HUNTER'S POINTE SUBDIVISION

BEING TRACT 1C, CERTIFICATE OF SURVEY NO. 2991

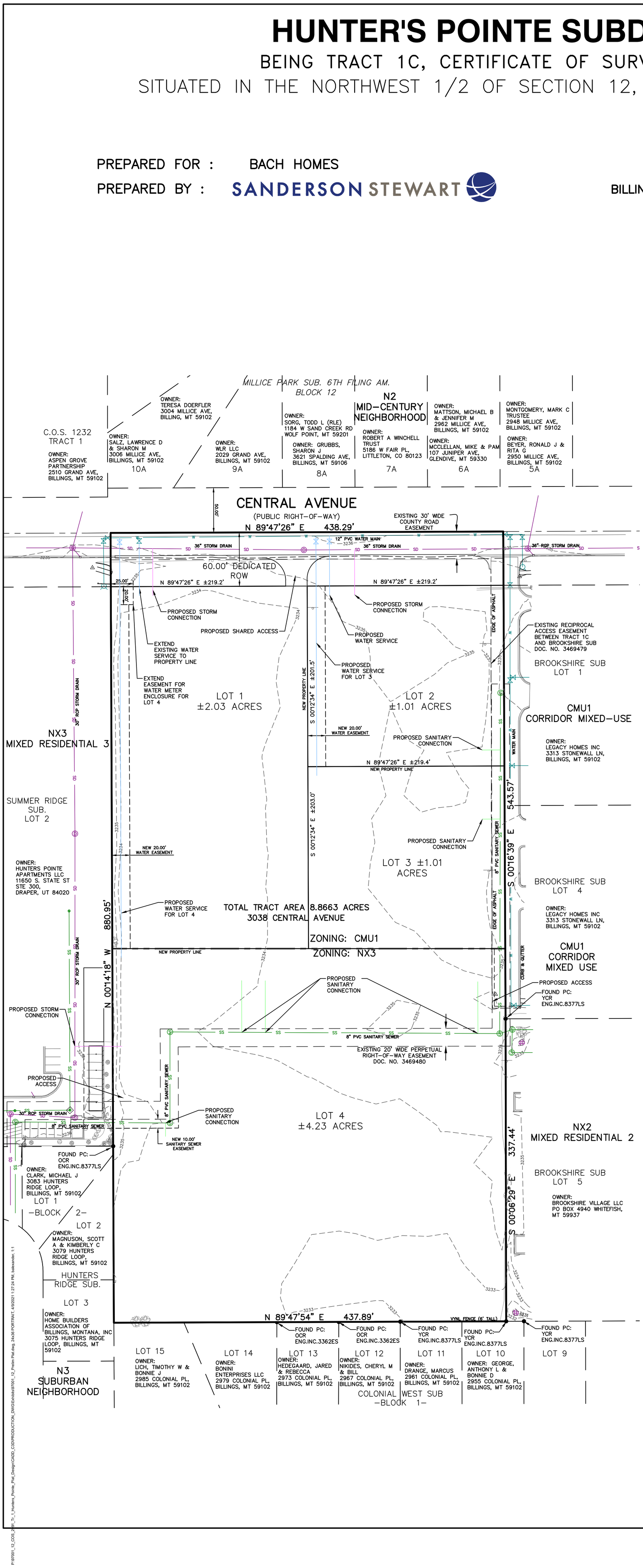
SITUATED IN THE NORTHWEST 1/2 OF SECTION 12, T. 1 S., R. 25 E., P.M.M

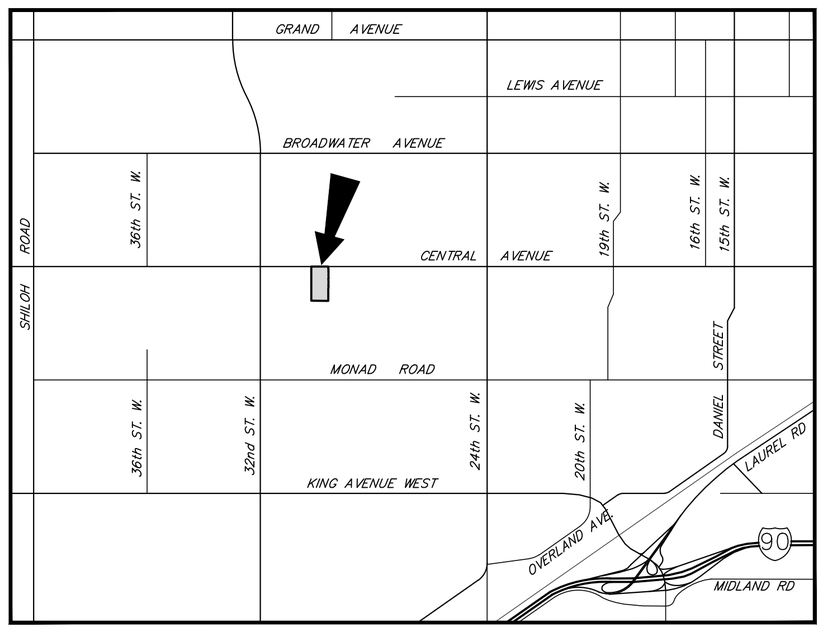
PREPARED FOR : BACH HOMES

PREPARED BY : SANDERSON STEWART

APRIL 2021

BILLINGS, MONTANA





VICINITY MAP

NOT TO SCALE

NORTH

50 25 0 50 100

SCALE:1" = 50'

BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS USING SURVEY GRADE RECEIVERS. DISTANCES SHOWN ARE GROUND.

LEGEND

●	SET REBAR WITH CAP MARKED "SANDERSON STEWART"	□	CATCH BASIN
		⋈	WATER VALVE
○	FOUND CORNER MONUMENT, AS NOTED		FIRE HYDRANT
		—o—	SIGN
—o—	POWER POLE	▫	TELEPHONE RISER
⊠	ELECTRIC SERVICE	—SS—	SANITARY SEWER MAIN
⊡	GAS SERVICE	—SD—	STORM DRAIN
Ⓢ	SAN SEWER MH	—W—	WATER MAIN
Ⓓ	STORM DRAIN MH	—G—	GAS LINE

ZONING DISTRICT BOUNDARY BY GRAPHIC PLOTTING

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

PLAT DATA

GROSS AREA	= 8.86 ACRES
NET AREA	= 8.26 ACRES
NUMBER OF LOTS	= 4
MINIMUM LOT SIZE	= 1.01 ACRES
MAXIMUM LOT SIZE	= 4.23 ACRES
PARKLAND REQUIREMENT	= NONE REQUIRED
EXISTING ZONING:	
NORTH	= CORRIDOR MIXED-USE (CMU1)
SOUTH	= MIXED RESIDENTIAL 3 (NX3)
SURROUNDING ZONING:	
NORTHEAST	= CORRIDOR MIXED-USE (CMU1)
SOUTHEAST	= MIXED RESIDENTIAL 2 (NX2)
WEST	= MIXED RESIDENTIAL 3 (NX3)
SOUTH	= SUBURBAN NEIGHBORHOOD (N3)
SOUTHWEST	= SUBURBAN NEIGHBORHOOD (N3)
NORTH	= MID-CENTURY NEIGHBORHOOD (N2)
EXISTING LAND USE	= VACANT LOT
PROPOSED LAND USE:	
LOT 1	= COMMERCIAL
LOT 2	= COMMERCIAL
LOT 3	= COMMERCIAL
LOT 4	= 123 MULTI-FAMILY UNITS (68 GARAGES) & 236 TOTAL PARKING SPACES

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