

FIFTY FOUR WEST SUBDIVISION

BEING LOT 2B OF CERTIFICATE OF SURVEY NO. 1834
LOCATED IN THE SW 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M.
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA
PREPARED FOR : MICHAEL CHRISTENSEN HOMES
DECEMBER 2022

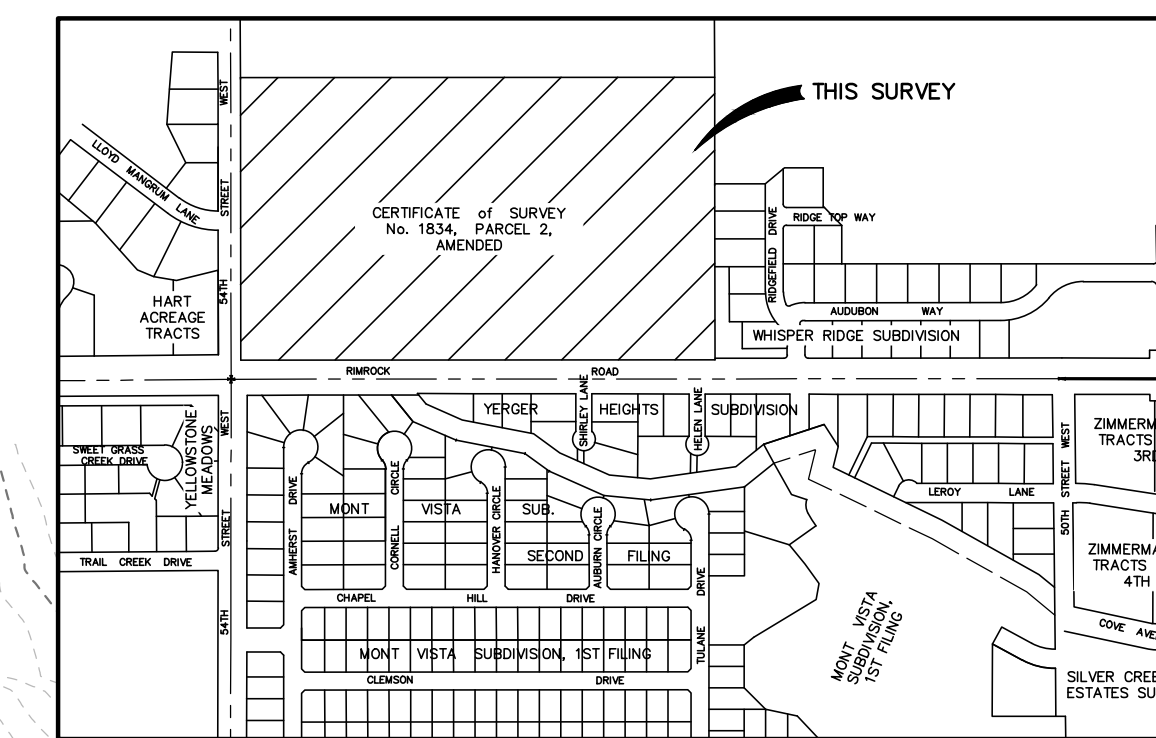
OWNER: NED ZIMMERMAN
541 DARSY DEAN ROAD
WLSALL, MT 59086-9405

SUBDIVIDER: MICHAEL CHRISTENSEN
P.O. BOX 80883, BILLINGS, MT 59108

PREPARED BY:



2611 Gabel Road
P.O. Box 80303
Billings, MT 59108



VICINITY MAP
N.T.S.

