

PRELIMINARY PLAT OF JOSEPHINE LANDING SUBDIVISION, FIRST FILING

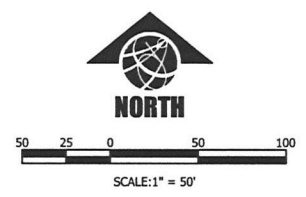
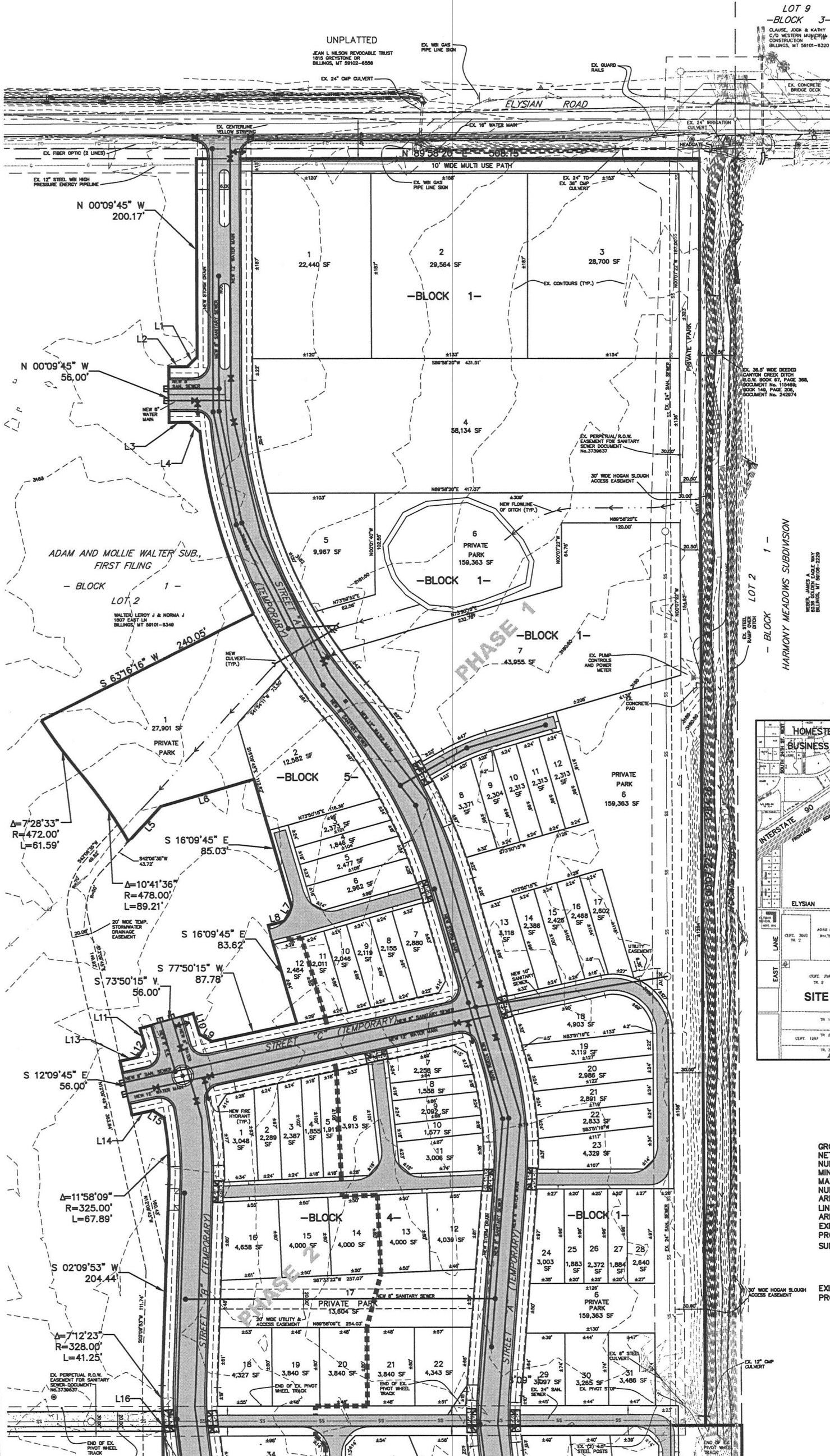
BEING LOT 1, BLOCK 1 OF ADAM AND MOLLIE WALTER SUBDIVISION, FIRST FILING
& TRACT 1 OF CERTIFICATE OF SURVEY No. 3594
SITUATED IN THE NW1/4 OF SECTION 19, T. 1 S., R. 26 E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : McCALL DEVELOPMENT, INC.

JANUARY, 2016

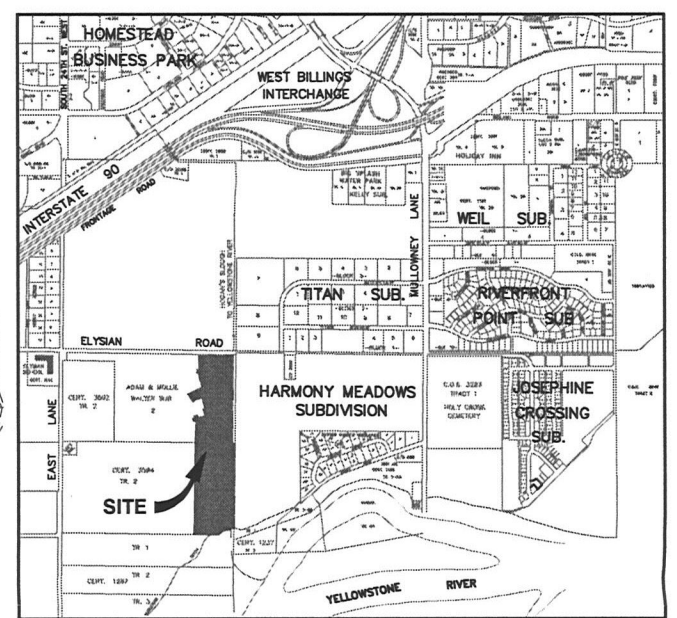
PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



Line #	Bearing	Distance
L1	N 44°50'15" E	14.14'
L2	N 89°50'15" E	18.50'
L3	S 89°50'15" W	20.20'
L4	N 47°43'52" W	14.78'
L5	S 42°06'35" W	48.48'
L6	S 73°50'15" W	97.94'
L7	N 29°55'24" E	15.28'
L8	N 78°00'34" E	18.68'
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'

DRAFT



VICINITY MAP
NOT TO SCALE

PLAT DATA

- GROSS AREA = 32.72 ACRES
- NET AREA = LOTS & PRIVATE PARKS = 24.74 ACRES
- NUMBER OF LOTS = 138
- 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