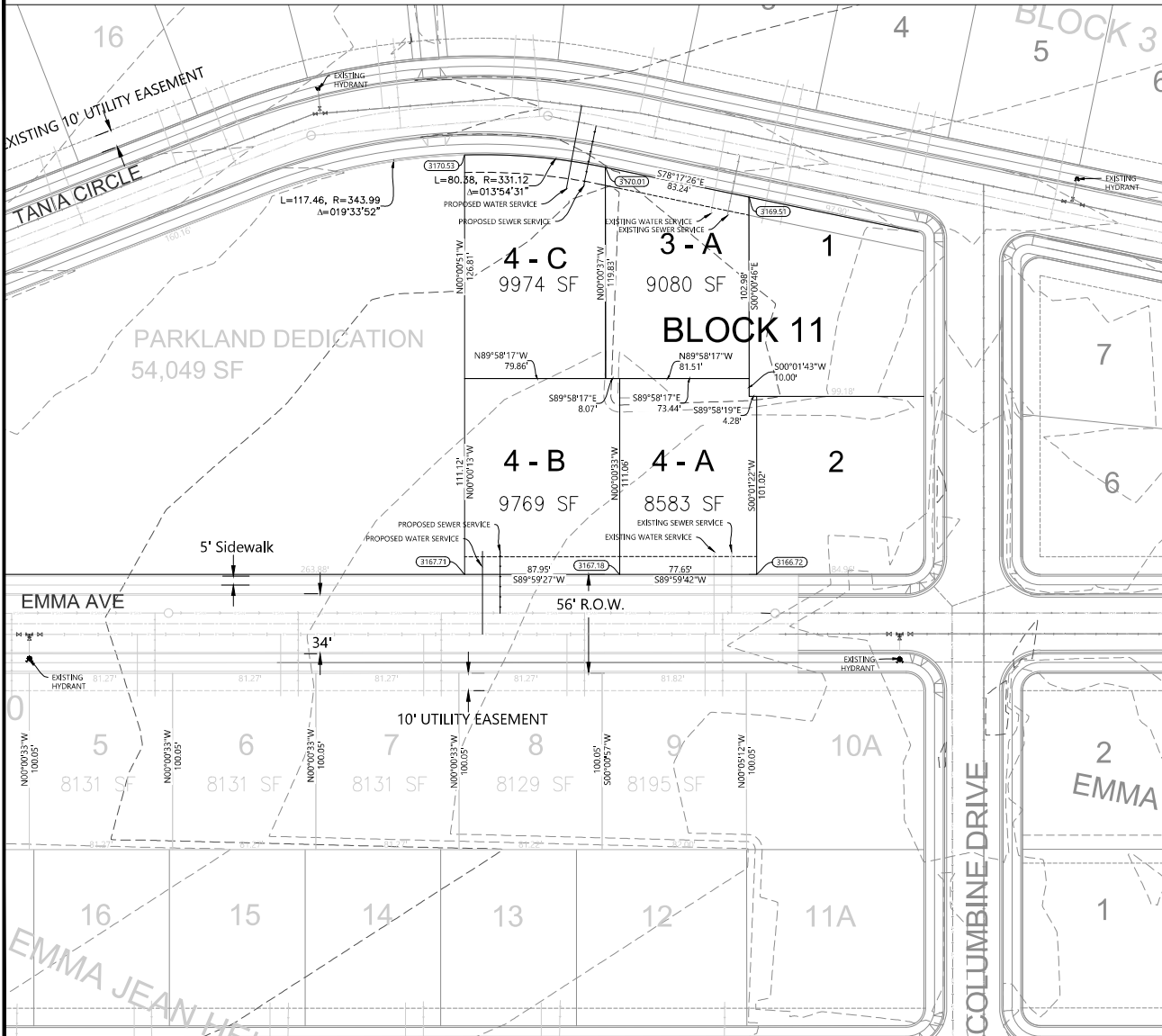


# EMMA JEAN HEIGHTS SUBDIVISION 4th FILING, 1ST AMENDED

AMENDING LOT 4, BLOCK 11 OF EMMA JEAN HEIGHTS SUBDIVISION, 4TH FILING AND LOT3, BLOCK 11, EMMA JEAN HEIGHTS SUBDIVISION, 3RD FILING



SITUATED IN THE NE1/4 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 26 EAST, 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

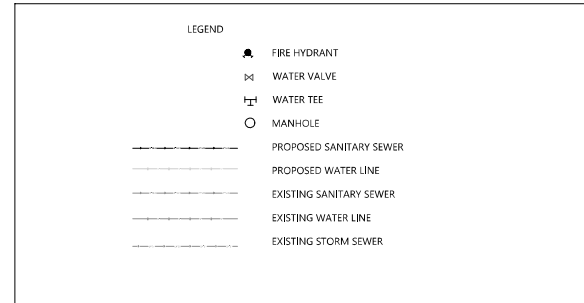
CONSIDERING THE BASIS OF BEARING TO BE THE EMMA JEAN HEIGHTS SUBDIVISION 4TH FILING.

ZONING EXISTING: N3 Suburban Neighborhood Residential  
 PROPOSED: N3 Suburban Neighborhood Residential

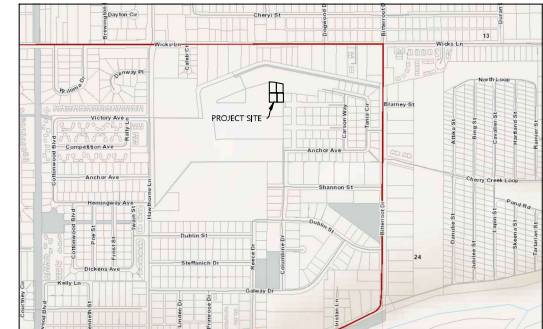
LAND USE: EXISTING: VACANT  
 PROPOSED: SINGLE FAMILY RESIDENTIAL

THIS PLAT CONFORMS WITH SECTION 76-4-125(1)(d) M.C.A. FOR THE REMOVAL OF SANITARY RESTRICTIONS SINCE THE PLAT IS INSIDE A MASTER PLANNING AREA AND SAID LOTS WILL BE PROVIDED WITH MUNICIPAL FACILITIES FOR THE SUPPLY OF WATER AND DISPOSAL OF SEWAGE AND SOLID WASTE.

NUMBER OF LOTS: 4  
 MAXIMUM LOT AREA: 9,974 SF  
 MINIMUM LOT AREA: 8,583 SF  
 AREA OF PARKLAND: 0.0 ACRE  
 LINEAR FEET OF STREETS: 0.0 LF  
 NET LAND: 0.86 ACRE  
 GROSS LAND: 0.86 ACRE



VICINITY MAP



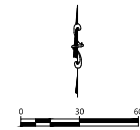
EMMA JEAN HEIGHTS 4th FILING, 1st AMENDED PRELIMINARY PLAT

JOB NO: 19-148

DATE: 2022-04-04



200 N 34th Street, Billings, MT 59101  
 Phone: 406-593-2217  
 email: info@nec.com, web: www.nec.com



SHEET: 1 OF 2