

PRELIMINARY  
 AMENDED PLAT OF LOTS 1 AND 5, BLOCK 1,  
**PRICE SUBDIVISION**

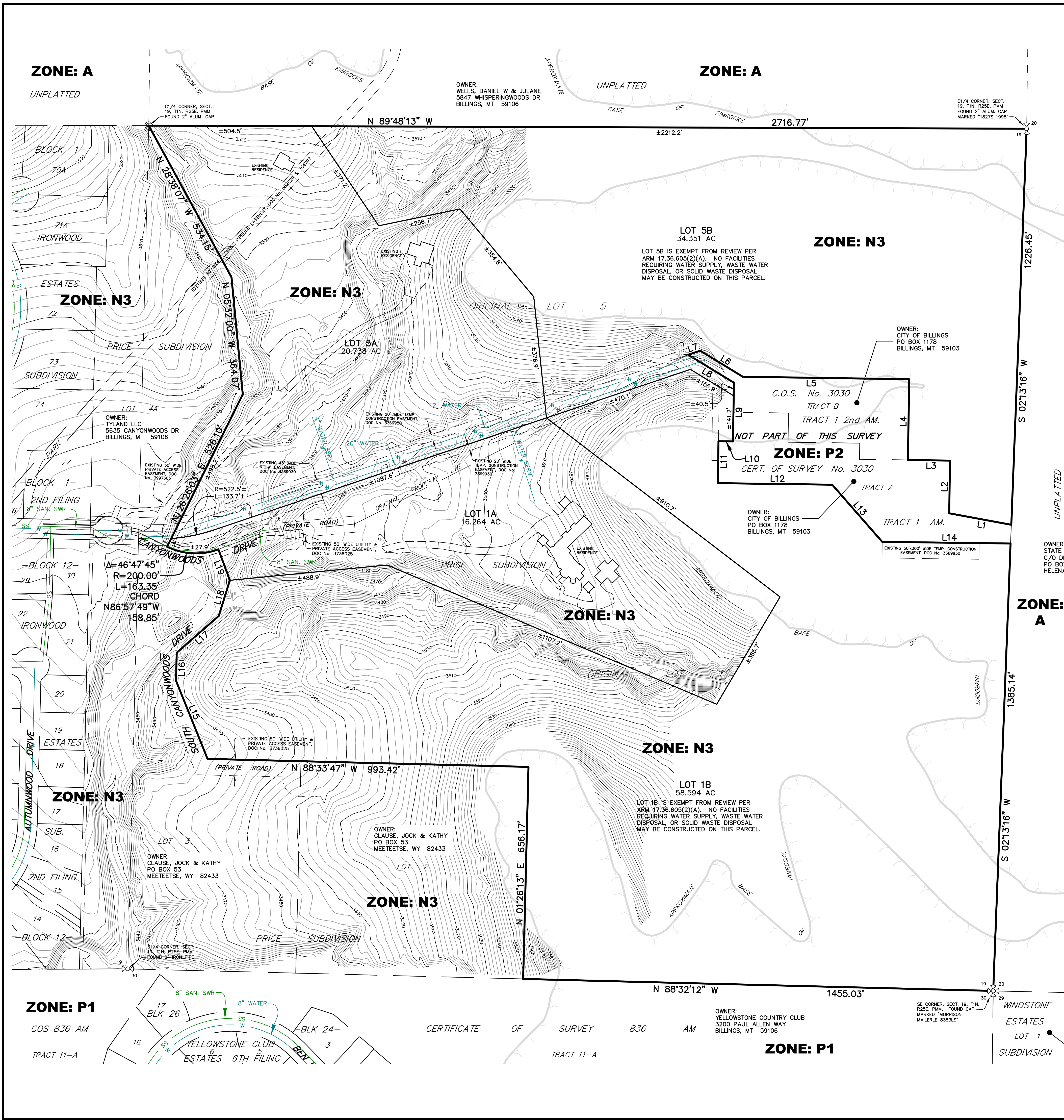
SITUATED IN THE SE1/4 OF SECTION 19, T. 1 N., R. 25 E., P.M.M.,  
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : JOCK CLAUSE & HANSON DEVELOPMENT LLC

