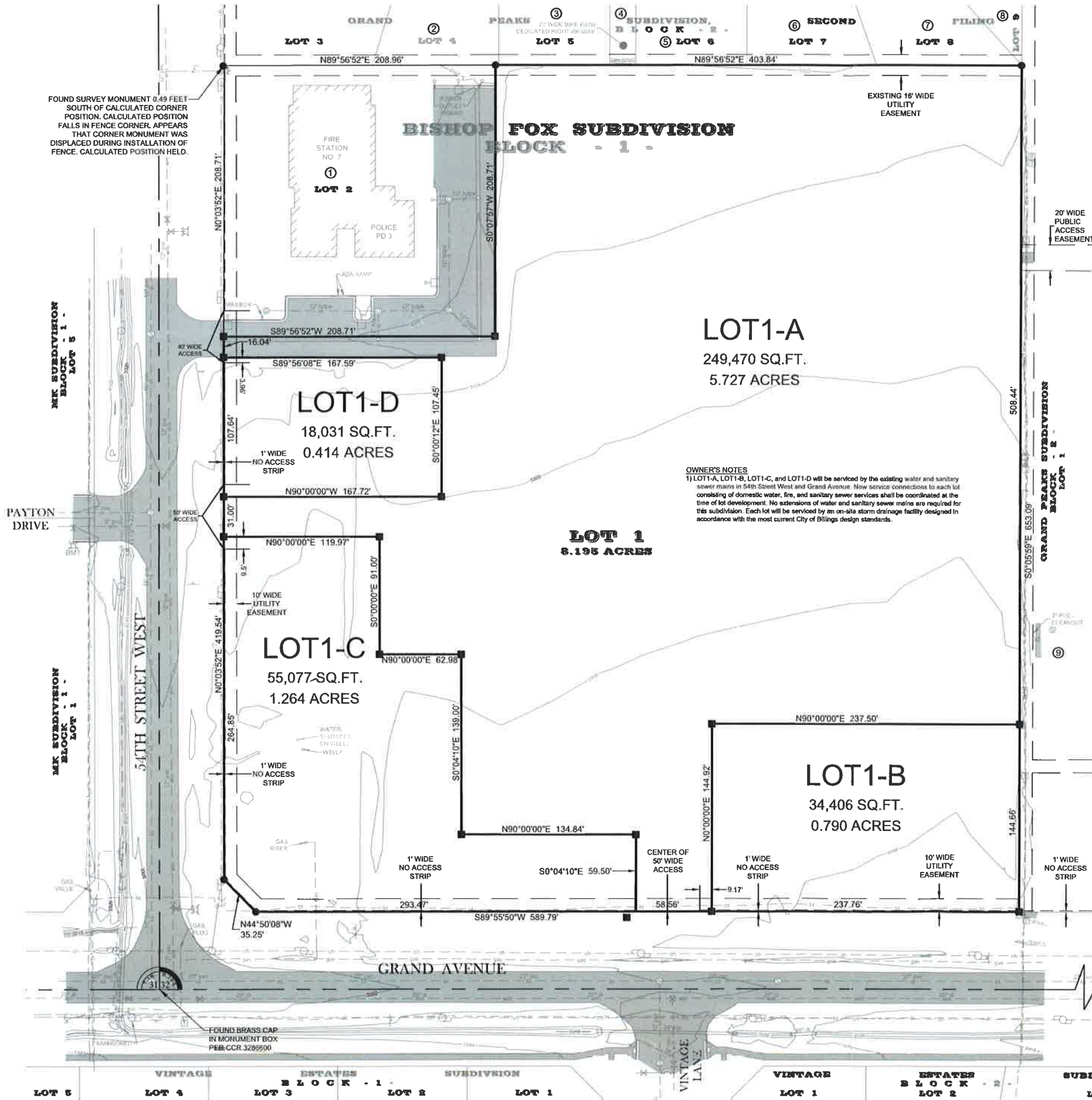


PRELIMINARY PLAT OF
 AMENDED PLAT OF LOT 1, BLOCK 1
BISHOP FOX SUBDIVISION

BEING A SUBDIVISION OF LOT 1, BLOCK 1 OF BISHOP FOX SUBDIVISION IN THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M., M., CITY OF BILLINGS, COUNTY OF YELLOWSTONE, STATE OF MONTANA.



