

# 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

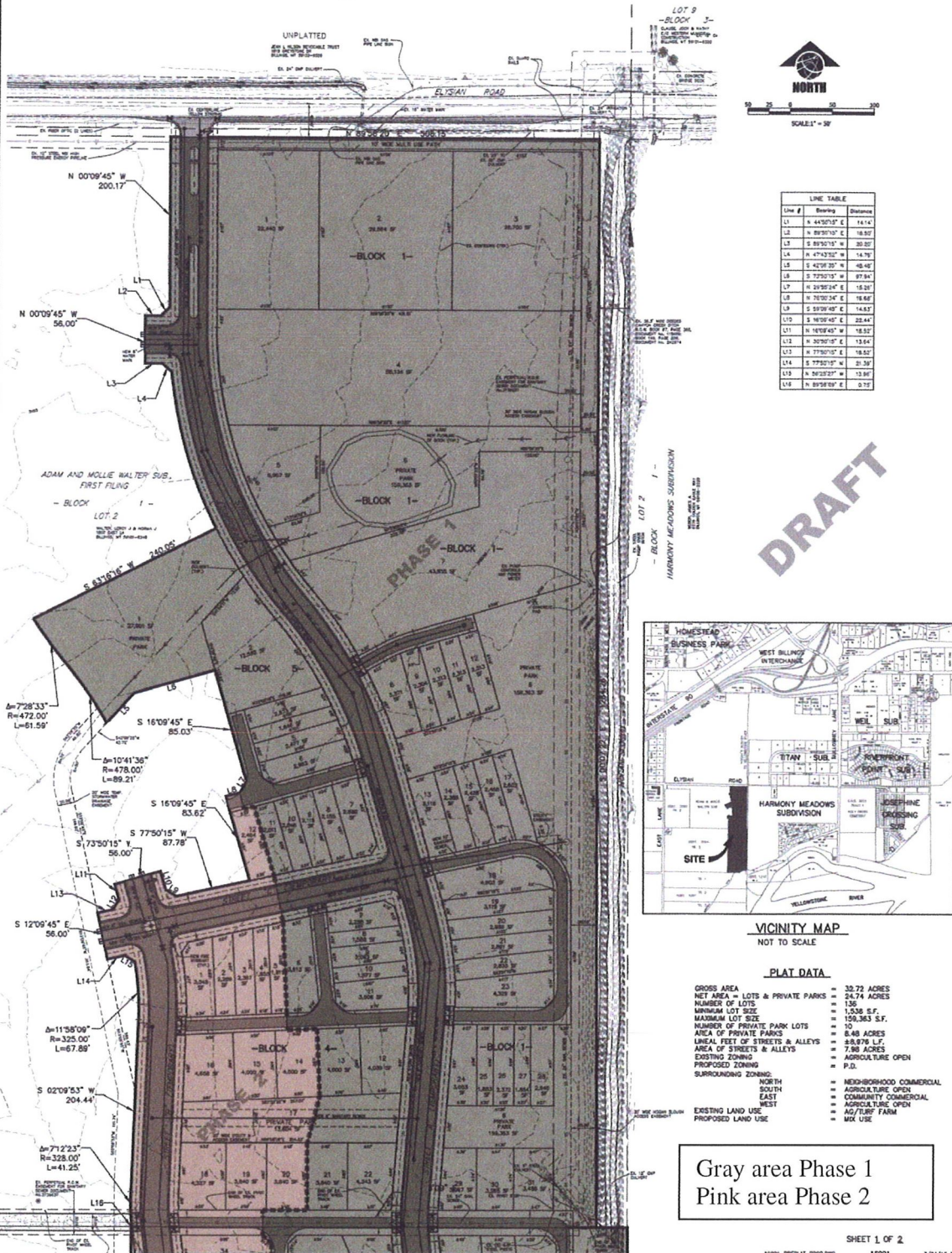
SITUATED IN THE NW1/4 OF SECTION 19, T. 1 S., R. 26 E., P.M.M.  
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : McCALL DEVELOPMENT, INC.

JANUARY, 2016

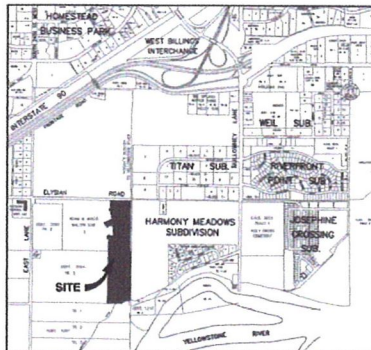
PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



Line #	Bearing	Distance
L1	N 44°50'15" E	14.14
L2	N 89°50'15" E	18.87
L3	S 89°50'15" W	20.87
L4	N 44°50'15" E	14.14
L5	S 42°58'30" W	48.42
L6	S 72°50'15" W	87.84
L7	N 29°50'15" E	18.87
L8	N 70°50'15" E	18.87
L9	S 89°50'15" W	18.87
L10	S 16°09'45" E	22.44
L11	N 16°09'45" W	18.87
L12	N 30°50'15" E	13.64
L13	N 77°50'15" E	18.87
L14	S 77°50'15" W	18.87
L15	N 89°50'15" W	13.64
L16	N 89°50'15" E	0.71

DRAFT



VICINITY MAP  
NOT TO SCALE

PLAT DATA	
GROSS AREA	= 33.72 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	= 6.48 ACRES
LINEAL FEET OF STREETS & ALLEYS	= 8,876 L.F.
AREA OF STREETS & ALLEYS	= 7.89 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

Gray area Phase 1  
Pink area Phase 2