

PRELIMINARY PLAT OF
BIG IRON SUBDIVISION

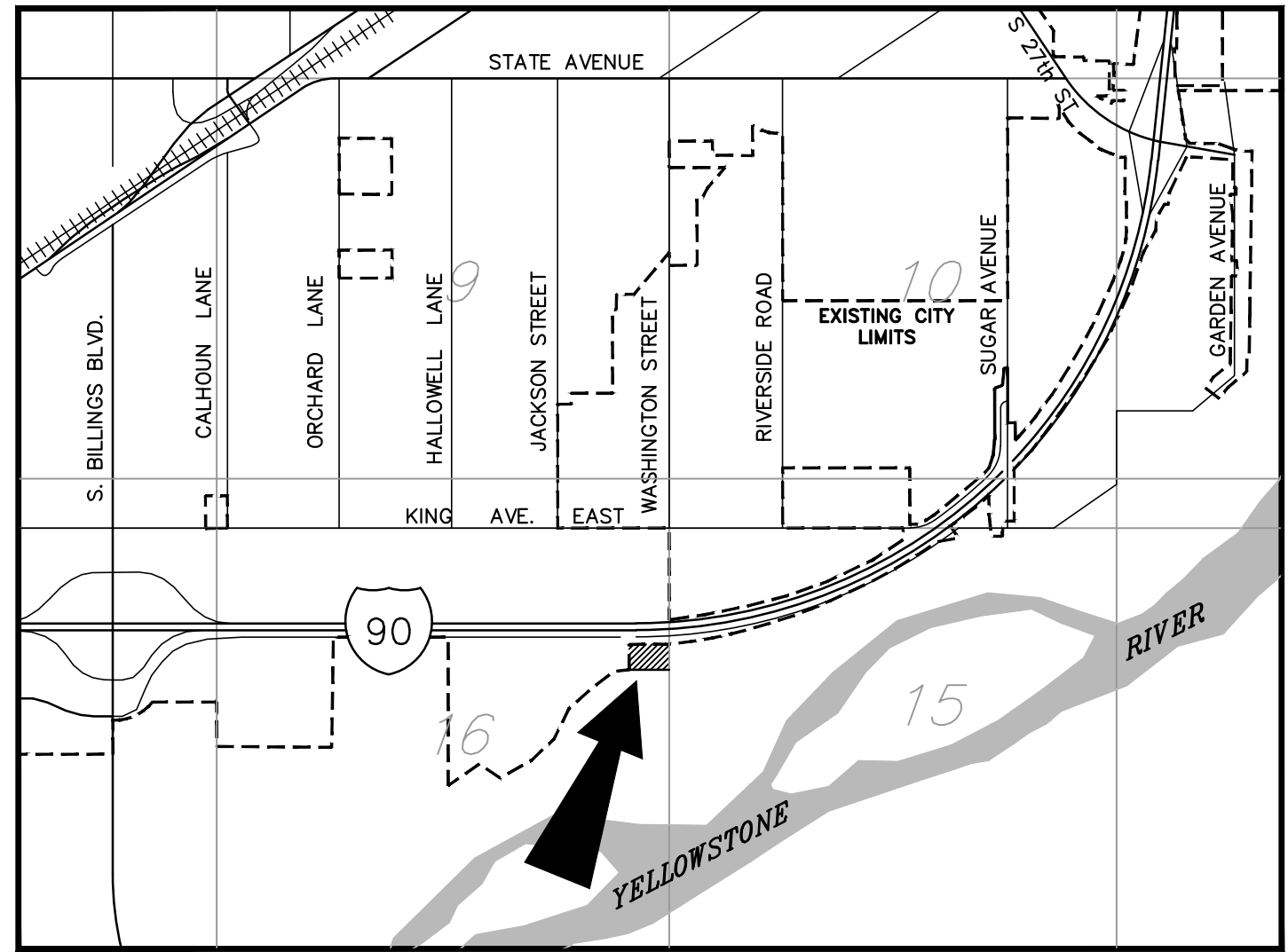
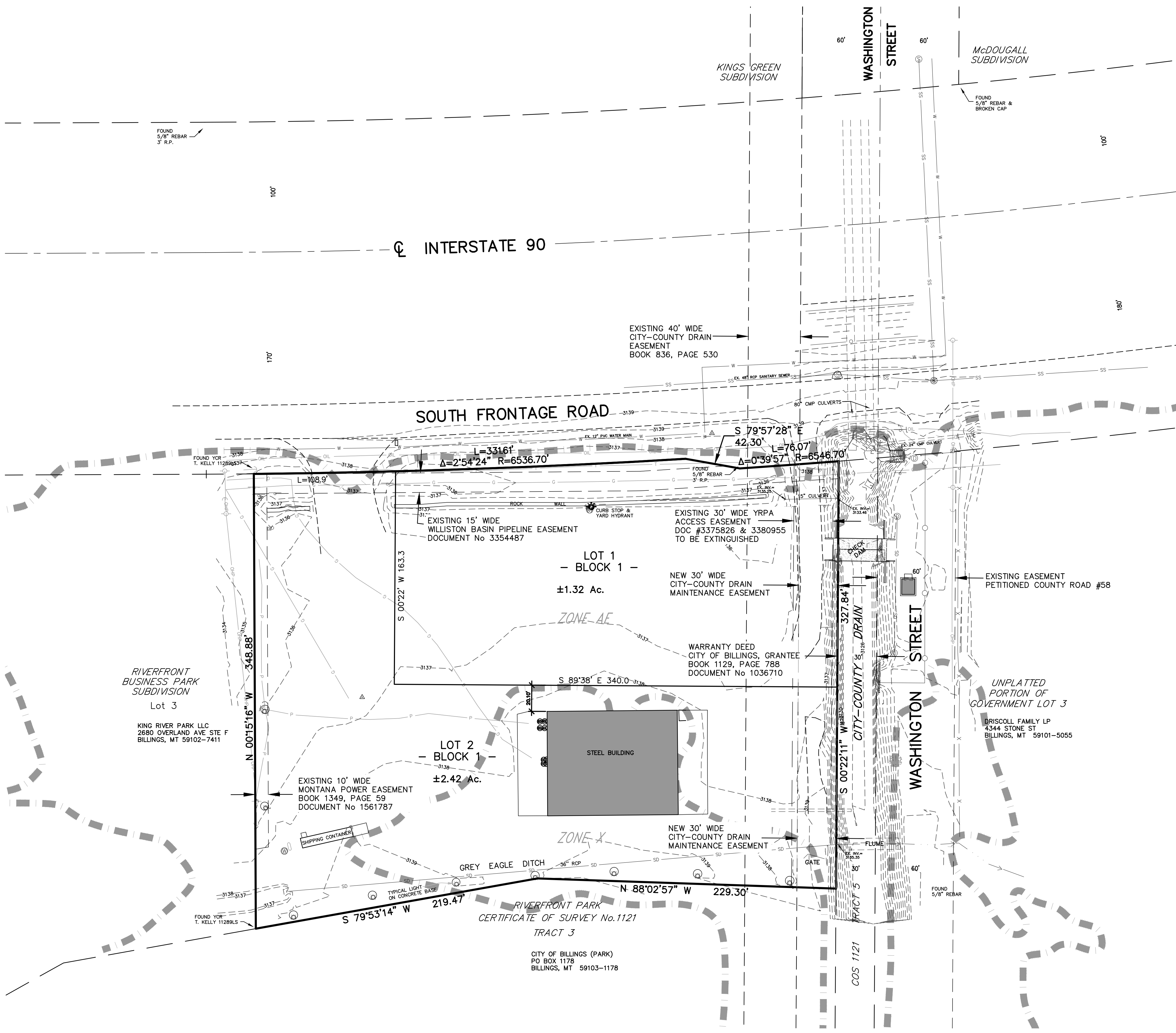
BEING TRACT 2-A-1 OF AMENDED CERTIFICATE OF SURVEY No. 1121
 SITUATED IN THE NW1/4 OF SECTION 15, T. 1 S., R. 26 E., P.M.M.
 YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : CHUCK HOGAN

