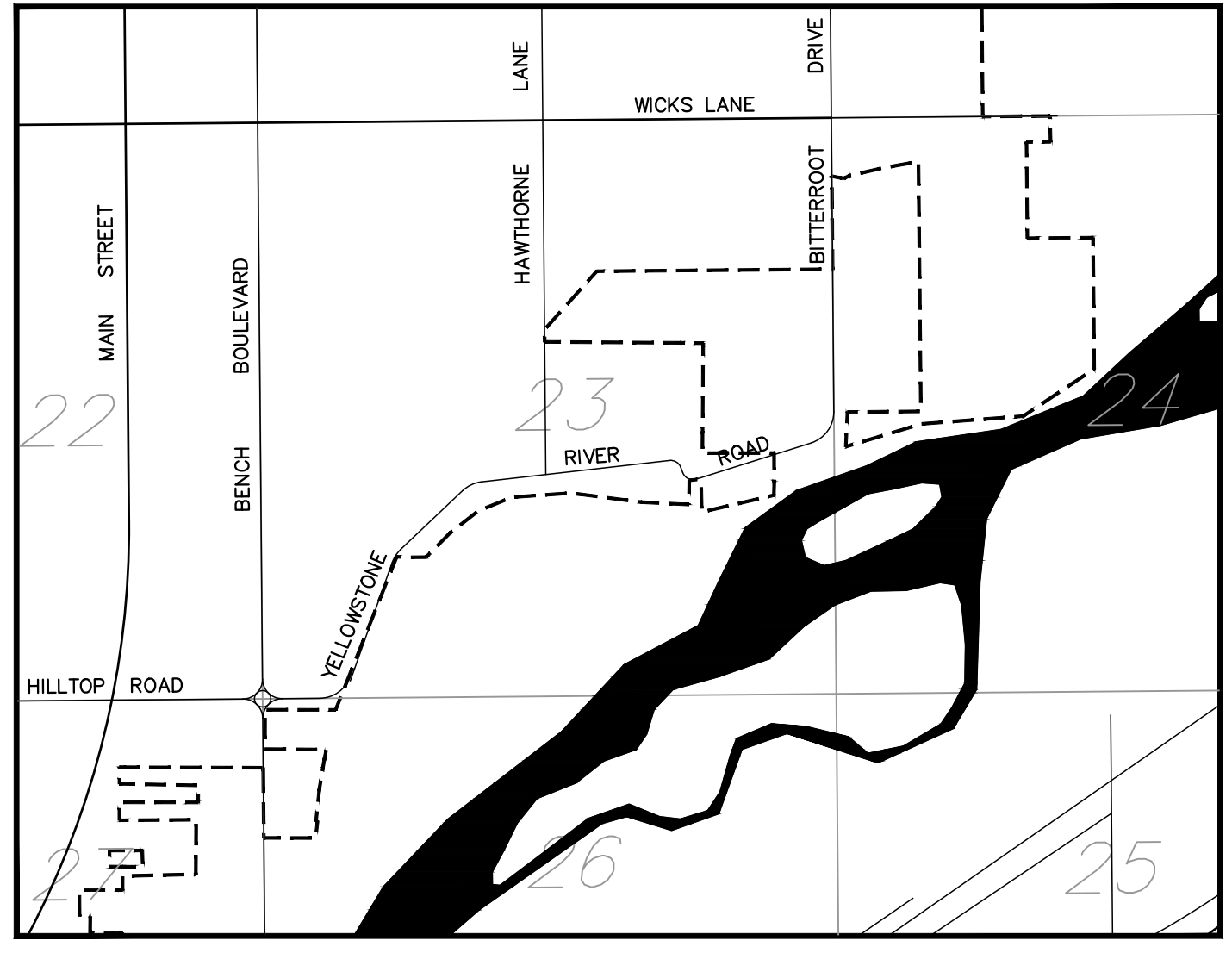
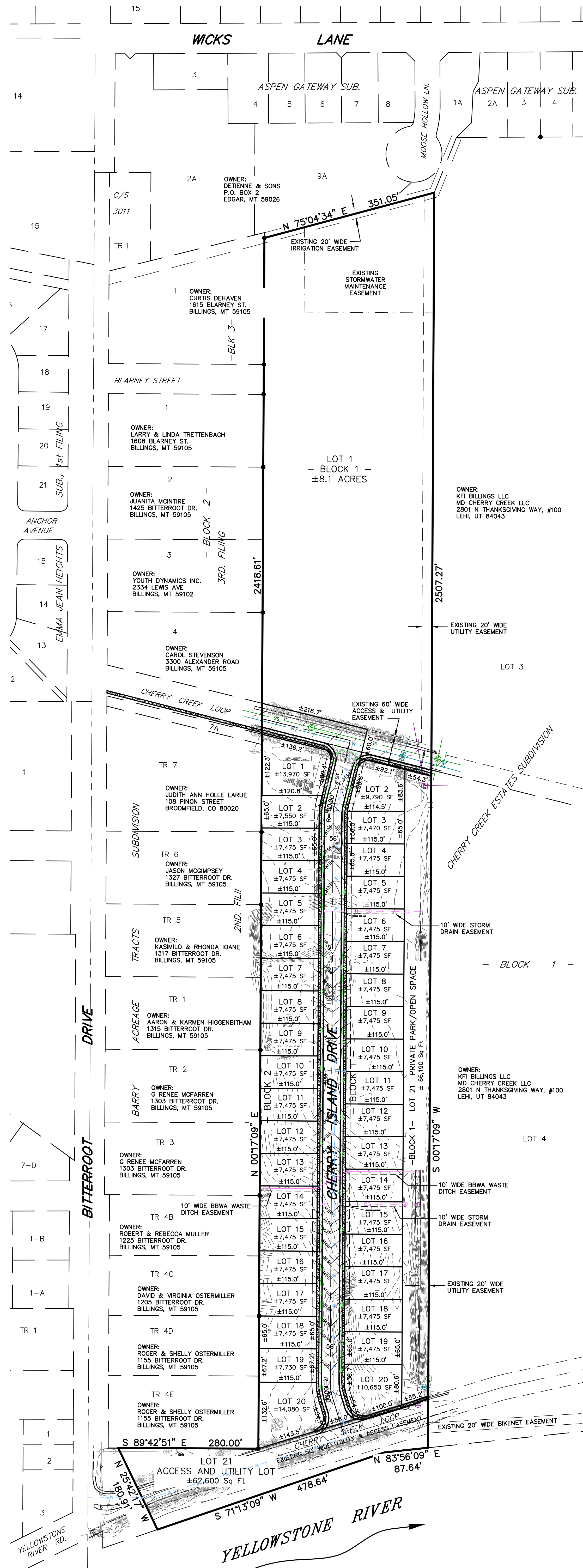


