

PRELIMINARY PLAT OF HIGH SIERRA SUBDIVISION, TENTH FILING

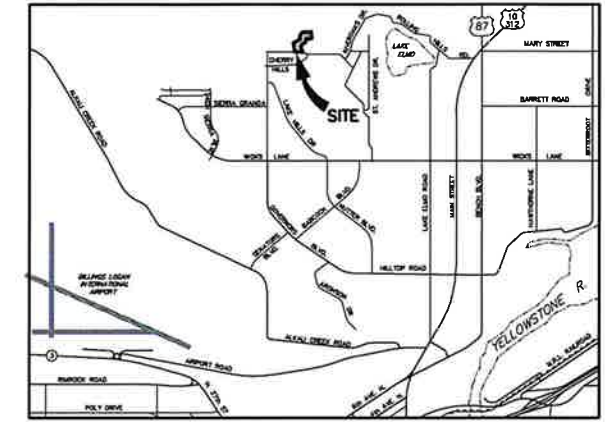
BEING A PORTION OF LOT 2A, BLOCK 2 OF AMENDED PLAT OF LOT 2,
BLOCK 1 AND LOTS 2 & 3, BLOCK 2 OF MARISELA SUBDIVISION
SITUATED IN THE SW1/4 OF SECTION 9, T. 1 N., R. 26 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.

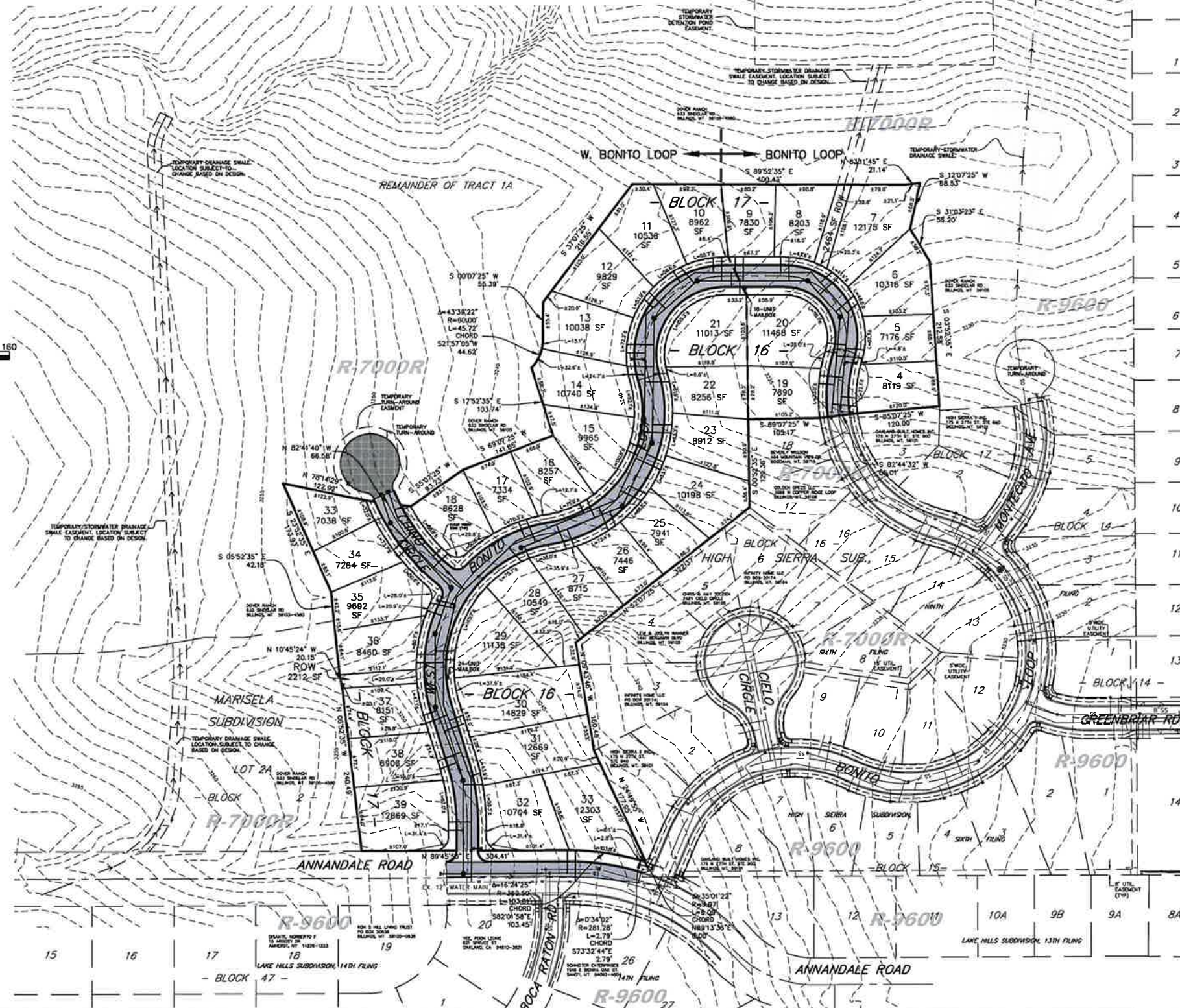
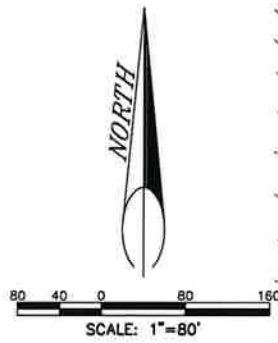
DECEMBER, 2019

PREPARED BY : SANDERSON STEWART 

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE



PLAT DATA	
GROSS AREA	= 10.267 AC
NET AREA	= ±8.250 AC
NUMBER OF LOTS	= 37
MINIMUM LOT SIZE	= ±7,038 SF
MAXIMUM LOT SIZE	= ±14,829 SF
LINEAL FEET OF STREETS	= ±1,605
PARKLAND REQUIREMENT	= ±0.907 AC
PARKLAND DEDICATION	= CASH-IN-LIEU
EXISTING ZONING	= R-7000R
SURROUNDING ZONING:	
NORTH	= R-7000R
SOUTH	= R-7000R, R9600, COMMUNITY COMMERCIAL & R-6000R
EAST	= R-7000R
WEST	= R-7000R
EXISTING LAND USE	= VACANT
PROPOSED LAND USE	= RESIDENTIAL DEVELOPMENT