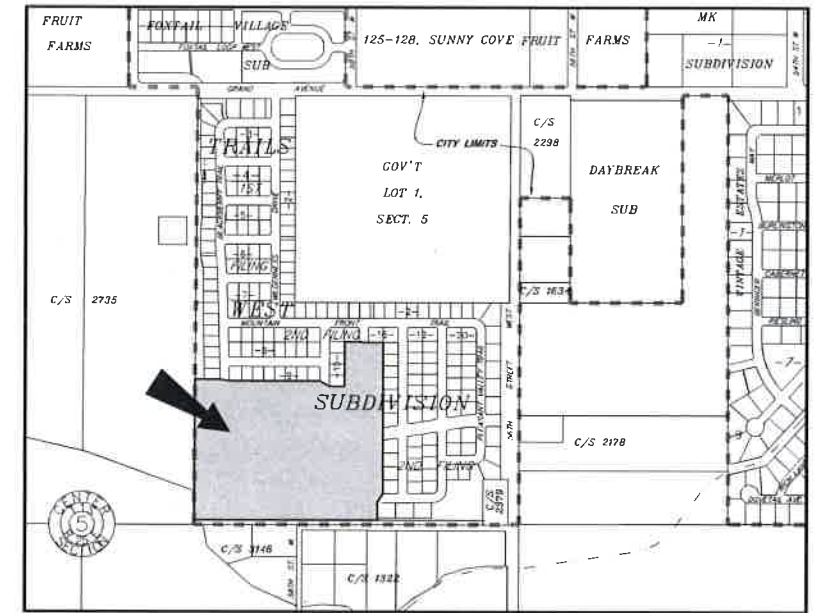


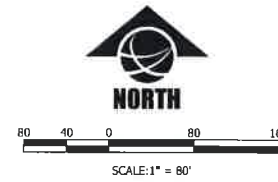
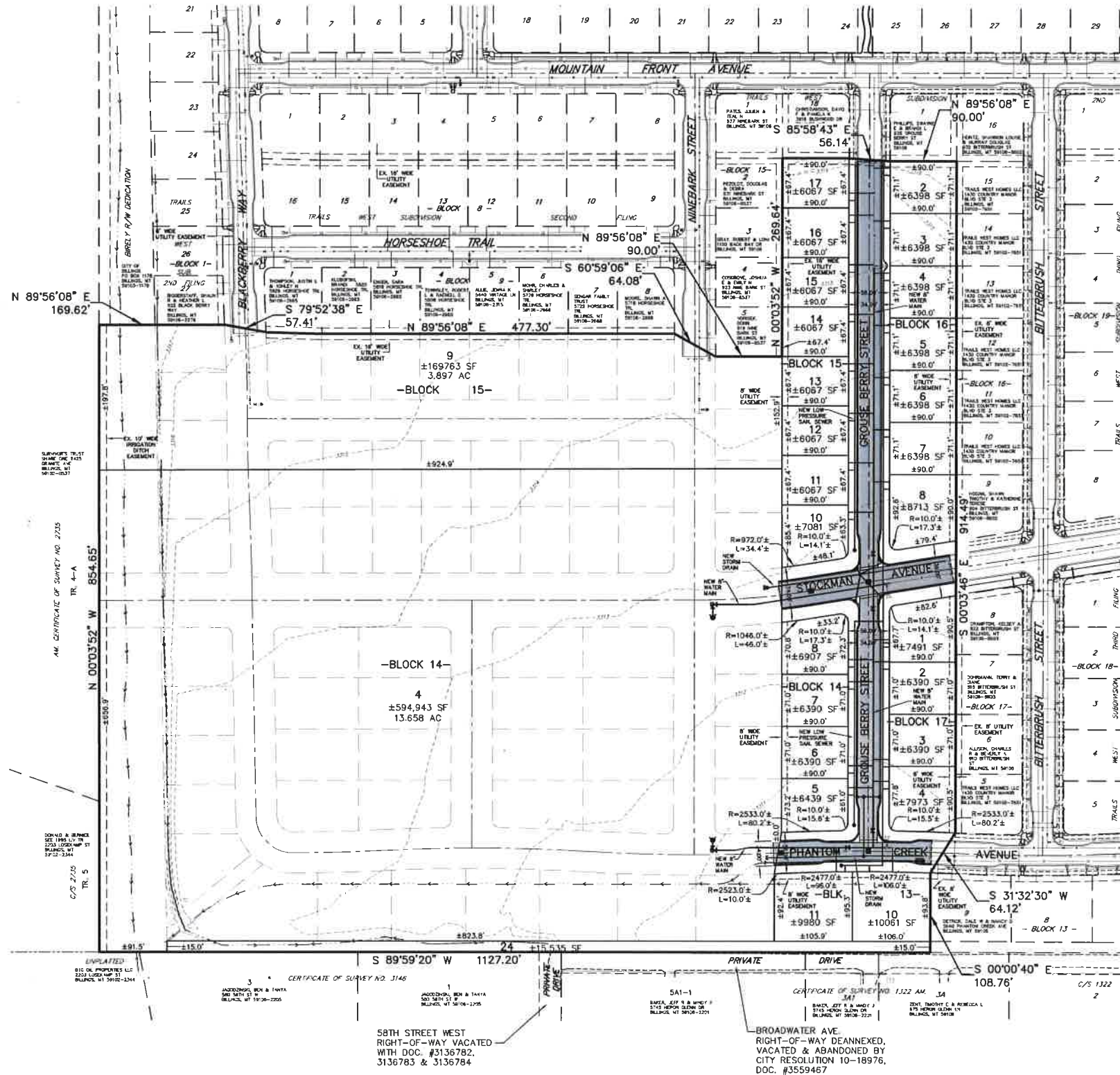
PRELIMINARY PLAT OF
TRAILS WEST SUBDIVISION, FOURTH FILING
 BEING LOT 1, BLOCK 16 & LOT 1, BLOCK 17 OF TRAILS WEST SUBDIVISION, THIRD FILING
 SITUATED IN THE N.E. 1/4 OF SECTION 5, T.1S., R.25E., P.M.M.
 BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : DORN-WILSON DEVELOPMENT, LLC
 PREPARED BY : SANDERSON STEWART

AUGUST, 2019
 BILLINGS, MONTANA



VICINITY MAP
 NOT TO SCALE



BASIS OF BEARING: (ORIGINAL PLAT/C.O.S.) OR THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS; HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. THE GRID TO GROUND COMBINED SCALE FACTOR AT [monument description] IS xxxxxxxxxxxx; THE CONVERGENCE ANGLE IS -x'x'x'x'. DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- FOUND SURVEY MONUMENT, AS NOTED
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT." WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

PLAT DATA

GROSS AREA	= 23.61 AC.
NET AREA	= 21.84 AC.
NUMBER OF LOTS	= 28
MINIMUM LOT SIZE	= 6,067 S.F.
MAXIMUM LOT SIZE	= 594,943 S.F.
LINEAL FEET OF STREETS	= 1,400 L.F.
PARKLAND REQUIREMENT	= 0.432 AC.
PARKLAND DEDICATION	= CASH-IN-LIEU
EXISTING ZONING	= R-9600 & R-6000R
SURROUNDING ZONING:	
NORTH	= R-6000R
SOUTH	= AG SUBURBAN & AG OPEN
EAST	= R-6000R & R-9600
WEST	= AG SUBURBAN & AG OPEN
EXISTING LAND USE	= VACANT
PROPOSED LAND USE	= RESIDENTIAL