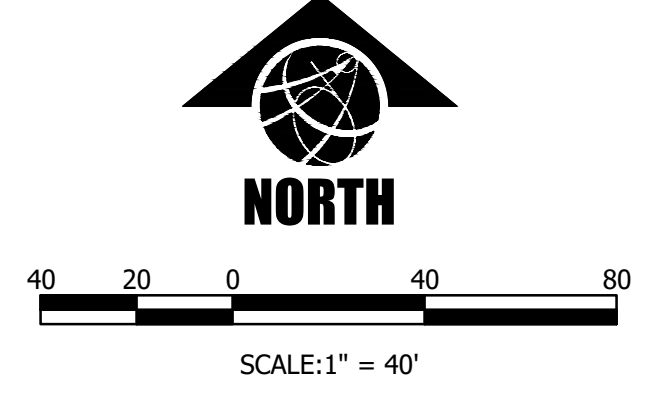
DECEMBER 2019

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



VICINITY MAP
 NOT TO SCALE



PLAT DATA

GROSS AREA	=	3.35 Acres
NET AREA	=	3.35 Acres
NUMBER OF LOTS	=	TWO
MINIMUM LOT SIZE	=	±0.93 Ac
MAXIMUM LOT SIZE	=	±2.42 Ac
PARKLAND REQUIREMENT	=	NONE, NON-RESIDENTIAL
EXISTING ZONING	=	CONTROLLED INDUSTRIAL
SURROUNDING ZONING:		
NORTH	=	INTERSTATE HIGHWAY
EAST	=	PUBLIC (RIVERFRONT PARK)
WEST	=	AG OPEN
EXISTING LAND USE	=	CONTROLLED INDUSTRIAL
PROPOSED LAND USE	=	COMMERCIAL
<p>--- = FLOOD ZONE BOUNDARY, BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. (per FIRM 30111C 1270E)</p>		