

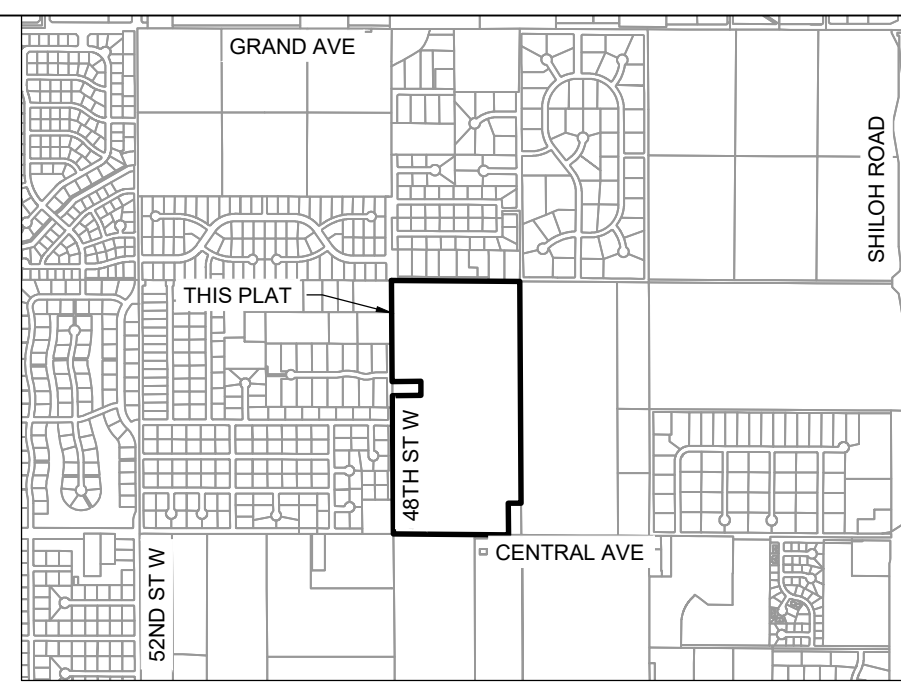
PRELIMINARY PLAT OF SUNDANCE SUBDIVISION

BEING LOCATED IN THE W 1/2 OF THE SW 1/4 OF SECTION 3, TOWNSHIP 01 SOUTH,
RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: REGAL LAND DEVELOPMENT, INC