LEGEND

- Found Section Corner
- Found Monument, YPC, ENG INC 9960LS
- Found Monument, YPC, SANDERSON STEWART 8377S
- Found Monument, YPC, ZUCK ENG 6966S
- YPC Yellow Plastic Cap
- Proposed Water Line
- Proposed Sanitary Line
- Proposed Stormwater Line
- Proposed Sanitary Manhole
- Proposed Stormwater Manhole
- Proposed Stormwater Inlet
- Existing Electrical Overhead Power
- Existing Gas Line
- Existing Fiber-optic Line
- Existing Telephone Line
- Existing Water Line

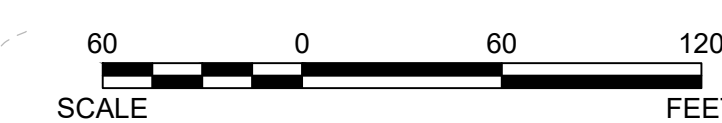
GENERAL INFORMATION

Number of Lots: 66 Single Family
5 Private Open Space
73 Total

Maximum Lot Area (Res): 21,707 SF
Minimum Lot Area (Res): 10,000 SF

Total Length of Streets: 4,408 LF
Gross Area: 30.61 Acres
Net Area: 16.21 Acres (Res Lots)

Existing Zoning: N3
Proposed Zoning: N3, N2 & P1
Existing Land Use: Vacant
Proposed Land Use: Residential



BASIS OF BEARINGS:

US RMTCS BILLINGS LDP
LAMBERT CONFORMAL CONIC ONE PARALLEL PROJECTION
NAD83(2011) (EPOCH 2010.0000)

CENTRAL MERIDIAN LOCATED AT:
LAT: N45°47'00.00000"
LON: W108°25'00.00000"

BEARINGS SHOWN ARE GRID BEARINGS AND HAVE NOT BEEN ADJUSTED FOR CONVERGENCE.

DISTANCES SHOWN ARE GROUND DISTANCES.

SCALE FACTOR: 1.0001515



1/4 CORNER SET
KLI 2-1/2" ALUM.
CAP 17791 PLS

SECTION CORNER
BRASS CAP IN
MONUMENT BOX

1/4 CORNER
KLI 2" ALUMINUM
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PRELIMINARY PLAT OF