# PRELIMINARY PLAT OF CHERRY ISLAND SUBDIVISION

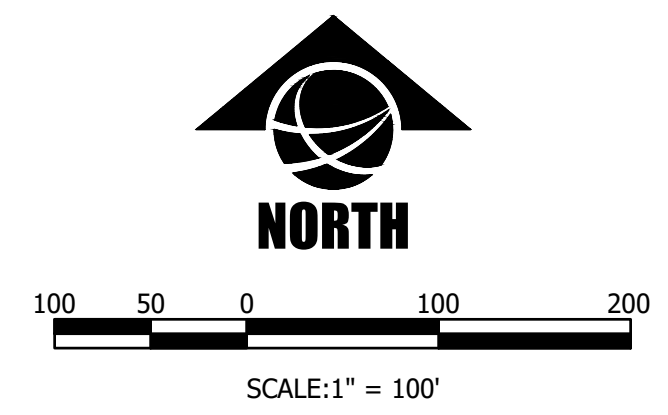
BEING LOT 2, BLOCK 1, CHERRY CREEK ESTATES SUBDIVISION  
SITUATED IN THE NW1/4 AND THE SW1/4 OF SECTION 24  
TOWNSHIP 1 NORTH, RANGE 26 EAST, P.M.M.  
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : CHERRY ISLAND, LLC  
PREPARED BY : SANDERSON STEWART BILLINGS, MONTANA

APRIL 2021



VICINITY MAP  
NOT TO SCALE



- ss --- ss --- = PROPOSED LOW PRESSURE SANITARY SEWER
- w --- w --- w --- = PROPOSED 8" WATER MAIN
- so --- so --- so --- = PROPOSED STORM DRAIN
- ⊗ = PROPOSED FIRE HYDRANT
- ==== = PROPOSED CURB, GUTTER & BOULEVARD WALK

### PLAT DATA

GROSS AREA	= 20.195 Acres
NET AREA	= 18.182 Acres
NUMBER OF LOTS	= 42
MINIMUM LOT SIZE	= 7,470 Sq Ft
MAXIMUM LOT SIZE	= 8.1 Acres
LINEAL FEET OF STREETS	= 1,548 LF
PARKLAND REQUIREMENT	= 34,150 Sq Ft
PARKLAND DEDICATION	= CASH IN LIEU
EXISTING ZONING	= RR1 and P1
SURROUNDING ZONING:	
NORTH	= RR1
SOUTH	= AGRICULTURAL/YELLOWSTONE RIVER
EAST	= RMH
WEST	= N4
EXISTING LAND USE	= VACANT
PROPOSED LAND USE	= SINGLE FAMILY RESIDENTIAL