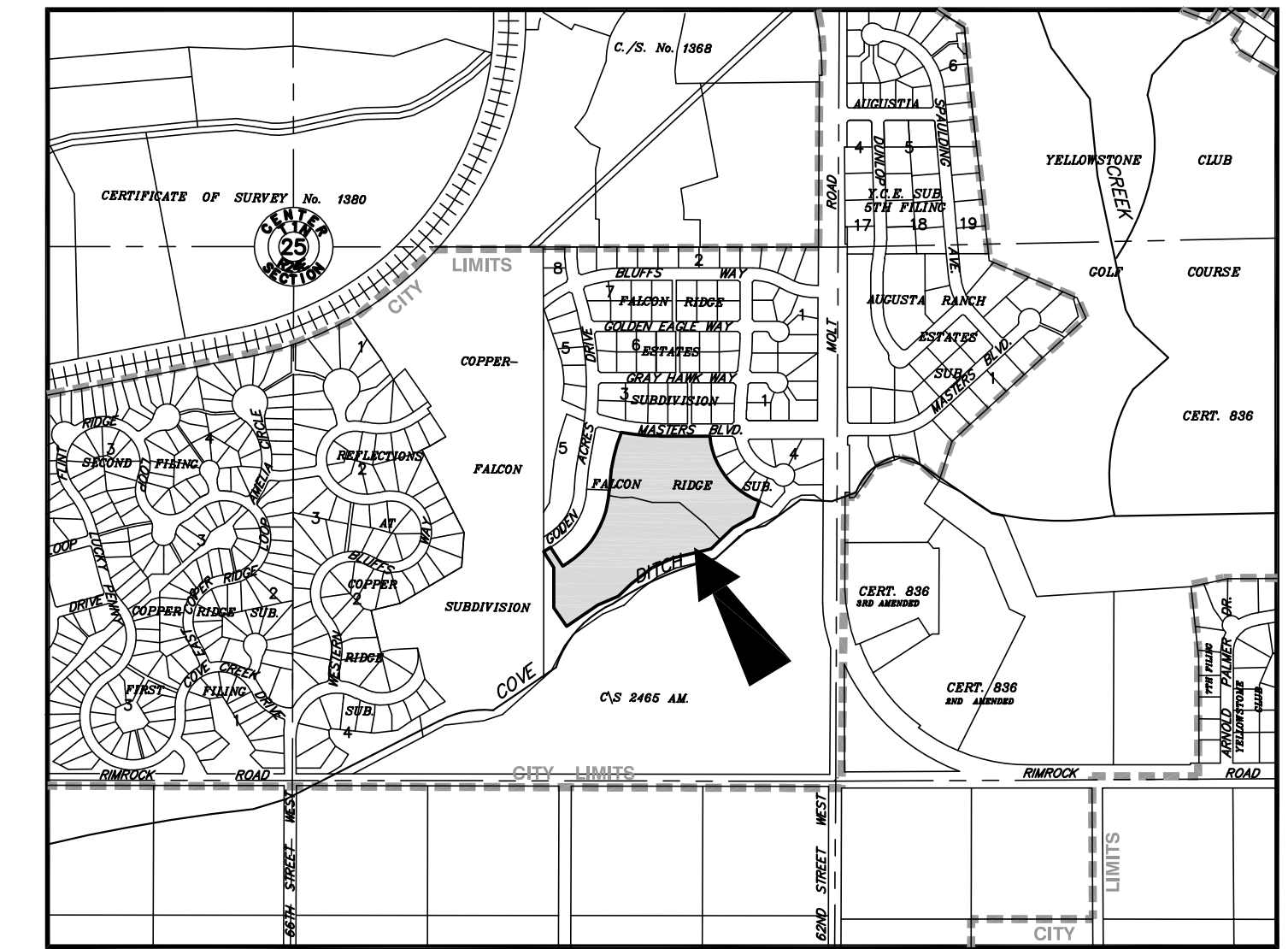


# PRELIMINARY PLAT OF FALCON RIDGE ESTATES SUBDIVISION, 3RD FILING

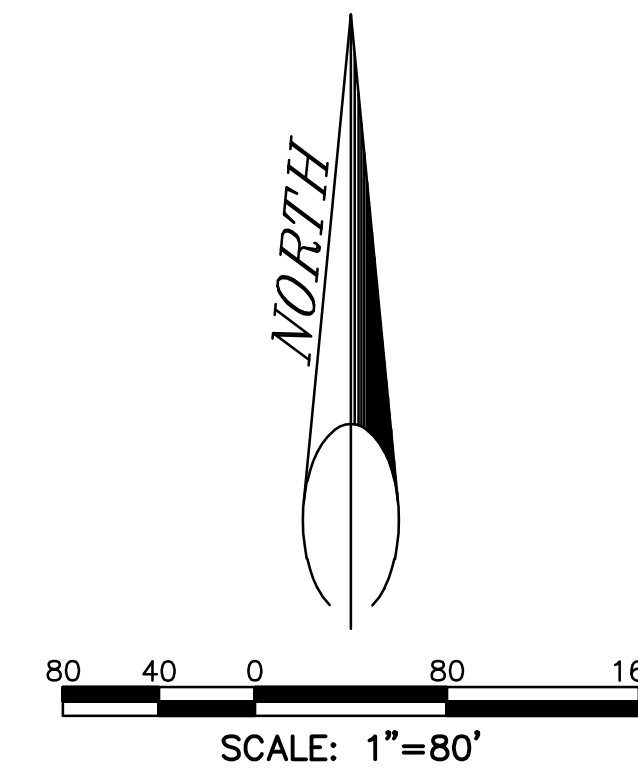
BEING LOT 10A OF AMENDED PLAT OF LOTS 10 & 15, BLOCK 4, FALCON RIDGE SUBDIVISION, FIRST FILING  
AND LOT 11A OF AMENDED PLAT OF LOTS 11-14, BLOCK 4, FALCON RIDGE SUBDIVISION, 1ST FILING  
SITUATED IN THE SE1/4 OF SECTION 25, T. 1 N., R. 24 E., P.M.M.,  
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : FALCON RIDGE I, LLC  
PREPARED BY : SANDERSON STEWART

