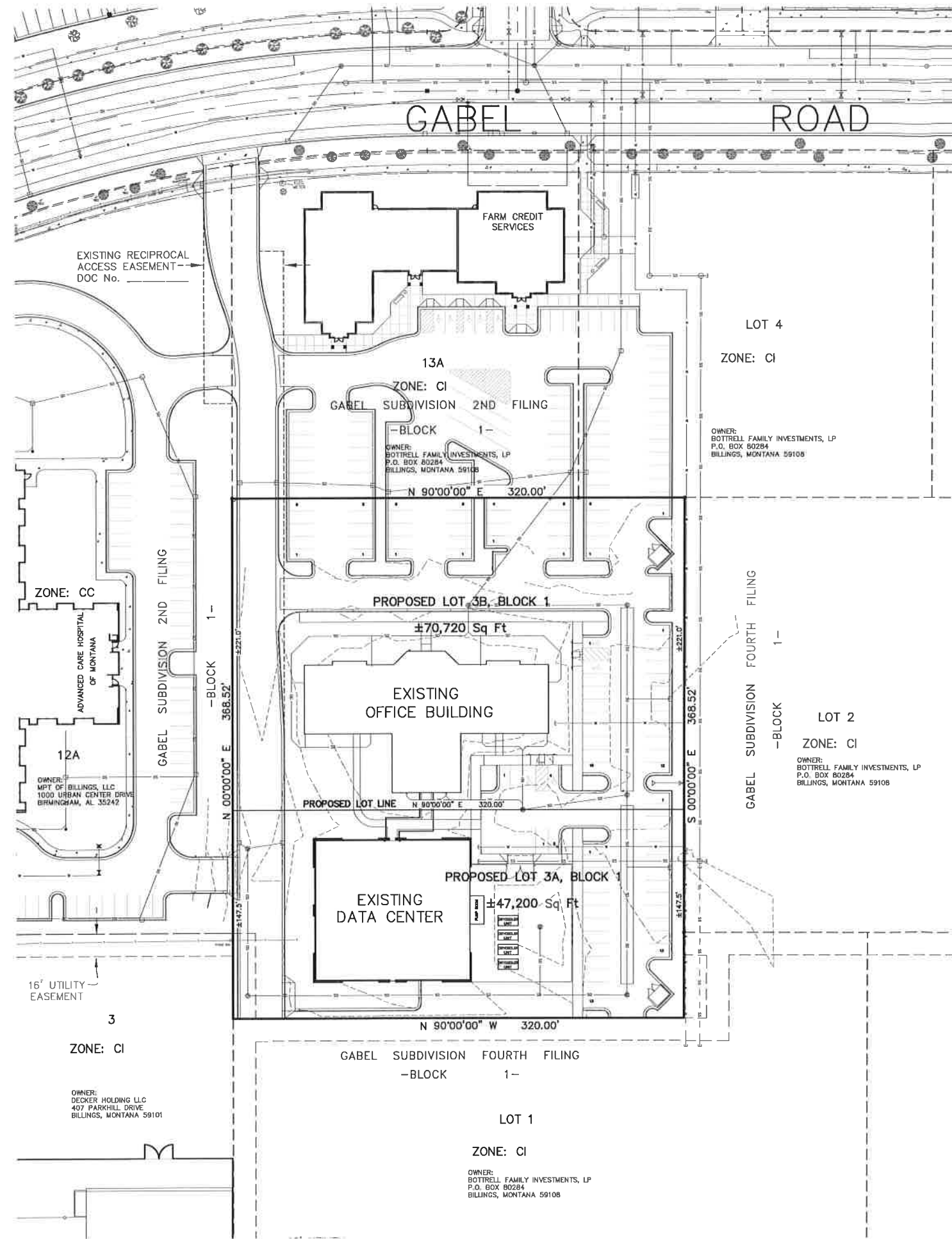


PRELIMINARY PLAT OF AMENDED LOT 3, BLOCK 1,
GABEL SUBDIVISION, FOURTH FILING
 SITUATED IN THE SE1/4 OF SECTION 14, T. 1 S., R. 25 E., P.M.M.
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : BOTTRELL FAMILY INVESTMENTS, LP
 PREPARED BY : **SANDERSON STEWART**

NOVEMBER, 2016
 BILLINGS, MONTANA



VICINITY MAP
 NOT TO SCALE



SCALE : 1"=40'

PLAT DATA

GROSS AREA	= ±117,920 Sq Ft
NET AREA	= ±117,920 Sq Ft
NUMBER OF LOTS	= TWO
MINIMUM LOT SIZE	= ±47,200 Sq Ft
MAXIMUM LOT SIZE	= ±70,720 Sq Ft
LINEAL FEET OF STREETS	= 0
PARKLAND REQUIREMENT	= NONE REQUIRED
EXISTING ZONING	= CONTROLLED INDUSTRIAL
SURROUNDING ZONING:	
NORTH	= CONTROLLED INDUSTRIAL
SOUTH	= CONTROLLED INDUSTRIAL
EAST	= CONTROLLED INDUSTRIAL
WEST	= COMMUNITY COMMERCIAL and CONTROLLED INDUSTRIAL
EXISTING LAND USE	= OFFICE BUILDING AND DATA CENTER
PROPOSED LAND USE	= NO CHANGE

IN RE: GABEL, S.A., M.L.S. BY THE ARCHITECT: SANDERSON STEWART, ARCHITECTS, PREPARED FOR: BOTTRELL FAMILY INVESTMENTS, LP, 10/27/2016 2:17:54 PM, 1/16/2016, 1:1