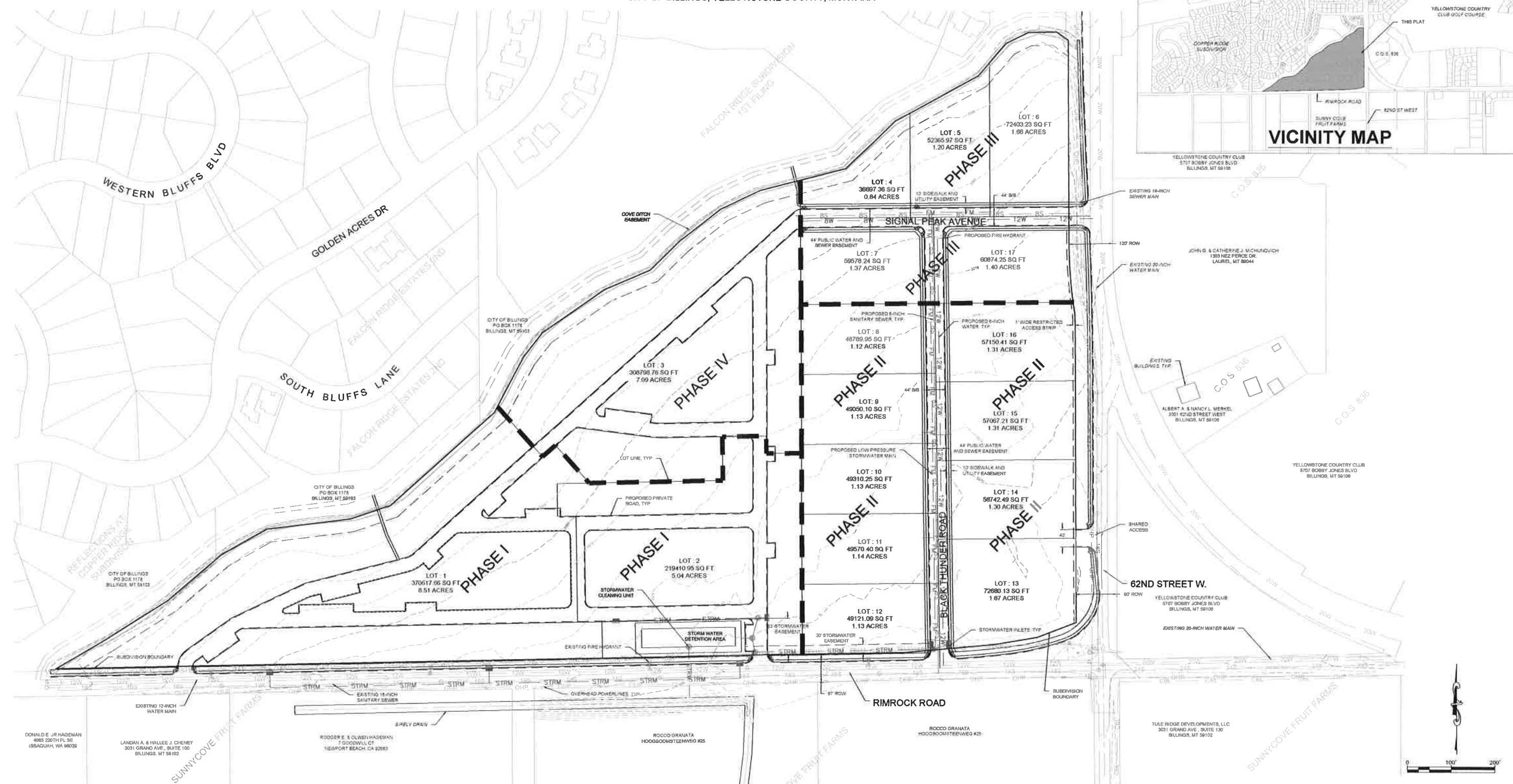


PRELIMINARY PLAT OF
COAL CREEK SUBDIVISION
 BEING TRACT 8A OF CERTIFICATE OF SURVEY 2465
 AND THE SE 1/4 OF SECTION 25, T 01 N, R 24 E, P.M.M.
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: MAGNUS LAND DEVELOPMENT, LLC
 PREPARED BY: PERFORMANCE ENGINEERING AND CONSULTING
 APPLICATION DATE: DECEMBER 2016



| SITE DATA | |
|------------------------|------------|
| # OF LOTS | 17 |
| MAXIMUM LOT AREA | ± 8.51 AC |
| MINIMUM LOT AREA | ± 0.84 AC |
| PARKLAND AREA | ±2.30 AC |
| LINEAL FEET OF STREETS | ± 6,900 LF |
| ROADWAY AREA | ± 8.33 AC |
| NET ACREAGE | ± 30.02 AC |
| GROSS ACREAGE | ± 38.35AC |

EXISTING LAND USE: AGRICULTURAL
 EXISTING ZONING: RESIDENTIAL MULTI-FAMILY
 RESIDENTIAL PROFESSIONAL
 COMMUNITY COMMERCIAL

PROPOSED LAND USE: COMMERCIAL/ RESIDENTIAL MULTI-FAMILY
 PROPOSED ZONING: RESIDENTIAL MULTI-FAMILY
 RESIDENTIAL PROFESSIONAL
 COMMUNITY COMMERCIAL

PROPERTY OWNER:
 MAGNUS LAND DEVELOPMENTS, LLC
 PRELIMINARY PLAT DATE: NOVEMBER 1, 2016

| | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------|------|-------------------------------|------|---------------|
| PROJECT TITLE: | | COAL CREEK SUBDIVISION | | SHEET |
| REVISIONS | DATE | BY | DATE | |
| | | | | |
| <p>7100 COMMERCIAL AVE, SUITE 4 BILLINGS, MT 59101 OFFICE - 406-384-0090 www.performance-ec.com</p> | | | | |
| <p>2016-030</p> | | | | <p>1 OF 1</p> |