

EMMA JEAN HEIGHTS SUBDIVISION 4th FILING

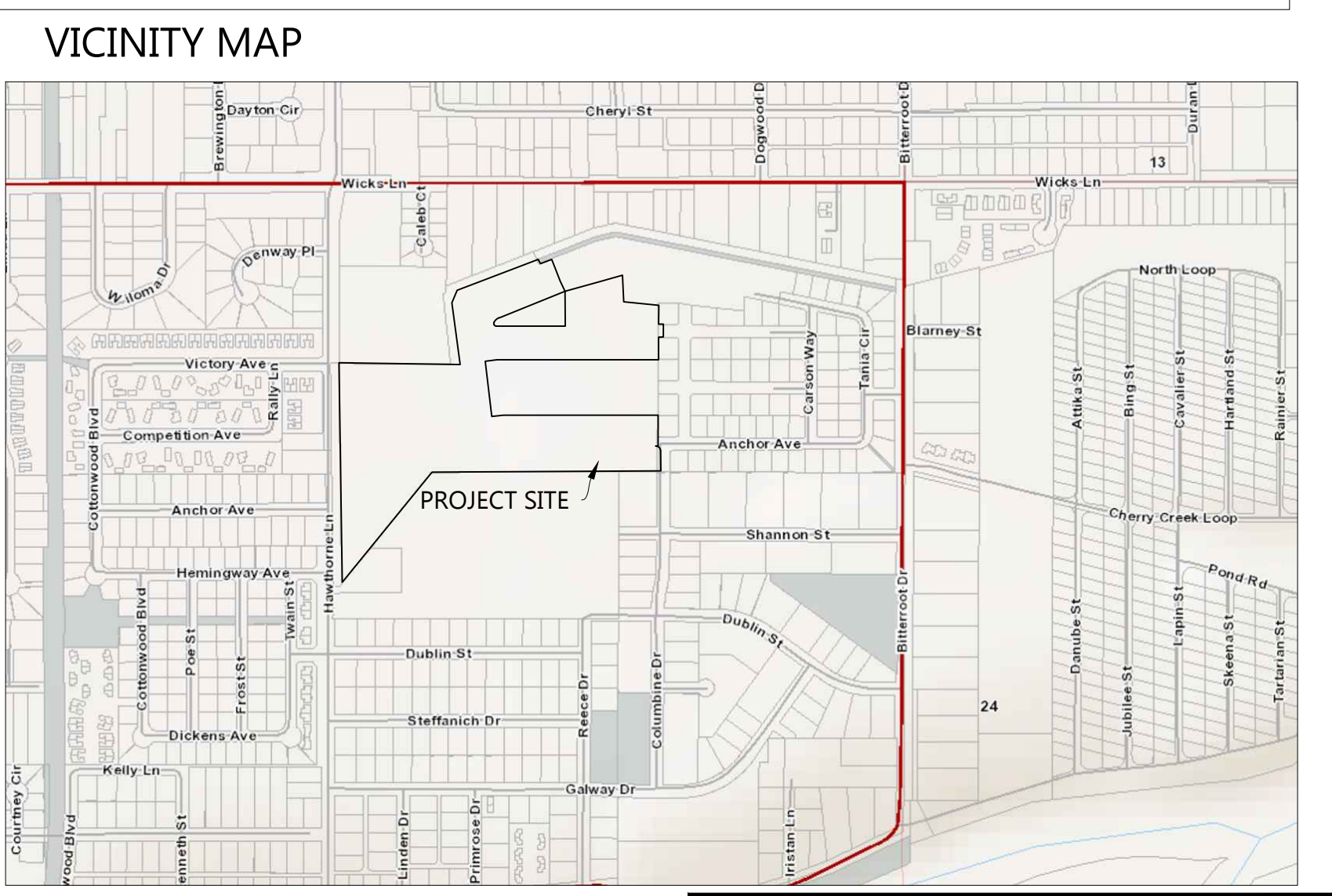
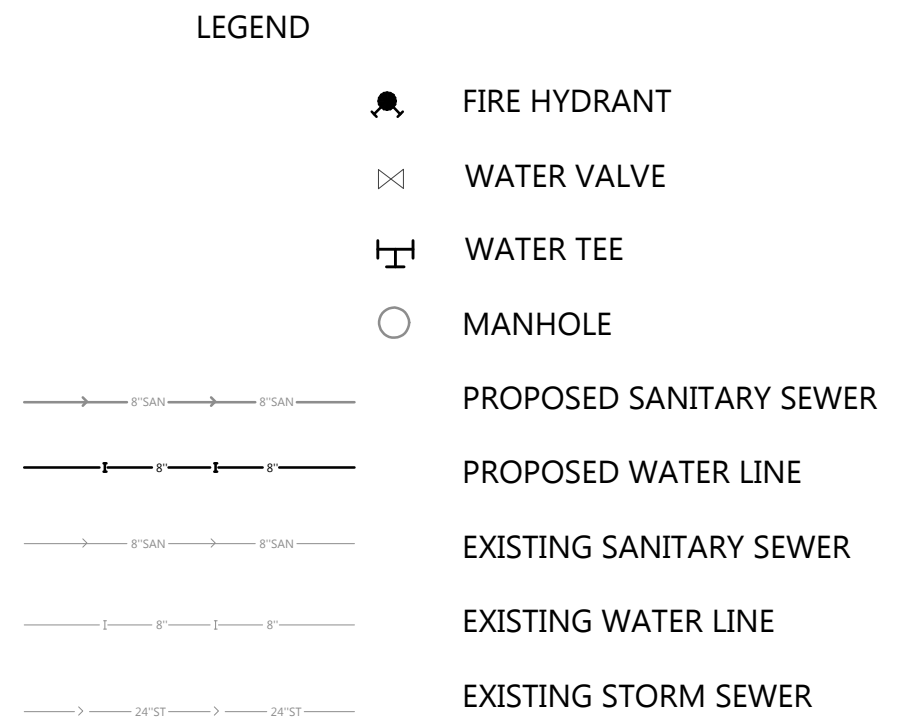
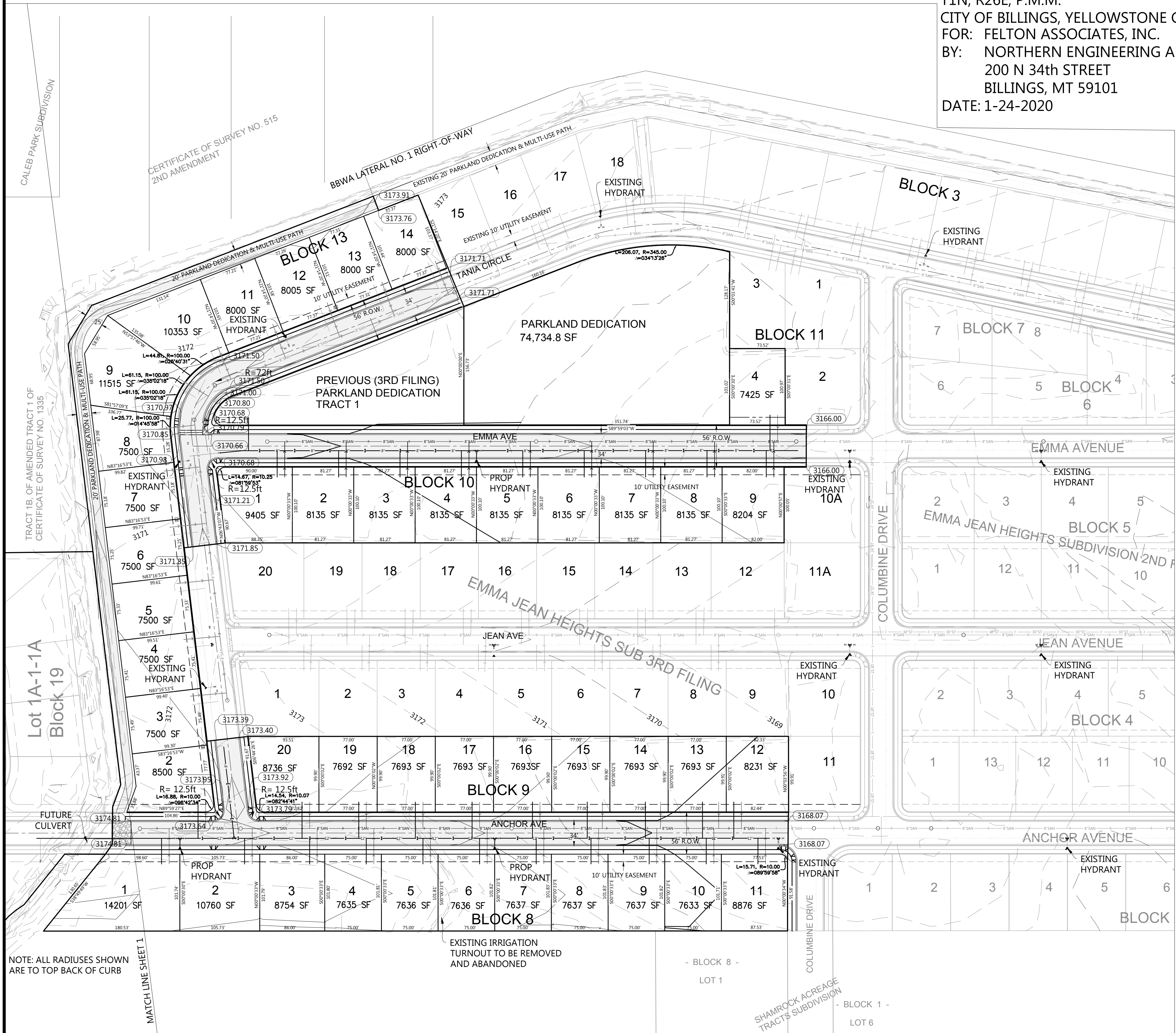
BEING PART OF EMMA JEAN HEIGHTS SUBDIVISION 3rd FILING BLK 19 LT 1A1
 SITUATED IN THE NE 1/4 OF SECTION 23
 T1N, R26E, P.M.M.
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA
 FOR: FELTON ASSOCIATES, INC.
 BY: NORTHERN ENGINEERING AND CONSULTING, INC.
 200 N 34th STREET
 BILLINGS, MT 59101
 DATE: 1-24-2020

