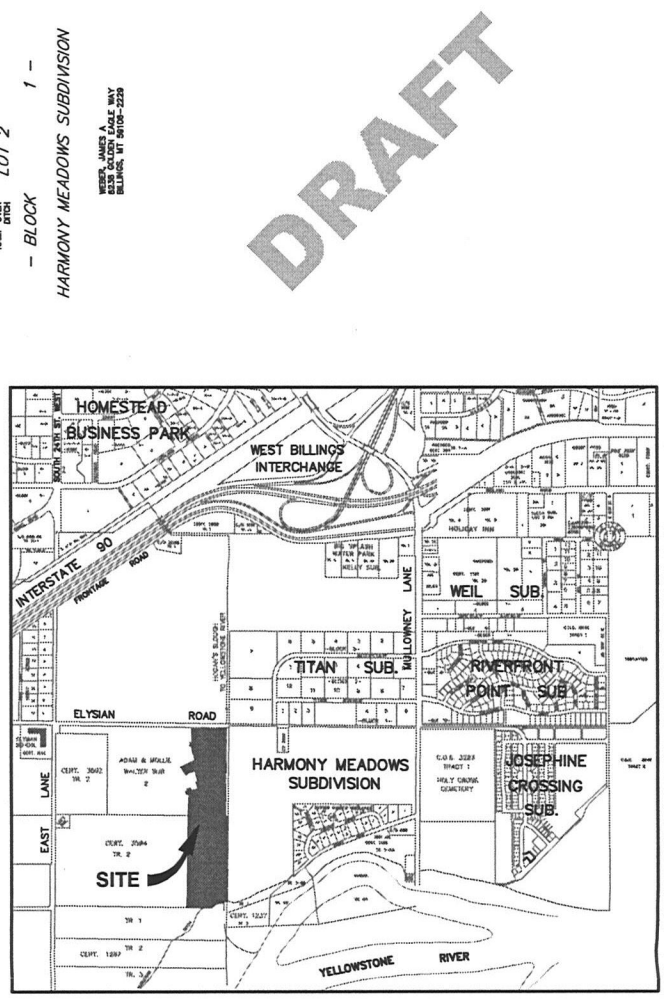
BILLINGS, MONTANA

NORTH

50 25 0 50 100

SCALE:1" = 50'

LINE TABLE		
Line #	Bearing	Distance
L1	N 44°50'15" E	14.14'
L2	N 89°50'15" E	18.50'
L3	S 89°50'15" W	20.20'
L4	N 47°43'52" W	14.76'
L5	S 42°06'35" W	48.48'
L6	S 73°50'15" W	97.94'
L7	N 29°55'24" E	15.26'
L8	N 76°00'34" E	16.68'
L9	S 59°09'45" E	14.63'
L10	S 16°09'45" E	22.44'
L11	N 16°09'45" W	18.52'
L12	N 30°50'15" E	13.64'
L13	N 77°50'15" E	18.52'
L14	S 77°50'15" W	21.39'
L15	N 56°25'27" W	13.96'
L16	N 89°58'09" E	0.75'



VICINITY MAP

NOT TO SCALE

PLAT DATA

GROSS AREA	=	32.72 ACRES
NET AREA = LOTS & PRIVATE PARKS	=	24.74 ACRES
NUMBER OF LOTS	=	136
MINIMUM LOT SIZE	=	1,538 S.F.
MAXIMUM LOT SIZE	=	159,363 S.F.
NUMBER OF PRIVATE PARK LOTS	=	10
AREA OF PRIVATE PARKS	=	8.48 ACRES
LINEAL FEET OF STREETS & ALLEYS	=	±8,976 L.F.
AREA OF STREETS & ALLEYS	=	7.98 ACRES
EXISTING ZONING	=	AGRICULTURE OPEN
PROPOSED ZONING	=	P.D.
SURROUNDING ZONING:		
NORTH	=	NEIGHBORHOOD COMMERCIAL
SOUTH	=	AGRICULTURE OPEN
EAST	=	COMMUNITY COMMERCIAL
WEST	=	AGRICULTURE OPEN
EXISTING LAND USE	=	AG/TURF FARM
PROPOSED LAND USE	=	MIX USE

DRAFT

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