AUGUST, 2017  
BILLINGS, MONTANA

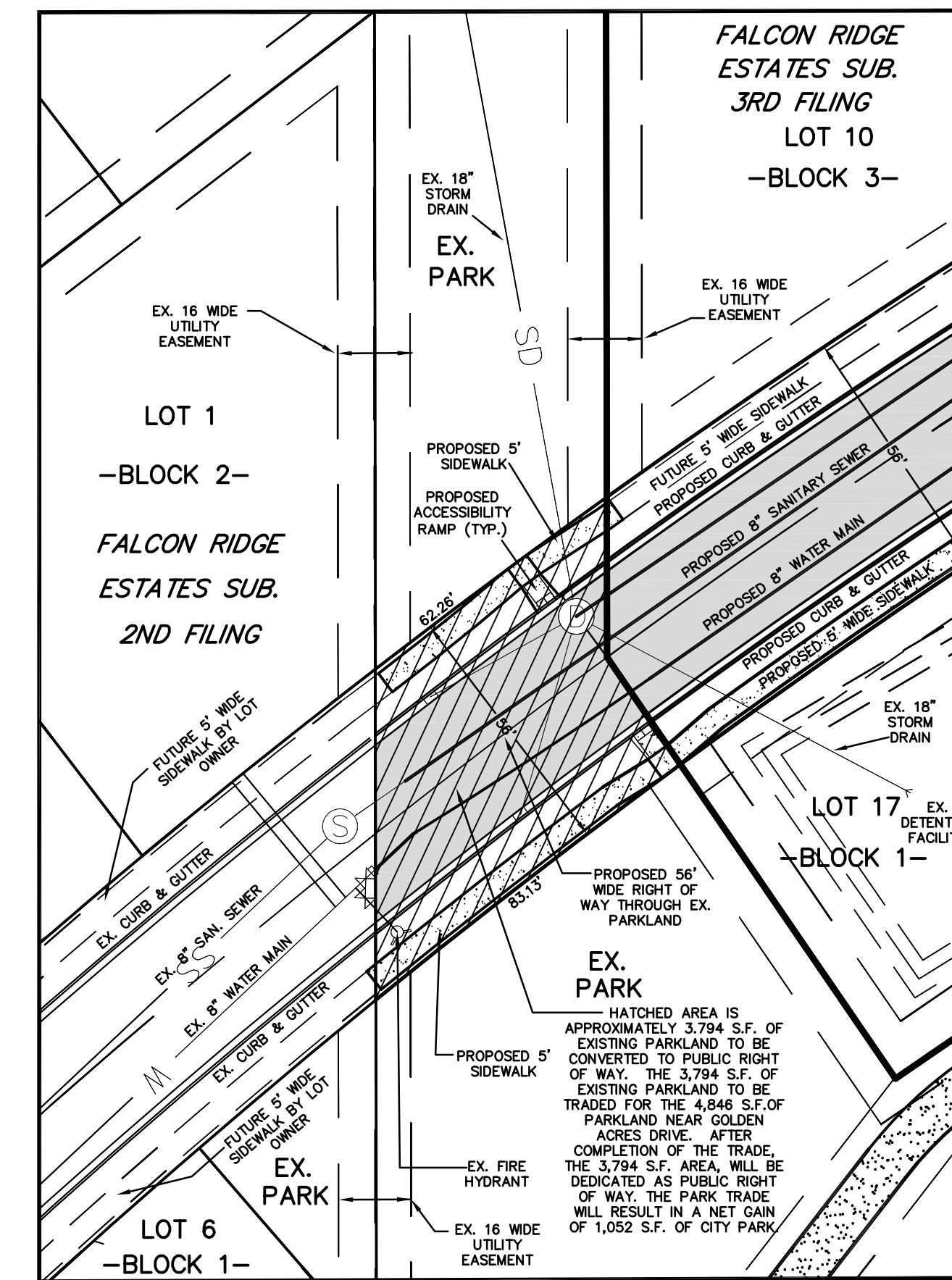
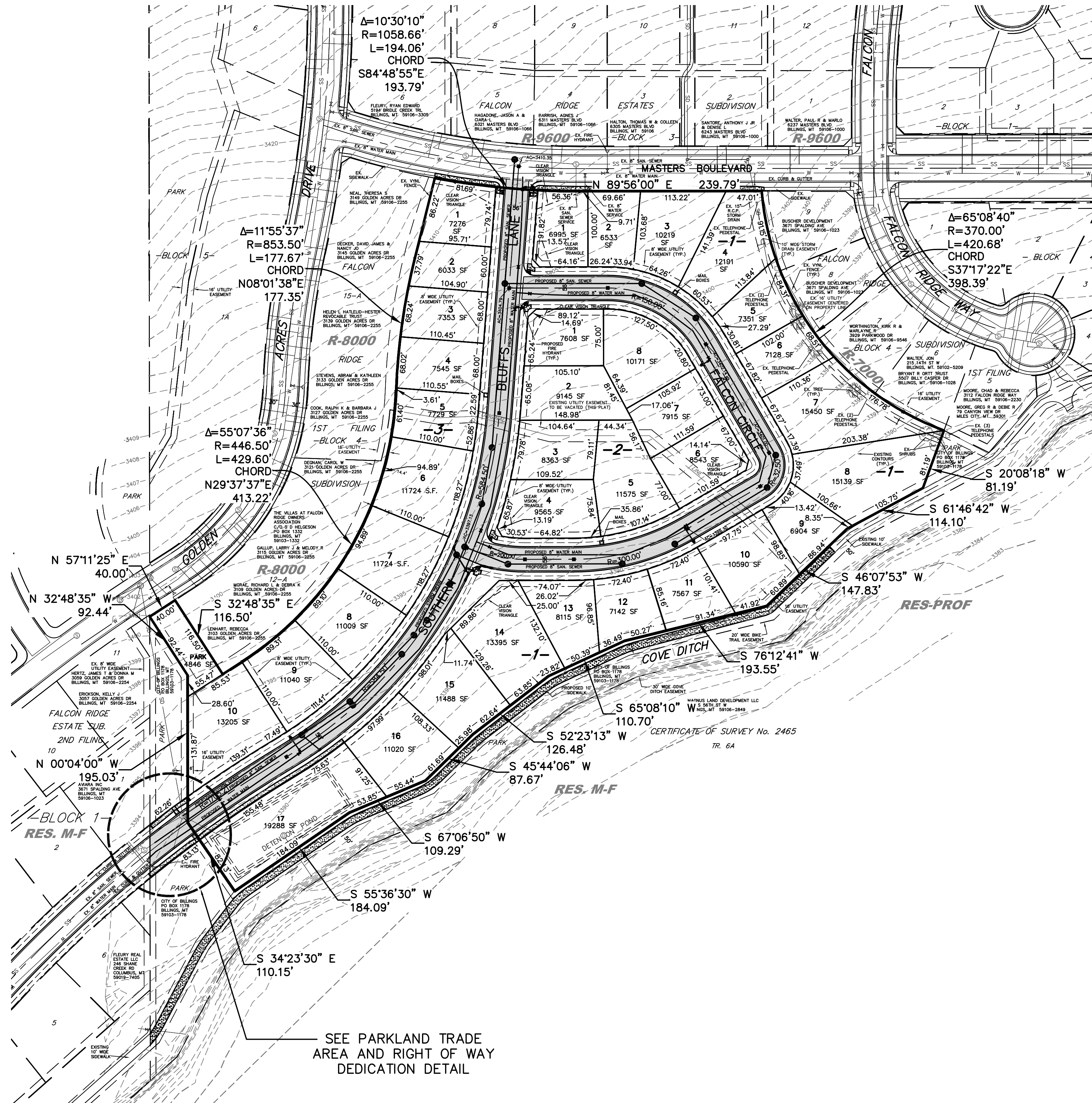


VICINITY MAP  
NOT TO SCALE



## PLAT DATA

GROSS AREA	= 10.444 AC
NET AREA	= ±7.436 AC
NUMBER OF LOTS	= 35
MINIMUM LOT SIZE	= ±6,033 SF
MAXIMUM LOT SIZE	= ±19,288 SF
LINEAL FEET OF STREETS	= ±1,914 LF
PARKLAND REQUIREMENT	= 0.818 AC.
PARKLAND DEDICATION	= ±0.111 AC + MET THROUGH PREVIOUS FILINGS PARKLAND DEDICATION
EXISTING ZONING	= RESIDENTIAL 9600
SURROUNDING ZONING:	
NORTH	= RESIDENTIAL MULTI-FAMILY &
SOUTH	= RESIDENTIAL PROFESSIONAL
EAST	= RESIDENTIAL 7000
WEST	= RESIDENTIAL 8000
EXISTING LAND USE	= VACANT
PROPOSED LAND USE	= RESIDENTIAL DEVELOPMENT



EX. PARKLAND TRADE AREA AND RIGHT OF WAY  
DEDICATION DETAIL  
SCALE: 1"=30'

SEE PARKLAND TRADE  
AREA AND RIGHT OF WAY  
DEDICATION DETAIL