CONSIDERING THE BASIS OF BEARING TO BE THE EAST LINE OF THE NE 1/4 OF SECTION 23, T1N R26E, SAID LINE HAVING A BEARING OF S00°15'32"W

ZONING EXISTING: R-7000
 PROPOSED: R-7000

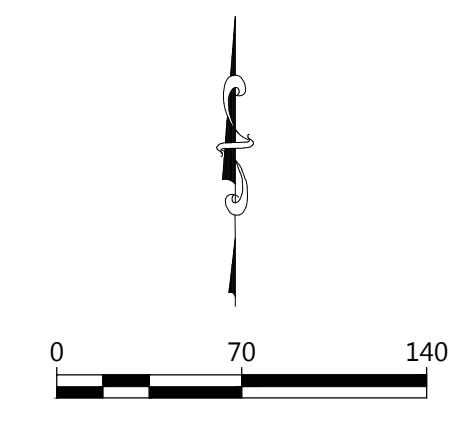
LAND USE: EXISTING: VACANT
 PROPOSED: SINGLE FAMILY RESIDENTIAL

NUMBER OF LOTS: 43
 MAXIMUM LOT AREA 14,201 SF
 MINIMUM LOT AREA: 7,500 SF
 AREA OF PARKLAND: 1.98 ACRE
 LINEAR FEET OF STREETS: 2,400.3 LF
 NET LAND: 8.01 ACRE
 GROSS LAND: 13.64 ACRE



NOTE: ALL RADIIUSES SHOWN ARE TO TOP BACK OF CURB

SHAMROCK ACREAGE TRACTS SUBDIVISION



EMMA JEAN HEIGHTS 4th FILING Preliminary Plat	JOB NO : 19-148
	DATE: 1/24/2020
200 N 34th Street, Billings, MT 59101 Phone: 406-839-2217 email: info@neccmt.com, web: www.neccusa.com	
	SHEET : 1 OF 2