

PRELIMINARY PLAT OF THE NINES SUBDIVISION

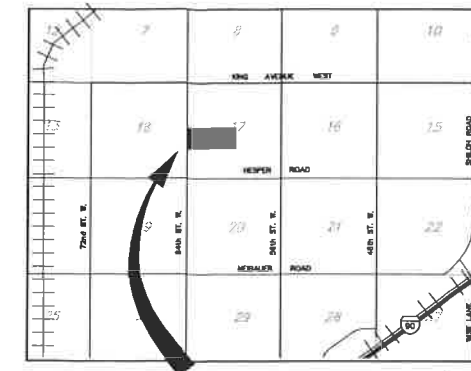
BEING TRACT 2C OF CERTIFICATE OF SURVEY No. 2467 AND NE1/4SE1/4
SITUATED IN THE N1/2SW1/4 OF SECTION 17, T. 1 S., R. 25 E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : P3COLEMAN, LLC.

OCTOBER, 2017

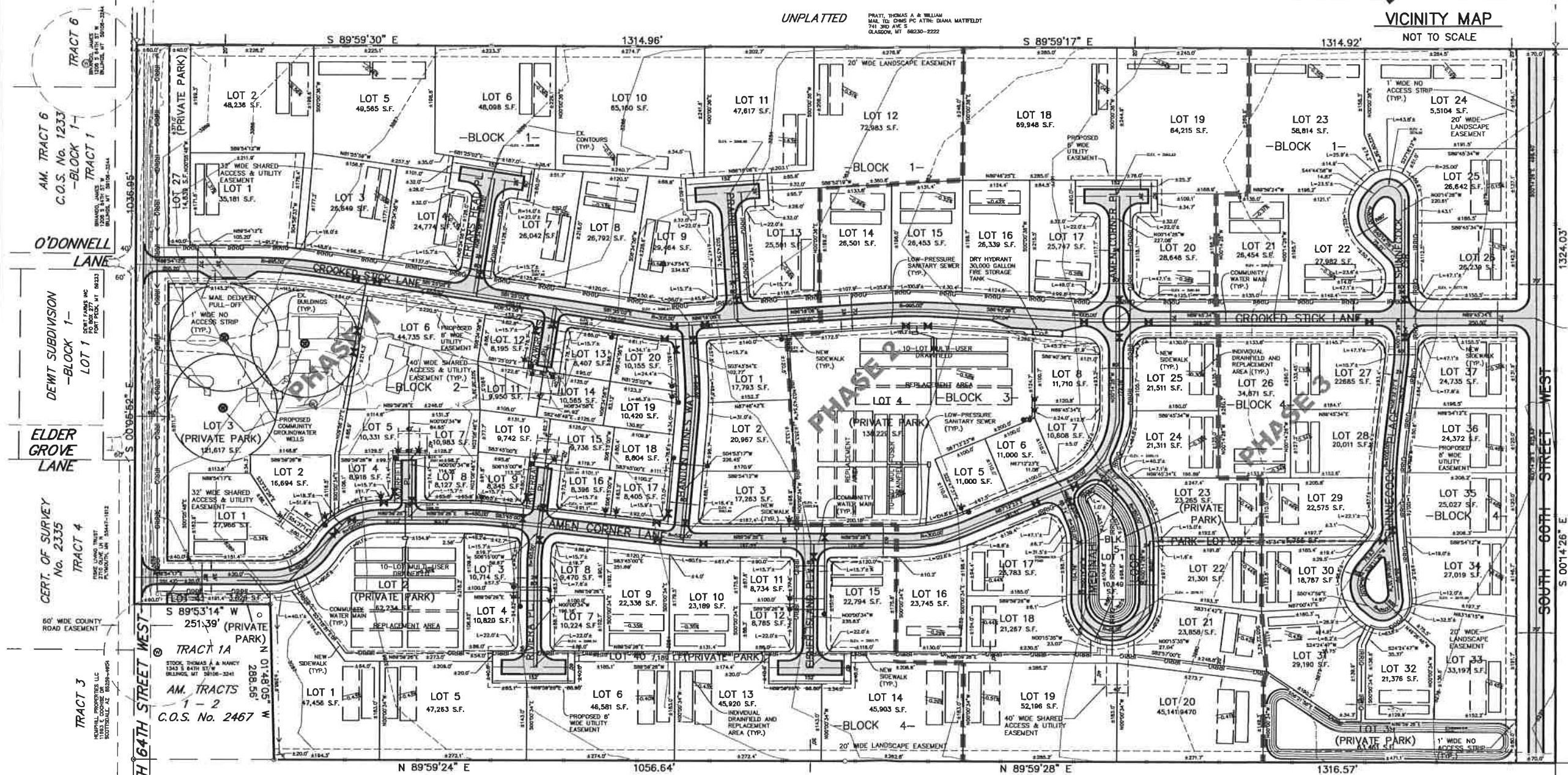
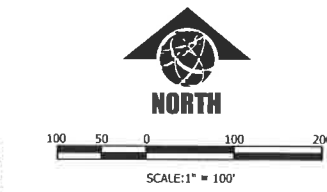
PREPARED BY : SANDERSONSTEWART

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE

LOT 2
COLUMBIA & HON
1130 WOODGATE DR
BILLINGS, MT 59106-3211



UNPLATTED PRATT, THOMAS A & WILLIAM
MAIL TO: CHRIS PC ATTN: DIANA MATTHEW
741 3RD AVE S
GLASSBORO, MT 58230-2222

UNPLATTED MILLER, DONALD W
2807 N 78th ST W
BILLINGS, MT 59106-3631

PLAT DATA

GROSS AREA	= ±78.3 AC.
NET AREA	= ±62.52 AC.
NUMBER OF LOTS	= 97 (88 RESIDENTIAL, 9 PRIVATE PARK)
MINIMUM LOT SIZE	= 8,127 S.F.
MAXIMUM LOT SIZE	= 72,983 S.F.
LINEAL FEET OF STREETS	= ±8,627 L.F.
PARKLAND REQUIREMENT	= ±3.7 AC.
PARKLAND PROVIDED	= ±9.8 AC.
EXISTING ZONING	= OUTSIDE ZONING JURISDICTION
SURROUNDING ZONING:	
NORTH	= OUTSIDE ZONING JURISDICTION
SOUTH	= OUTSIDE ZONING JURISDICTION
EAST	= AG. SUBURBAN
WEST	= OUTSIDE ZONING JURISDICTION
EXISTING LAND USE	= SINGLE-FAMILY RESIDENTIAL/AG
PROPOSED LAND USE	= RESIDENTIAL

UNPLATTED
COLUMBIA LYNCH & JR
1324 S 60TH ST W
BILLINGS, MT 59106-2834