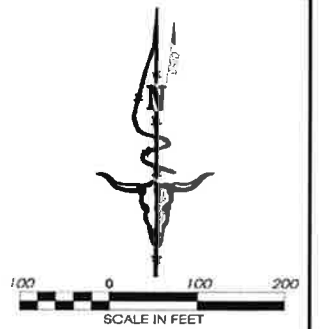
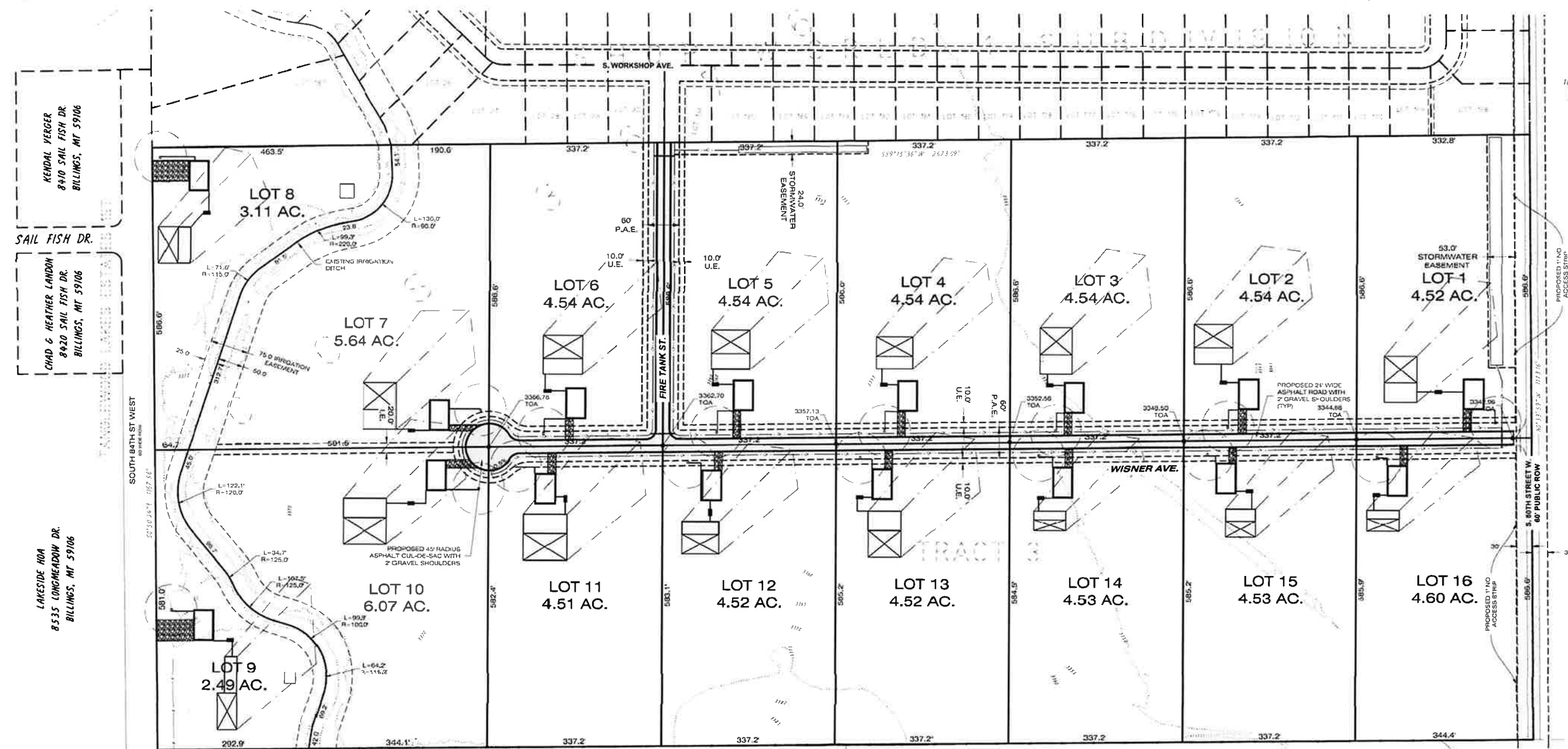


PRELIMINARY PLAT OF
HOMESTEAD ACRES SUBDIVISION

(TRACT 3 OF COS 3676, LOCATED IN THE NE1/4 OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 24 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA)



BASIS OF BEARING
STATE PLANS MONTANA - JUNE 2500
SOUND (TICK) DISTANCES
RECORD OWNER:
LEAH B. BARBARA BRITTON
SUBDIVIDER:
LEAH BRITTON
DATE:
JANUARY, 2024
TOTAL SUBDIVISION AREA:
1775 ACRES (GROSS)
1034 ACRES (NET)

GRACE WILLIAMS TRUSTEE
7590 NEIBAUER RD.
BILLINGS, MT 59106

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PRELIMINARY PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION.

