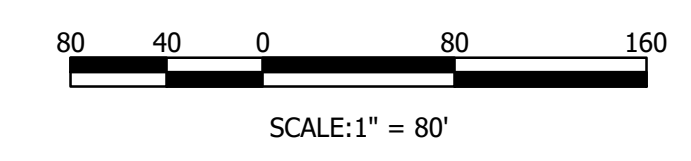


PRELIMINARY PLAT OF  
**GOLDEN MEADOW SUBDIVISION EXPANSION**  
 TRACT 2A-1 & TRACT 3A-1 OF CERTIFICATE OF SURVEY NO. 1349 AMENDED  
 BILLINGS, MONTANA

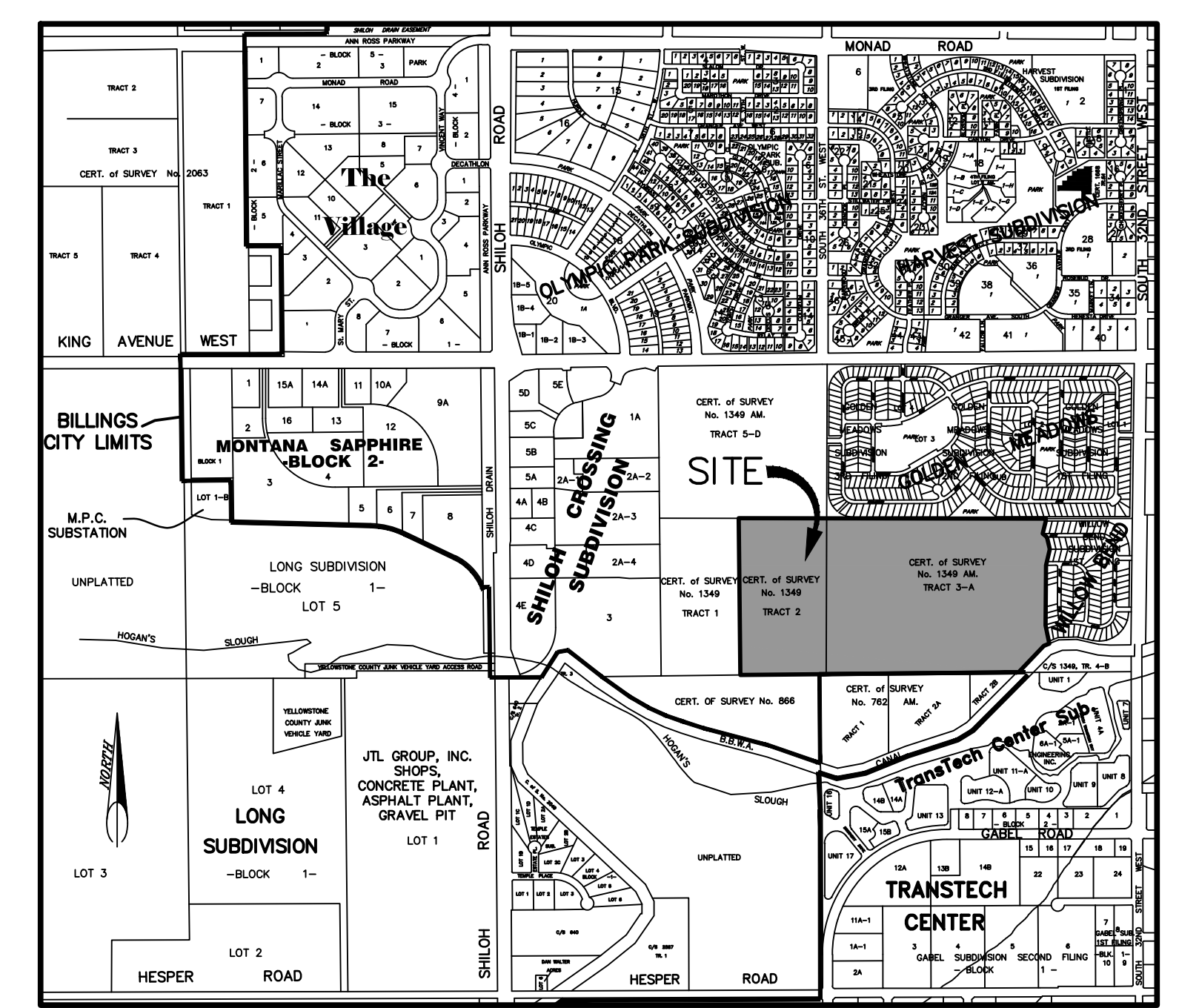


PREPARED FOR : DORAZIO DEVELOPMENT GROUP, LLC.