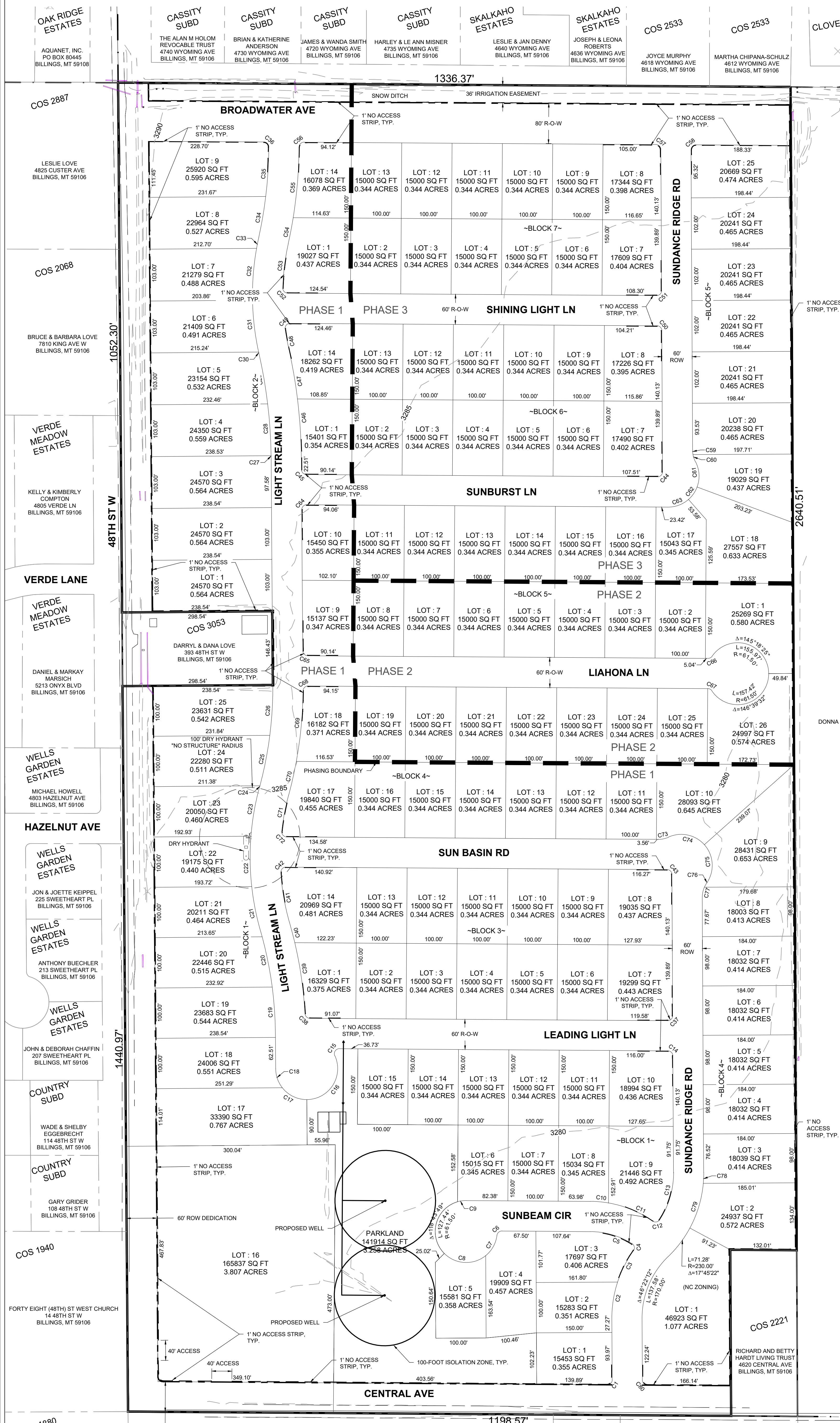


PREPARED BY: PERFORMANCE ENGINEERING, LLC



VICINITY MAP

11/15/2019 11:05:57 AM PE STANDARD.CTB



SITE DATA

EXISTING LAND USE: AGRICULTURAL
 EXISTING ZONING: A-1
 PROPOSED LAND USE: RESIDENTIAL
 PROPOSED ZONING: R-15,000,
 NEIGHBORHOOD COMMERCIAL

TOTAL LOTS IN SUBDIVISION: 127

GROSS AREA: 78.809 AC
 RIGHT-OF-WAY: 18.874 AC
 LINEAL FEET OF STREETS: 9,478 LF
 NET AREA OF LOTS: 55.622 AC
 PARKLAND: 3.258 AC
 REQ. PARKLAND: 5.292 AC

Curve Table				Curve Table			
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C1	15.83	10.00	090°42'50"	C41	101.89	470.00	012°25'14"
C2	74.00	230.00	018°25'59"	C42	16.42	10.00	094°03'20"
C3	69.80	230.00	017°23'14"	C43	15.59	10.00	089°19'27"
C4	16.34	10.00	093°36'59"	C44	15.83	10.00	090°40'33"
C5	87.70	158.00	031°48'08"	C45	15.57	10.00	089°11'53"
C6	14.52	10.00	083°10'21"	C46	117.99	1030.00	006°33'49"
C7	46.95	61.50	043°44'23"	C47	104.04	1030.00	005°47'15"
C8	90.22	61.50	084°03'25"	C48	36.83	470.00	004°29'24"
C9	17.87	61.50	016°38'44"	C49	17.22	10.00	098°39'47"
C10	36.18	218.00	009°30'36"	C50	15.59	10.00	089°19'27"
C11	95.45	218.00	025°05'12"	C51	15.83	10.00	090°40'33"
C12	16.03	10.00	091°50'14"	C52	15.94	10.00	091°20'05"
C13	98.79	170.00	033°17'50"	C53	88.24	470.00	010°45'24"
C14	15.59	10.00	089°19'27"	C54	53.15	907.00	003°21'26"
C15	20.04	10.00	114°48'58"	C55	140.51	907.00	008°52'34"
C16	122.38	61.50	114°00'51"	C56	15.73	10.00	090°08'32"
C17	56.29	61.50	052°26'19"	C57	15.59	10.00	089°19'27"
C18	40.31	61.50	037°33'23"	C58	15.83	10.00	090°40'33"
C19	91.86	750.00	007°01'04"	C59	8.51	50.00	009°45'26"
C20	101.92	750.00	007°47'10"	C60	15.24	50.00	017°27'39"
C21	90.71	530.00	009°48'23"	C61	51.46	61.50	047°56'47"
C22	100.15	530.00	010°49'37"	C62	30.31	61.50	028°14'02"
C23	99.12	530.00	010°42'55"	C63	44.77	61.50	041°42'50"
C24	2.73	750.00	000°12'30"	C64	15.85	10.00	090°48'07"
C25	102.15	750.00	007°48'14"	C65	15.57	10.00	089°11'53"
C26	100.30	750.00	007°39'44"	C66	9.77	10.00	055°58'58"
C27	5.42	970.00	000°19'12"	C67	9.77	10.00	055°58'58"
C28	103.23	970.00	006°05'51"	C68	15.69	10.00	089°55'31"
C29	100.46	970.00	005°56'01"	C69	140.74	810.00	009°57'18"
C30	4.02	530.00	000°26'06"	C70	68.46	810.00	004°50'34"
C31	103.79	530.00	011°13'14"	C71	73.41	470.00	008°56'59"
C32	103.54	530.00	011°11'37"	C72	16.74	10.00	095°55'22"
C33	22.16	530.00	002°23'43"	C73	21.34	50.00	024°27'04"
C34	82.62	847.00	005°35'19"	C74	77.55	61.50	072°15'08"
C35	98.43	847.00	006°39'30"	C75	82.09	61.50	076°28'53"
C36	15.63	10.00	089°32'15"	C76	82.09	61.50	076°28'53"
C37	15.83	10.00	090°40'33"	C77	20.94	50.00	023°59'42"
C38	15.09	10.00	086°28'10"	C78	21.52	230.00	005°21'36"
C39	142.39	810.00	010°04'18"	C79	93.35	230.00	023°15'14"
C40	40.63	810.00	002°52'26"	C80	15.58	10.00	089°17'10"