SS
MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR
MONTANA REGISTRATION NO. 13748LS



LEGEND

P.A.E. PRIVATE ACCESS EASEMENT, DEC. NO. RECORDED CONCURRENTLY WITH THE PLAT

- U.E. = UTILITY EASEMENT
- COS = CENTERLINE OF SURVEY
- R/W OR R.O.W. = RIGHT-OF-WAY
- TOA = TOP OF ASPHALT
- IE = IRRIGATION EASEMENT
- CISTERN
- CHAMFIELD

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Missoula, MT 59802

MARVIN BROWN, JOHN WOODS JR., & MICHAEL SCHMECHEL
3521 TOMMY ARMOUR CIRCLE BILLINGS, MT 59106

TRACT LAND - UNPLATTED

ADJACENT PROPERTY OWNERS: SHOP WORLD 1 SUBDIVISION

- | | | |
|---------|---------------------------------|--|
| LOT 26 | JAS PALMAS LLC | 841 S 84TH STREET W, BILLING, MT 59106 |
| LOT 27 | JAS PALMAS LLC | 841 S 84TH STREET W, BILLING, MT 59106 |
| LOT 28 | MKE SHEPHERD | 1627 WEST MAN STREET, SUITE 377, BOZEMAN, MT 59715 |
| LOT 29 | HFI PRODUCTION LLC | PO BOX 20043, BILLINGS, MT 59104 |
| LOT 30 | HFI PRODUCTION LLC | PO BOX 20043, BILLINGS, MT 59104 |
| LOT 168 | MICHAEL D & TRACY L DUTRENE | 5632 PHANTOM CREEK AVE, BILLINGS, MT 59106 |
| LOT 169 | RICHARD ZONNI | 6262 RONWOOD DRIVE, BILLING, MT 59016 |
| LOT 170 | RICHARD ZONNI | 6262 RONWOOD DRIVE, BILLING, MT 59016 |
| LOT 171 | TY JERKE & PEGGY MCCORMICK | 618 OASIS DRIVE, BILLINGS, MT 59105 |
| LOT 172 | JAS PALMAS LLC | 841 S 84TH STREET W, BILLING, MT 59106 |
| LOT 173 | CHARLES JEFFERY & MARIA HILL | 3828 MALLARD DRIVE, BILLINGS, MT 59101 |
| LOT 174 | CHARLES JEFFERY & MARIA HILL | 3828 MALLARD DRIVE, BILLINGS, MT 59101 |
| LOT 175 | CHARLES JEFFERY & MARIA HILL | 3828 MALLARD DRIVE, BILLINGS, MT 59101 |
| LOT 176 | CHARLES JEFFERY & MARIA HILL | 3828 MALLARD DRIVE, BILLINGS, MT 59101 |
| LOT 177 | CHARLES JEFFERY & MARIA HILL | 3828 MALLARD DRIVE, BILLINGS, MT 59101 |
| LOT 178 | CHARLES JEFFERY & MARIA HILL | 3828 MALLARD DRIVE, BILLINGS, MT 59101 |
| LOT 179 | CHARLES JEFFERY & MARIA HILL | 3828 MALLARD DRIVE, BILLINGS, MT 59101 |
| LOT 180 | CHARLES JEFFERY & MARIA HILL | 3828 MALLARD DRIVE, BILLINGS, MT 59101 |
| LOT 181 | CHARLES JEFFERY & MARIA HILL | 3828 MALLARD DRIVE, BILLINGS, MT 59101 |
| LOT 182 | EXCURSION HOME IMPROVEMENTS INC | 1345 AVE E, BILLINGS, MT 59102 |
| LOT 183 | JAS PALMAS LLC | 841 S 84TH STREET W, BILLING, MT 59106 |
| LOT 184 | JAS PALMAS LLC | 841 S 84TH STREET W, BILLING, MT 59106 |
| LOT 185 | JAS PALMAS LLC | 841 S 84TH STREET W, BILLING, MT 59106 |
| LOT 186 | JAS PALMAS LLC | 841 S 84TH STREET W, BILLING, MT 59106 |
| LOT 187 | STEVEN L & BUNDA A TRIMBLE | 1128 DAYTON CIRCLE, BILLINGS, MT 59105 |

PERIMETER LEGAL DESCRIPTION

TRACT 3 OF CERTIFICATE OF SURVEY NO. 3676, RECORDED AS DOCUMENT NO. 583188 IN THE OFFICE OF THE CLERK AND RECORDER OF YELLOWSTONE COUNTY, LOCATED IN THE NORTH-EAST ONE-QUARTER (NE1/4) OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 24 EAST, PRINCIPLE MERIDIAN MONTANA, YELLOWSTONE COUNTY, MONTANA, CONTAINING 71.75 ACRES MORE OR LESS

T/W	SEC	T	R
	14	15	24E

SITE DATA

NUMBER OF LOTS	16
MAXIMUM LOT AREA	6.07 AC
MINIMUM LOT AREA	2.49 AC
AREA OF PARKLAND	N/A
LINEAR FEET OF STREETS	2,870 LF
NET ACREAGE	70.94 AC
GROSS ACREAGE	71.75 AC
EXISTING ZONING	N/A
PROPOSED ZONING	N/A
EXISTING LAND USE	AGRICULTURAL
PROPOSED LAND USE	RESIDENTIAL

VICINITY MAP



THIS PROJECT