DECEMBER, 2022

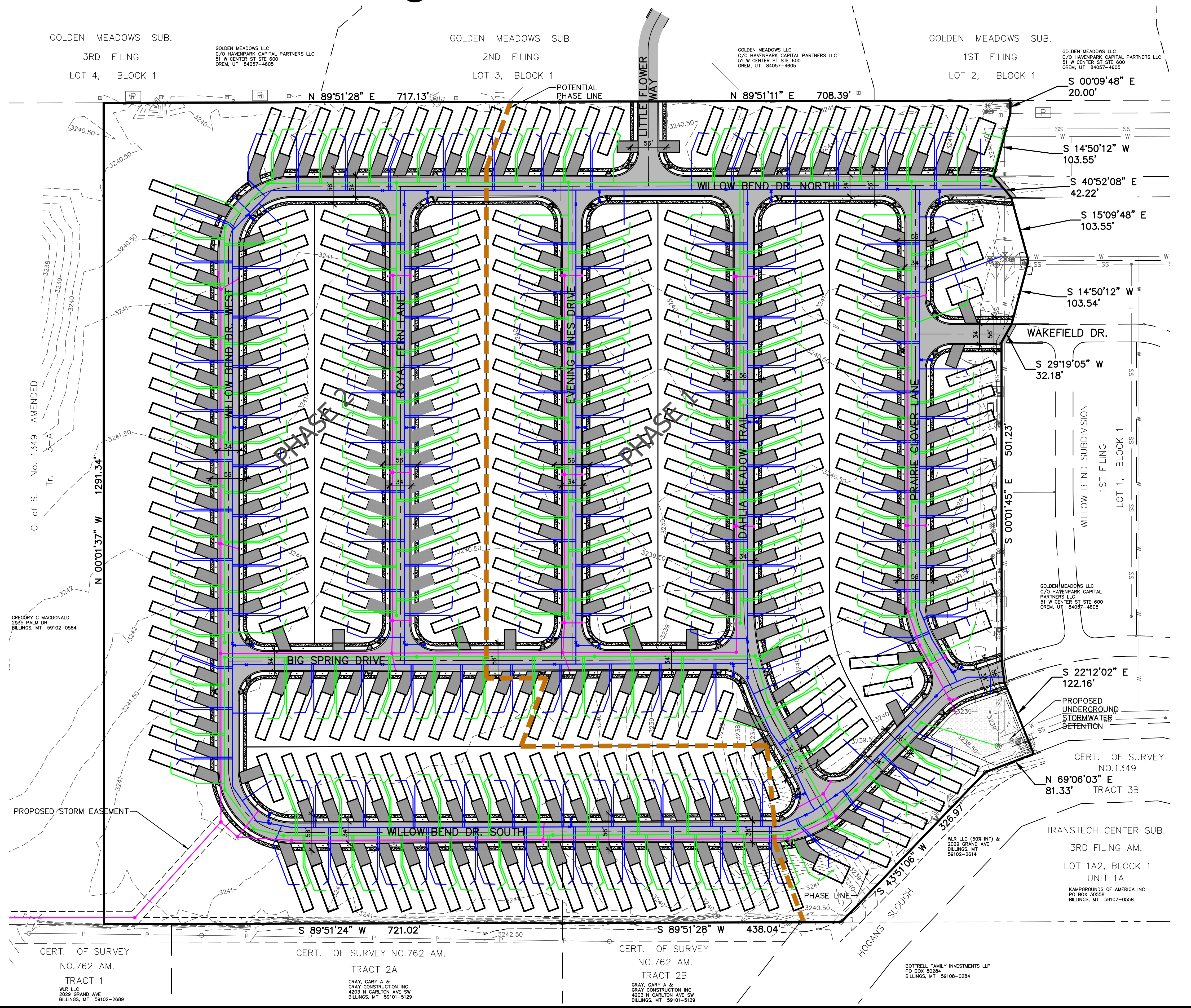
PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



VICINITY MAP  
 NOT TO SCALE

**DRAFT**



LINETYPES

	EXISTING
SANITARY SEWER	SS
STORM DRAIN	SD
WATER MAIN	W
	PROPOSED
8" SANITARY SEWER	(Green line)
STORM DRAIN	(Magenta line)
8" WATER MAIN	(Blue line)

BASIS OF BEARING: (ORIGINAL PLAT/C.O.S.) OR THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS; HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. THE GRID TO GROUND COMBINED SCALE FACTOR AT [monument description] IS x.xxxxxxxx; THE CONVERGENCE ANGLE IS -x'x'x". DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- FOUND SURVEY MONUMENT, AS NOTED
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

**PLAT DATA**

GROSS AREA	= 41.3165 ACRES
NET AREA	= 28.362 ACRES
NUMBER OF RMH	= 276
MINIMUM RMH	= 1,216 S.F.
MAXIMUM RMH	= 1,456 S.F.
LINEAL FEET OF STREETS	= 8,011.1123 L.F.
PARKLAND REQUIREMENT	= 3.12 ACRES
PARKLAND DEDICATION	= 3.27 ACRES
EXISTING ZONING	= RMH-RESIDENTIAL MANUFACTURED HOME
SURROUNDING ZONING:	
NORTH	= PUD-PLANNED UNIT DEVELOPMENT
SOUTH	= LIGHT INDUSTRIAL/CX-HEAVY COMMERCIAL
EAST	= RMH-RESIDENTIAL MANUFACTURED HOME
WEST	= RMH-RESIDENTIAL MANUFACTURED HOME
EXISTING LAND USE	= AGRICULTURAL
PROPOSED LAND USE	= RESIDENTIAL