

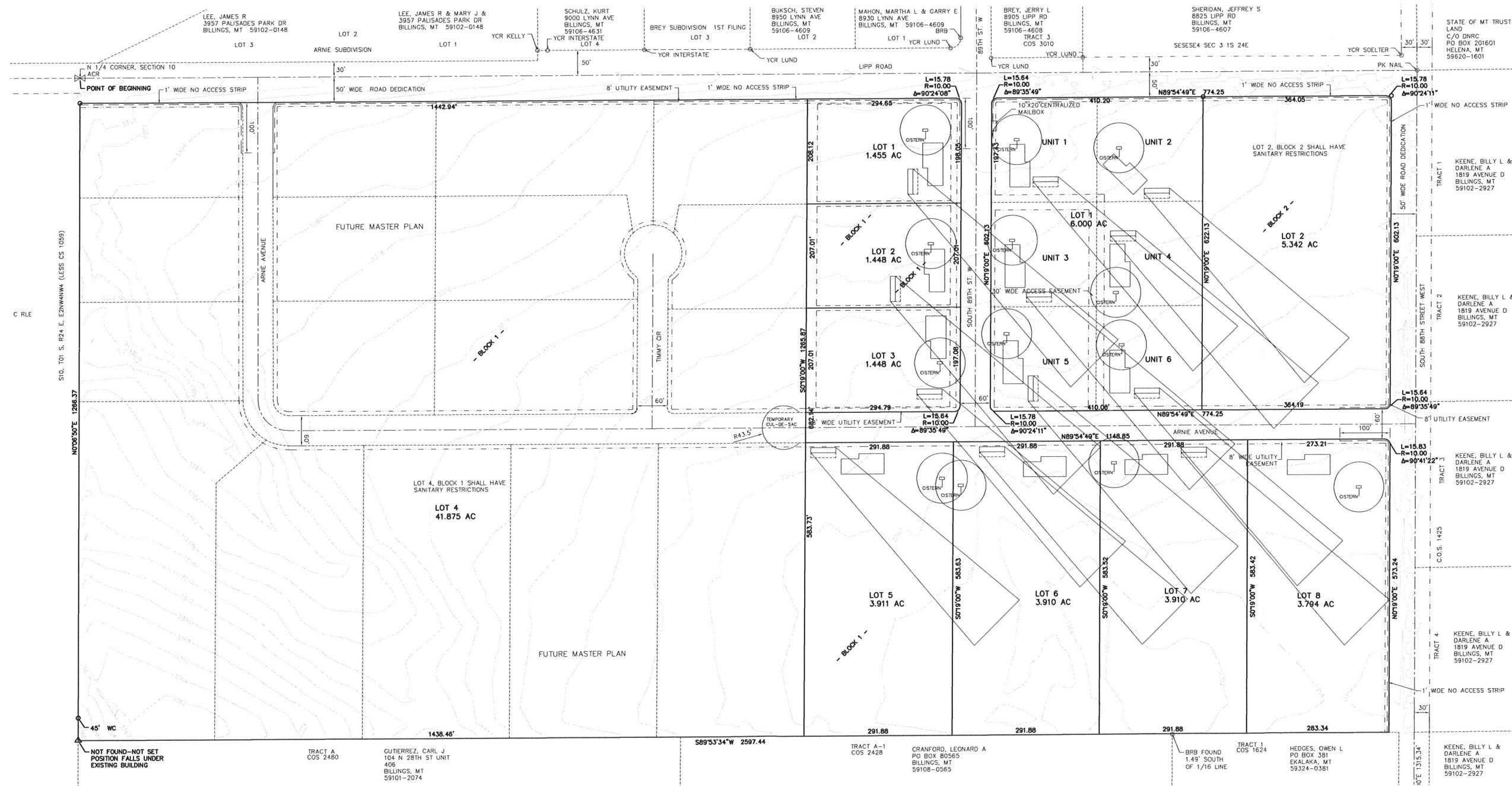
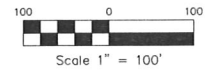
VICINITY MAP
NOT TO SCALE

SUBDIVISION DETAILS:

GROSS AREA	=	75.549 ACRES
NET AREA	=	73.093 ACRES
ROAD AREA	=	2.456 ACRES
NUMBER OF LOTS	=	10
MINIMUM LOT SIZE	=	1.448 ACRES
MAXIMUM LOT SIZE	=	41.875 ACRES
EXISTING ZONING	=	NONE
SURROUNDING ZONING	=	NONE
NORTH	=	NONE
SOUTH	=	NONE
EAST	=	NONE
WEST	=	NONE
EXISTING LAND USE	=	VACANT
PROPOSED LAND USE	=	COMMERCIAL

PRELIMINARY PLAT OF
LIPP SUBDIVISION, 2ND FILLING
 SITUATED IN THE SW 1/4, SW 1/4, SECTION 10, T. 1 N., R. 26 E., P.M.M.
 YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: JERRY L BREY
 SURVEYOR: NORTH STAR LAND SERVICES, P.C.
 ENGINEER: BLUELINE ENGINEERING LLC
 JUNE, 2016
 BILLINGS, MONTANA



NOT FOUND - NOT SET
POSITION FALLS UNDER
EXISTING BUILDING

TRACT A-8
COS 2480
GUTIERREZ, CARL J
104 N 28TH ST UNIT
406
BILLINGS, MT
59101-2074

S89°53'34"W 2597.44

TRACT A-1
COS 2428
CRANFORD, LEONARD A
PO BOX 80565
BILLINGS, MT
59108-0565

BRB FOUND
1.48' SOUTH
OF 1/16 LINE

TRACT 1
COS 1624
HEDGES, OWEN L
PO BOX 381
EKALAKA, MT
59324-0381

TRACT 4
COS 1425
KEENE, BILLY L &
DARLENE A
1819 AVENUE D
BILLINGS, MT
59102-2927