

PRELIMINARY PLAT OF WHITEHORSE ESTATES SUBDIVISION 1ST FILING

BEING LOT 2 OF WHITEHORSE SUBDIVISION, LOCATED IN THE S 1/2 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA

S16, T01 S, R25 E, N2SW
(LESS C/S 2975) 78.873 AC (99)

EMMONS, PHILLIP NATHAN
5136 CHEVELLE DR
BILLINGS, MT 59106-2867

SOLOMON, DENNIS P & SUSAN R
5108 CHEVELLE DR
BILLINGS, MT 59106-2867

HEIN BOYS REVOCABLE TRUST
1331 S 56TH ST W
BILLINGS, MT 59106-2837

C.O.S. 2084

CHEVELLE SUBDIVISION

BRESTER SUBDIVISION E

1 2 3 4 5 6 7 8

S16, T01 S, R25 E, S2SW

MILLER, MELVIN & SHARON
6001 NEIBAUER RD
BILLINGS, MT 59106-3623

PROPERTY : 1
871039.08 SQ FT
20.00 ACRES

WHITEHORSE SUBDIVISION
LOT 1

PROPOSED
EVAPOTRANSPIRATION
SYSTEM

10' IRRIGATION
EASEMENT

10' IRRIGATION
EASEMENT

C.O.S. 3641
PARCEL 1
DAVIS, TERI LYNN
2745 HOMER DAVIS RD
SHEPHERD, MT 59079-4015

1' NO ACCESS
STRIP

BERNHARDT, CHAD
1922 MARY ST
BILLINGS, MT 59105-4809

FREDERICKS, KENNETH R
4944 HESPER RD
BILLINGS, MT 59106-3728

REBECCA SUBDIVISION
DOHERTY, RICHARD M & BRENDA E
4855 AMBER LN
BILLINGS, MT 59106-3777

C.O.S. 2224

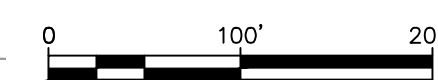
10
9
GREENSLEEVES ESTATES

S21, T01 S, R25 E, NWNE N2SWNE

60' ROAD AND
UTILITY EASEMENT

60' DEDICATED
RIGHT-OF-WAY

HESPER ROAD



LOT OWNERSHIP DATA

LOT	OWNER	ADDRESS
1	WASHUT, MATTHEW F & KAREN A	5030 CHEVELLE DR BILLINGS, MT 59106-2870
2	ANDERSON, JAMIE	5000 CHEVELLE DR BILLINGS, MT 59106-2870
3	TURBES, ROBERT & CAROL	4960 CHEVELLE DR BILLINGS, MT 59106-2801
4	MOFFET, BRITT M	4940 CHEVELLE DR BILLINGS, MT 59106-2801
5	GREG SB ENTERPRISE GROUP, LLC	2930 OLD HIGHWAY 10 W LAUREL, MT 59044-9726
6	GREG SB ENTERPRISE GROUP, LLC	2930 OLD HIGHWAY 10 W LAUREL, MT 59044-9726
7	GREG SB ENTERPRISE GROUP, LLC	2930 OLD HIGHWAY 10 W LAUREL, MT 59044-9726
8	GREG SB ENTERPRISE GROUP, LLC	2930 OLD HIGHWAY 10 W LAUREL, MT 59044-9726
9	PRILL, CHRISTOPHER M & CHRISTINE M	1200 BLUEGRASS DR W BILLINGS, MT 59106-2482
10	JORDEN EDWARD D	5233 BLUE HERON DR BILLINGS, MT 59106-3309

PROPOSED LAND USE: RESIDENTIAL
 PROPOSED ZONING: AGRICULTURAL SUBURBAN
 EXISTING LAND USE: AGRICULTURAL
 EXISTING ZONING: AGRICULTURAL OPEN
 PROPERTY OWNER: NEXCO LLC.

