

PRELIMINARY PLAT OF  
**HIGH SIERRA SUBDIVISION, 12th FILING**

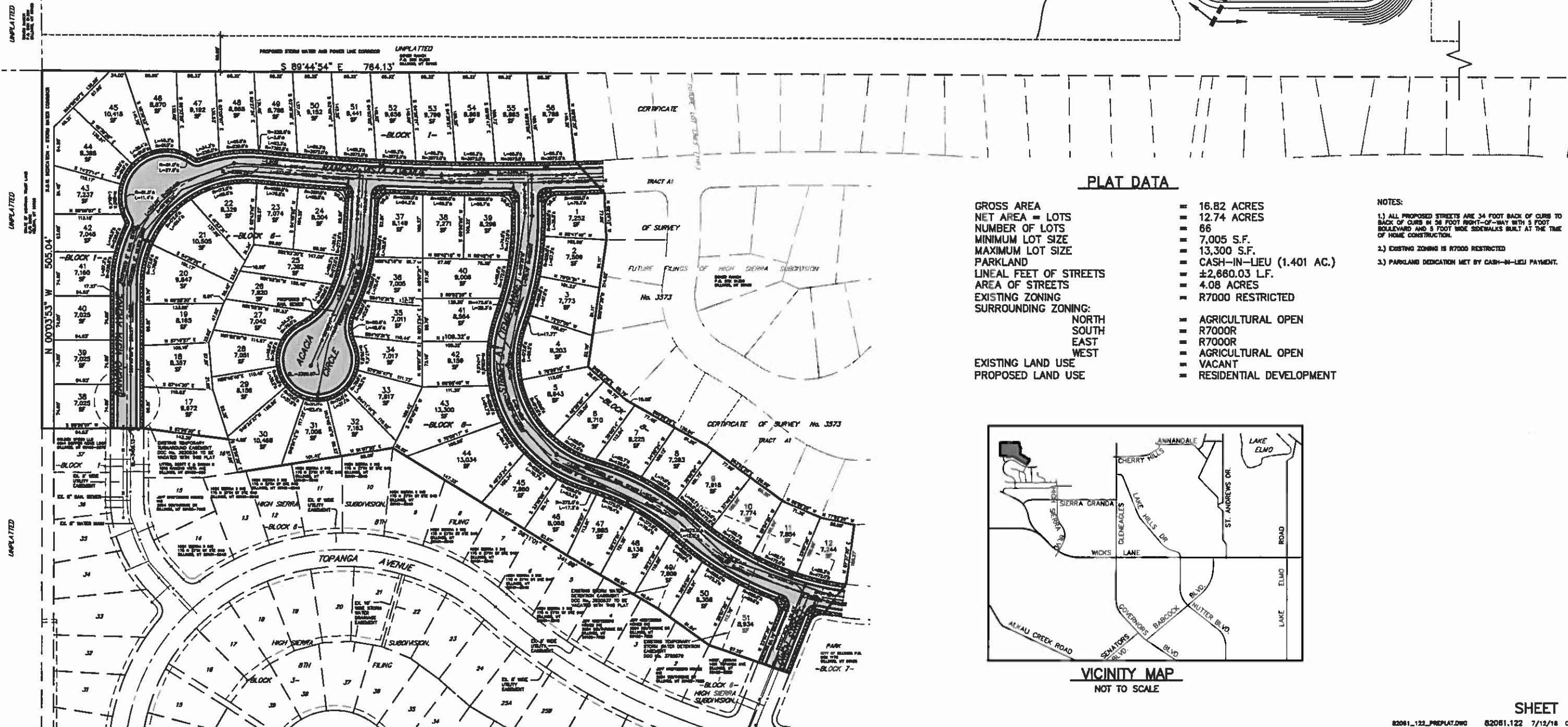
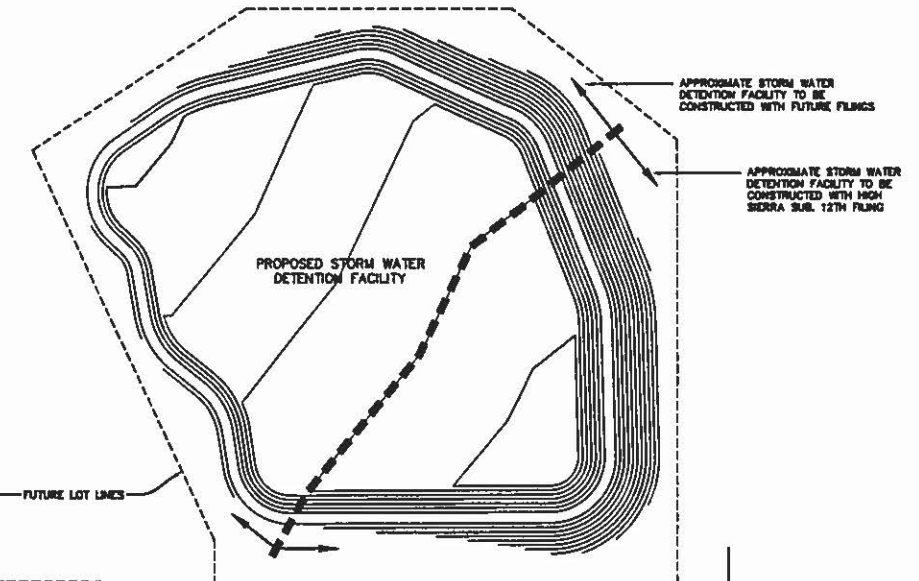
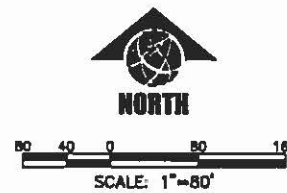
BEING LOT 17, BLOCK 6 OF HIGH SIERRA SUBDIVISION 11TH FILING  
 SITUATED IN NW1/4 OF SECTION 17, T. 1 N., R. 26 E., P.M.M.,  
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.