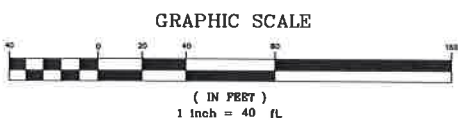
- LEGEND**
- SANITARY SEWER MANHOLE
 - ⊕ STORM DRAIN OPEN GRATE
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER SHUTOFF
 - FOUND PROPERTY CORNER AS NOTED
 - SET 5/8" X 24" REBAR WITH 2" ALUM. CAP 1"18019'
 - LIGHT POLE - ONE LIGHT AND DIRECTION
 - UTILITY POLE
 - GUYWIRE
 - TRANSFORMER
 - POWER PEDESTAL
 - TELEPHONE OR TELEVISION PEDESTAL
 - IRRIGATION CONTROL VALVE
 - SINGLE POLE SIGN
 - DOUBLE POLE SIGN
 - CONCRETE
 - ASPHALT
 - ss — SANITARY SEWER LINE
 - sd — STORM DRAIN LINE
 - wm — WATER LINE
 - oh — OVERHEAD UTILITY LINE
 - gss — UNDERGROUND GAS
 - ut — UNDERGROUND TELEPHONE OR FIBER OPTIC
 - tv — UNDERGROUND TELEVISION
 - ▭ BUILDING
 - — PROPERTY BOUNDARY - SUBJECT
 - — PROPERTY BOUNDARY - ADJACENT

OWNERS/SUBDIVIDER
 BISHOP FOX COMPANY, A MONTANA NON-PROFIT CORPORATION

ENGINEER/SURVEYOR
 CTA ARCHITECTS ENGINEERS

PLAT PREPARED
 NOVEMBER 2016

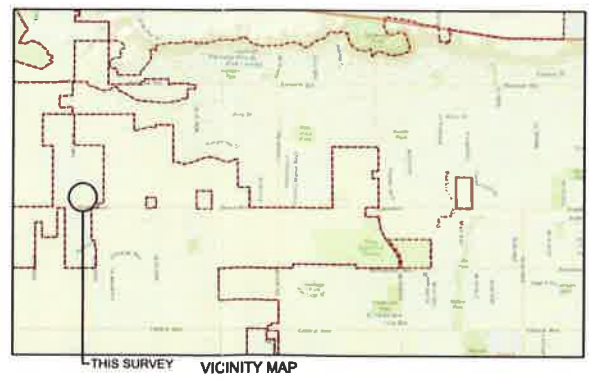
BASIS OF BEARINGS
 OPUS Derived Geodetic North at BM1
 Lat. N 45° 47' 06.06496"
 Long. W 108° 39' 10.58342"
 NAD_83(2011)(EPOCH:2010.0000)



SITE DATA
 NUMBER OF LOTS: 4
 MAXIMUM LOT AREA: 5.727 ACRES
 MINIMUM LOT AREA: 0.414 ACRES
 AREA OF PARKLAND: 0 SQ. FT.
 LINEAR FEET OF STREETS: 0 FT.
 NET ACREAGE OF LAND TO BE SUBDIVIDED: 8.195 ACRES
 GROSS ACREAGE OF LAND TO BE SUBDIVIDED: 8.195 ACRES
 EXISTING ZONING: CC - COMMUNITY COMMERCIAL
 PROPOSED ZONING: CC - COMMUNITY COMMERCIAL
 EXISTING LAND USE: AGRICULTURAL
 PROPOSED LAND USE: SHOPPING CENTER

OWNER'S NOTES
 1) LOT 1-A, LOT 1-B, LOT 1-C, and LOT 1-D will be serviced by the existing water and sanitary sewer mains in 54th Street West and Grand Avenue. New service connections to each lot consisting of domestic water, fire, and sanitary sewer services shall be coordinated at the time of lot development. No extensions of water and sanitary sewer mains are required for this subdivision. Each lot will be serviced by an on-site storm drainage facility designed in accordance with the most current City of Billings design standards.

- ADJOINING PROPERTY OWNERS**
- ① CITY OF BILLINGS - PO BOX 1178, BILLINGS, MT 59103
 - ② CORY SITTNER - 5338 S. CASTLE STONE SQ., BILLINGS, MT 59106
 - ③ BRIAN AND MICHELLE ROSS - 5326 S. CASTLE STONE SQ., BILLINGS, MT 59106
 - ④ CITY OF BILLINGS - PO BOX 1178, BILLINGS, MT 59103
 - ⑤ JACOB AND REBECCA RIESINGER - 5314 S. CASTLE STONE SQ., BILLINGS, MT 59106
 - ⑥ JOSHUA AND HEATHER JOHNS - 5308 S. CASTLE STONE SQ., BILLINGS, MT 59106
 - ⑦ MARK AND ERIN REGELE - 5302 S. CASTLE STONE SQ., BILLINGS, MT 59106
 - ⑧ CITY OF BILLINGS - PO BOX 1178, BILLINGS, MT 59106
 - ⑨ J & S DEVELOPMENT CO. - 1664 S. CASTLE STONE SQ., BILLINGS, MT 59106



AMENDED PLAT OF LOT 1, BLOCK 1
 BISHOP FOX SUBDIVISION
 CITY OF BILLINGS, STATE OF MONTANA

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PRINCIPAL MERIDIAN
 MONTANA
 YELLOWSTONE COUNTY

T.	R.	Sec.	1/4	2/4	3/4	4/4
1	25E	32				

FOR: BISHOP FOX CO.

12.5.2016
 DRAWN BY: GSB
 REVISIONS

PRELIMINARY PLAT OF
 AMENDED PLAT OF
 LOT 1, BLOCK 1,
 BISHOP FOX SUBDIVISION