PRELIMINARY PLAT DATE: DECEMBER 2017

SITE DATA

# OF LOTS	12
MAXIMUM LOT AREA	± 1.72 AC
MINIMUM LOT AREA	± 1.07 AC
GROSS ACREAGE	± 16.70 AC
PARKLAND AREA	N/A
LINEAL FEET OF STREETS	1000 LF
DEDICATED AREA	± 1.56 AC
EASEMENT AREA	± 1.46 AC
NET ACREAGE	± 15.14 AC

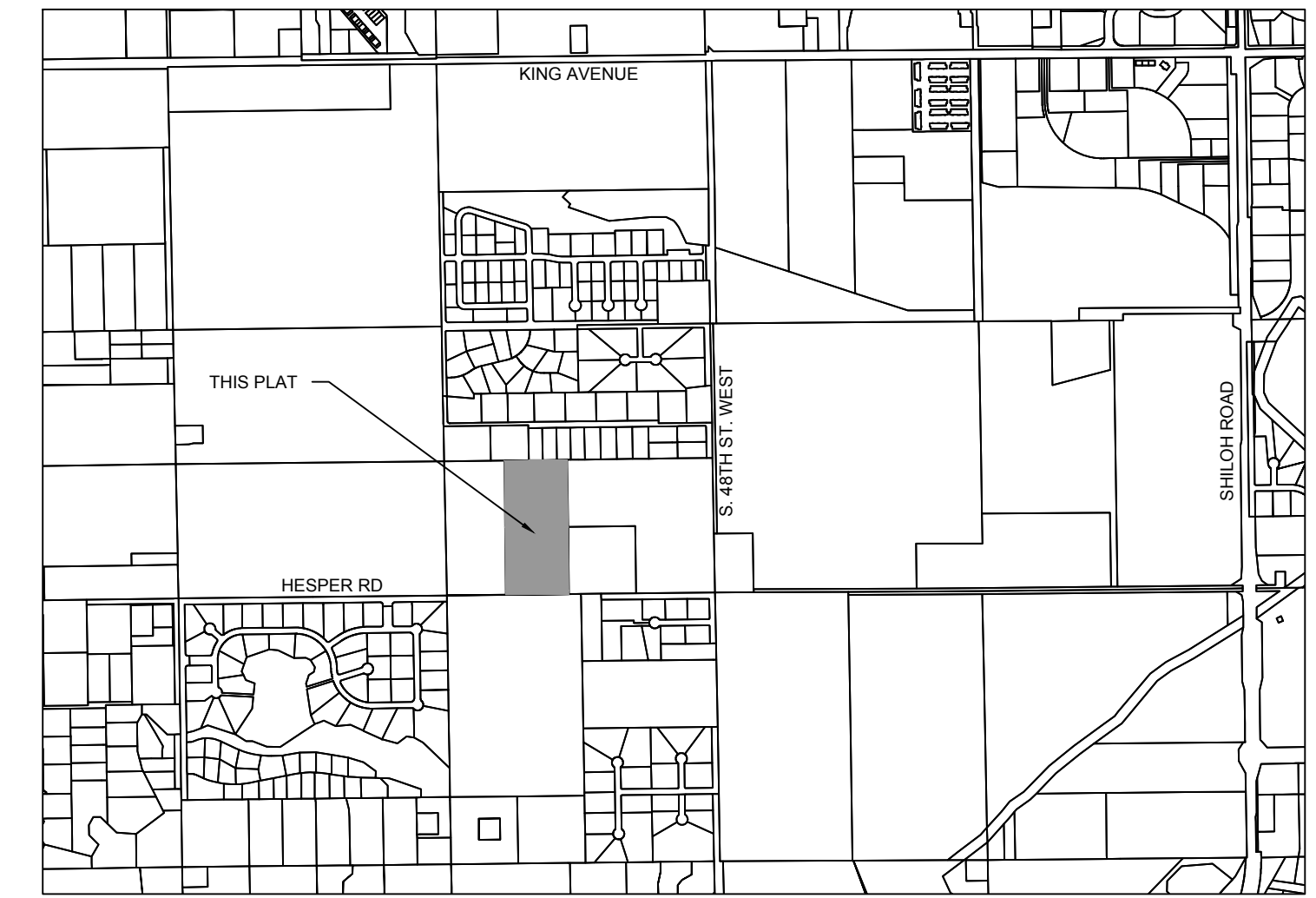
PREPARED FOR: NEXCO LLC.
 PREPARED BY: PERFORMANCE ENGINEERING AND CONSULTING

PROJECT TITLE: WHITEHORSE ESTATES SUBDIVISION 1ST FILING

REVISIONS	DATE	BY	DESCRIPTION	OFFICE	DATE	BY	DESCRIPTION
				7100 COMMERCIAL AVE, SUITE 4 BILLINGS, MT 59101			
				OFFICE - 406-384-0080 www.performance-ec.com			
				COPYRIGHT 2016 ©			

PEC
PERFORMANCE ENGINEERING & CONSULTING

2016-065 DRAWN BY: TRT CHECKED BY: RDN DATE: 10/27/2017



VICINITY MAP