JULY, 2018

PREPARED BY : SANDERSON STEWART

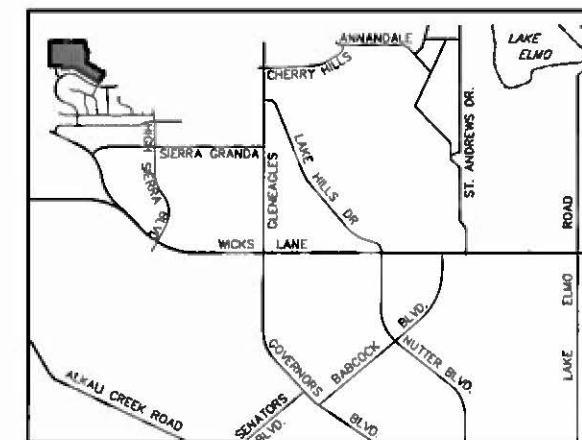
BILLINGS, MONTANA



**PLAT DATA**

GROSS AREA	= 16.82 ACRES
NET AREA = LOTS	= 12.74 ACRES
NUMBER OF LOTS	= 66
MINIMUM LOT SIZE	= 7,005 S.F.
MAXIMUM LOT SIZE	= 13,300 S.F.
PARKLAND	= CASH-IN-LIEU (1.401 AC.)
LINEAL FEET OF STREETS	= ±2,660.03 L.F.
AREA OF STREETS	= 4.08 ACRES
EXISTING ZONING	= R7000 RESTRICTED
SURROUNDING ZONING:	
NORTH	= AGRICULTURAL OPEN
SOUTH	= R7000R
EAST	= R7000R
WEST	= AGRICULTURAL OPEN
EXISTING LAND USE	= VACANT
PROPOSED LAND USE	= RESIDENTIAL DEVELOPMENT

- NOTES:**
- 1.) ALL PROPOSED STREETS ARE 34 FOOT BACK OF CURB TO BACK OF CURB IN 34 FOOT RIGHT-OF-WAY WITH 5 FOOT BOLLEVAARD AND 5 FOOT WIDE SIDEWALKS BUILT AT THE TIME OF HOME CONSTRUCTION.
  - 2.) EXISTING ZONING IS R7000 RESTRICTED
  - 3.) PARKLAND DEDICATION MET BY CASH-IN-LIEU PAYMENT.



**VICINITY MAP**  
 NOT TO SCALE