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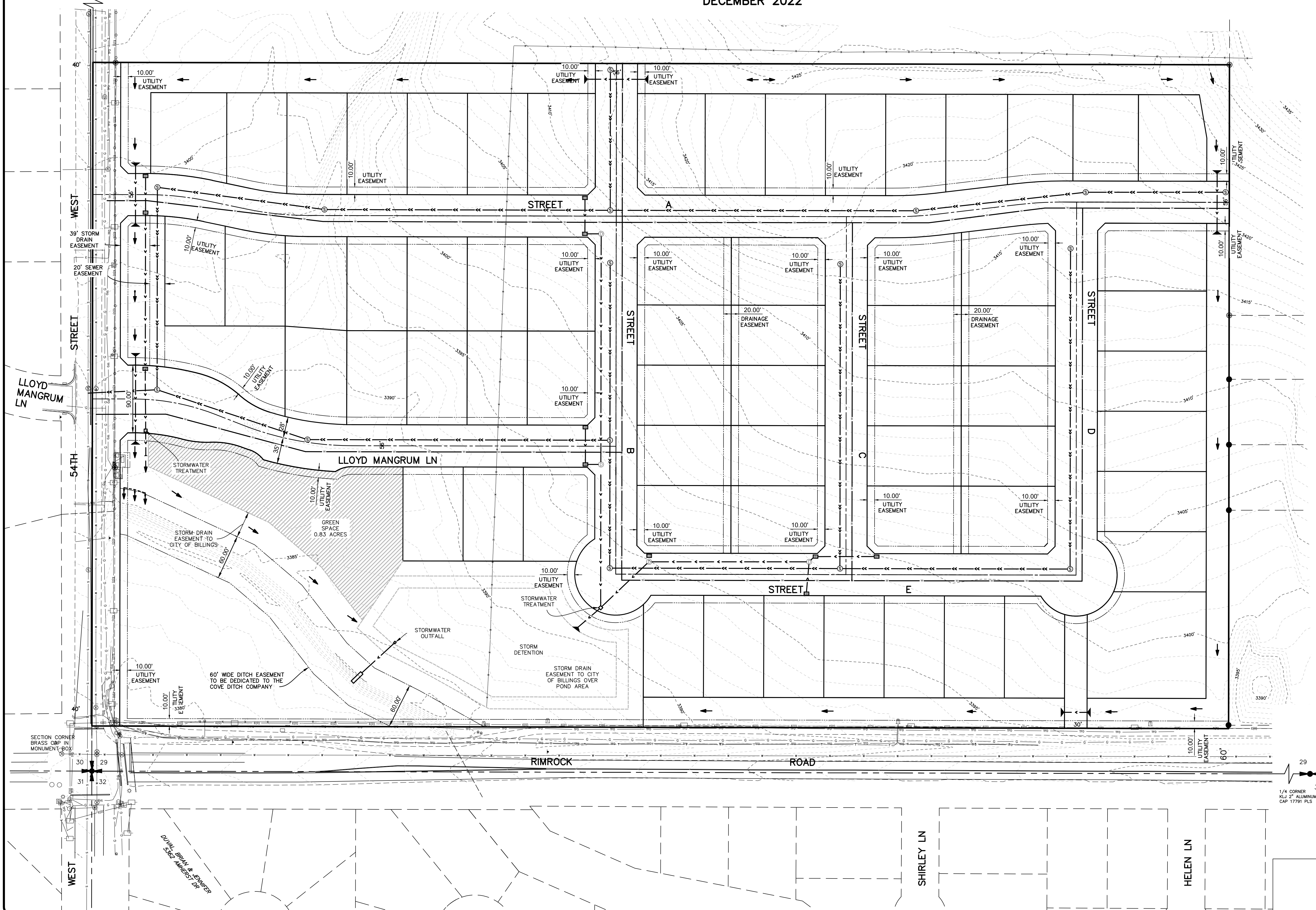
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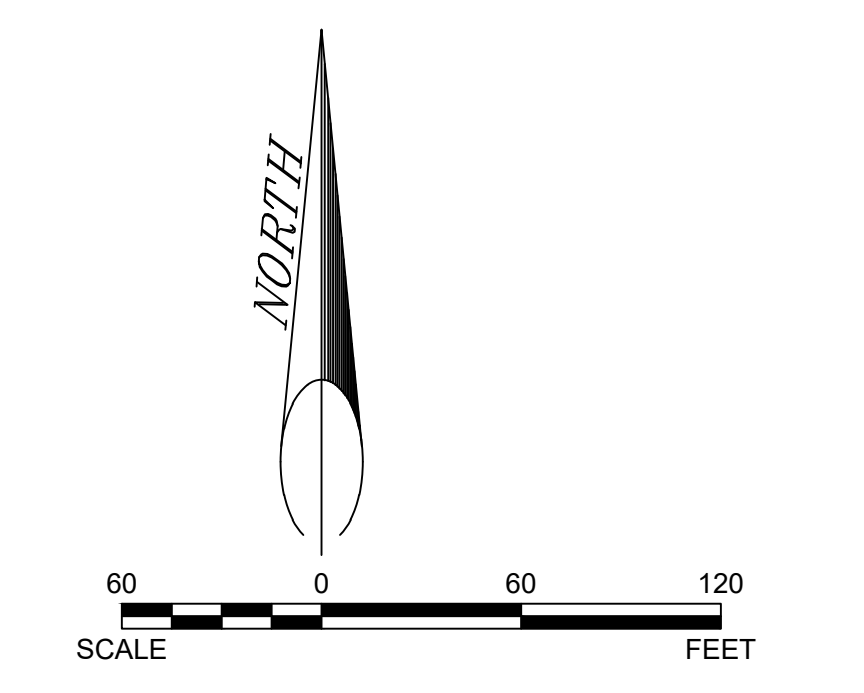


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