

PRELIMINARY PLAT OF  
**HIGH SIERRA SUBDIVISION 16th FILING**

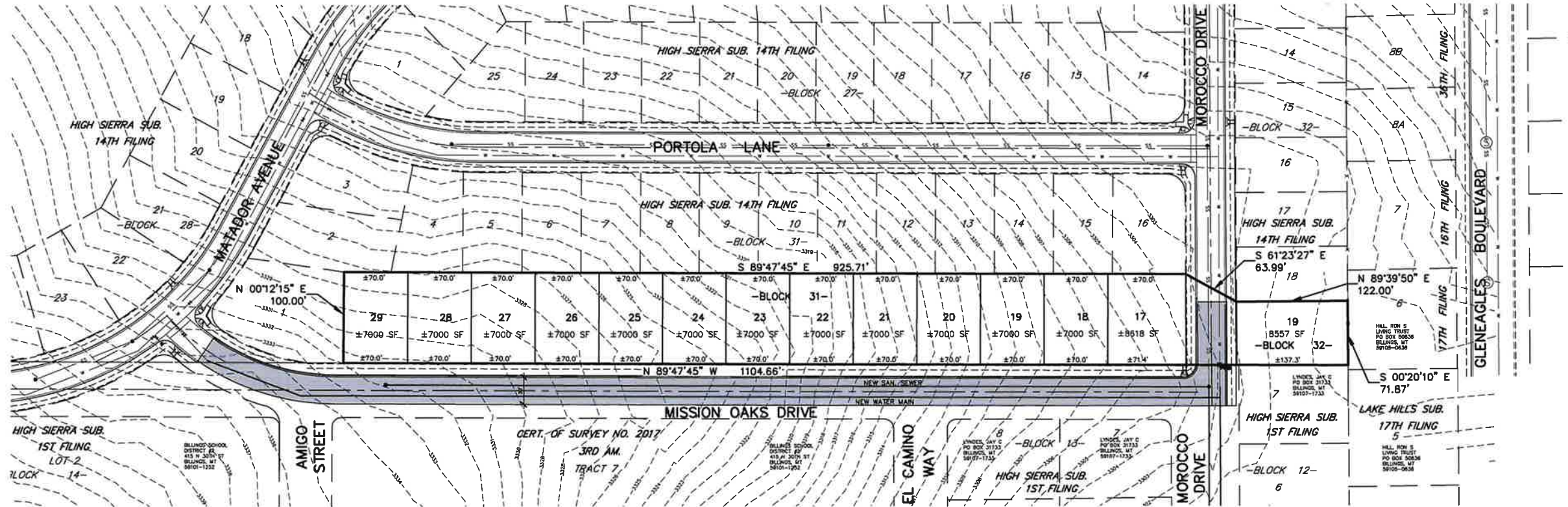
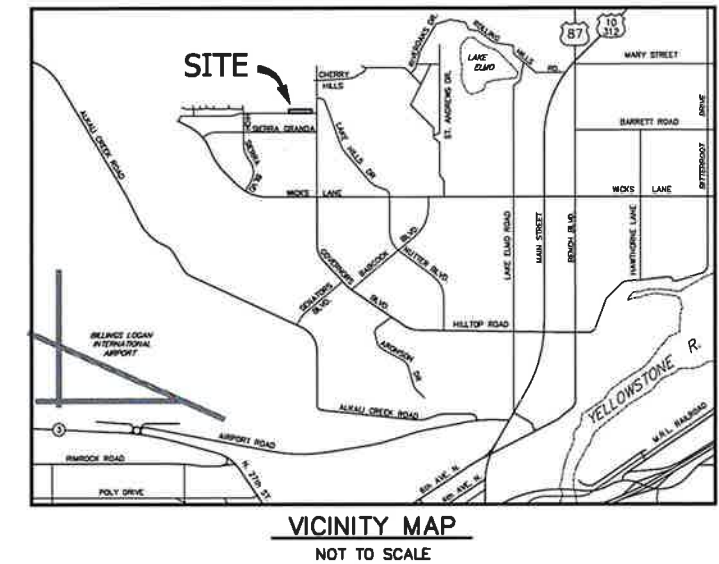
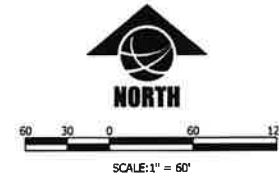
BEING LOT 17, BLOCK 31 OF HIGH SIERRA SUBDIVISION 14th FILING  
 SITUATED IN THE NE1/4 OF SECTION 17, T. 1 N., R. 26 E., P.M.M.  
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.

PREPARED BY : SANDERSON STEWART 

DECEMBER 2019

BILLINGS, MONTANA



**PLAT DATA**

GROSS AREA	= 105,633 Sq Ft
NET AREA	= 100,857 Sq Ft
NUMBER OF LOTS	= 14
MINIMUM LOT SIZE	= 7,000 Sq Ft
MAXIMUM LOT SIZE	= 8,618 Sq Ft
LINEAL FEET OF STREETS	= ±100 LF
PARKLAND REQUIREMENT	= 11,094 Sq Ft
PARKLAND DEDICATION	= PREVIOUSLY MET W/ 14TH FILING
EXISTING ZONING	= R7000 RESTRICTED
SURROUNDING ZONING:	
NORTH	= R7000 RESTRICTED
SOUTH	= R9600, PUBLIC
EAST	= R9600
WEST	= R7000 RESTRICTED
EXISTING LAND USE	= UNDEVELOPED
PROPOSED LAND USE	= SINGLE FAMILY RESIDENTIAL/R7000R

NOTE:  
 IT IS ANTICIPATED THAT PRIVATE UTILITIES AND EASEMENT WILL BE LOCATED ON THE FRONT LOT LINES. THIS WILL BE CONFIRMED WITH THE PRIVATE UTILITY COMPANIES.