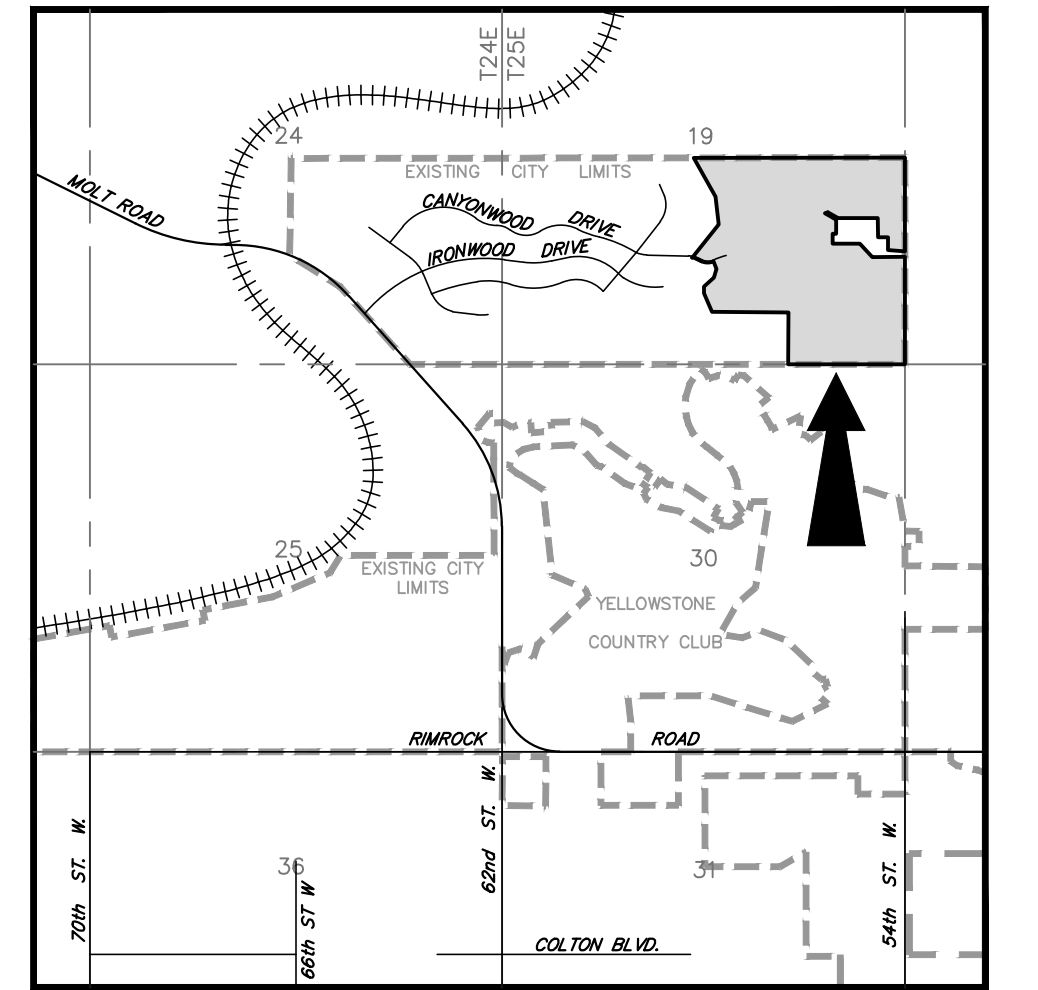
MARCH, 2023

PREPARED BY : SANDERSON STEWART

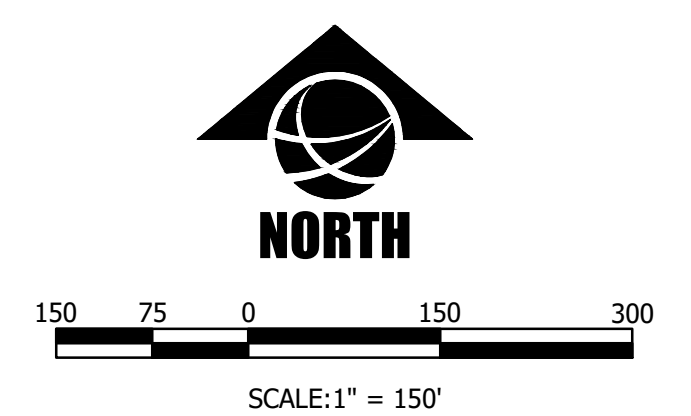
BILLINGS, MONTANA



Line #	Bearing	Distance
L1	N 79°28'26" W	195.30'
L2	N 00°45'33" E	162.95'
L3	N 89°11'45" W	129.86'
L4	N 00°47'20" E	250.07'
L5	N 89°09'27" W	514.62'
L6	N 58°34'27" W	154.40'
L7	S 71°29'12" W	39.40'
L8	S 58°34'57" E	165.75'
L9	S 00°48'47" W	181.69'
L10	N 89°16'40" W	45.00'
L11	S 00°44'08" W	129.59'
L12	S 89°13'57" E	353.62'
L13	S 41°12'31" E	235.02'
L14	S 89°12'57" E	397.08'
L15	N 22°02'03" W	260.36'
L16	N 01°26'13" E	87.08'
L17	N 48°52'11" E	172.77'
L18	N 17°15'07" E	115.67'
L19	N 20°21'42" W	102.10'



VICINITY MAP  
 NOT TO SCALE



**PLAT DATA**

GROSS AREA	= 155.64 ACRES
NET AREA	= 155.64 ACRES
NUMBER OF LOTS	= 4
MINIMUM LOT SIZE	= 16.264 ACRES
MAXIMUM LOT SIZE	= 58.594 ACRES
LINEAL FEET OF STREETS	= 0
PARKLAND REQUIREMENT	= N/A
PARKLAND DEDICATION	= N/A
EXISTING ZONING	= N3: SUBURBAN NEIGHBORHOOD
SURROUNDING ZONING:	
NORTH	= A
SOUTH	= N3 & P1
EAST	= P2 & A
WEST	= N3
EXISTING LAND USE	= LARGE TRACT RESIDENTIAL
PROPOSED LAND USE	= LARGE TRACT RESIDENTIAL

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