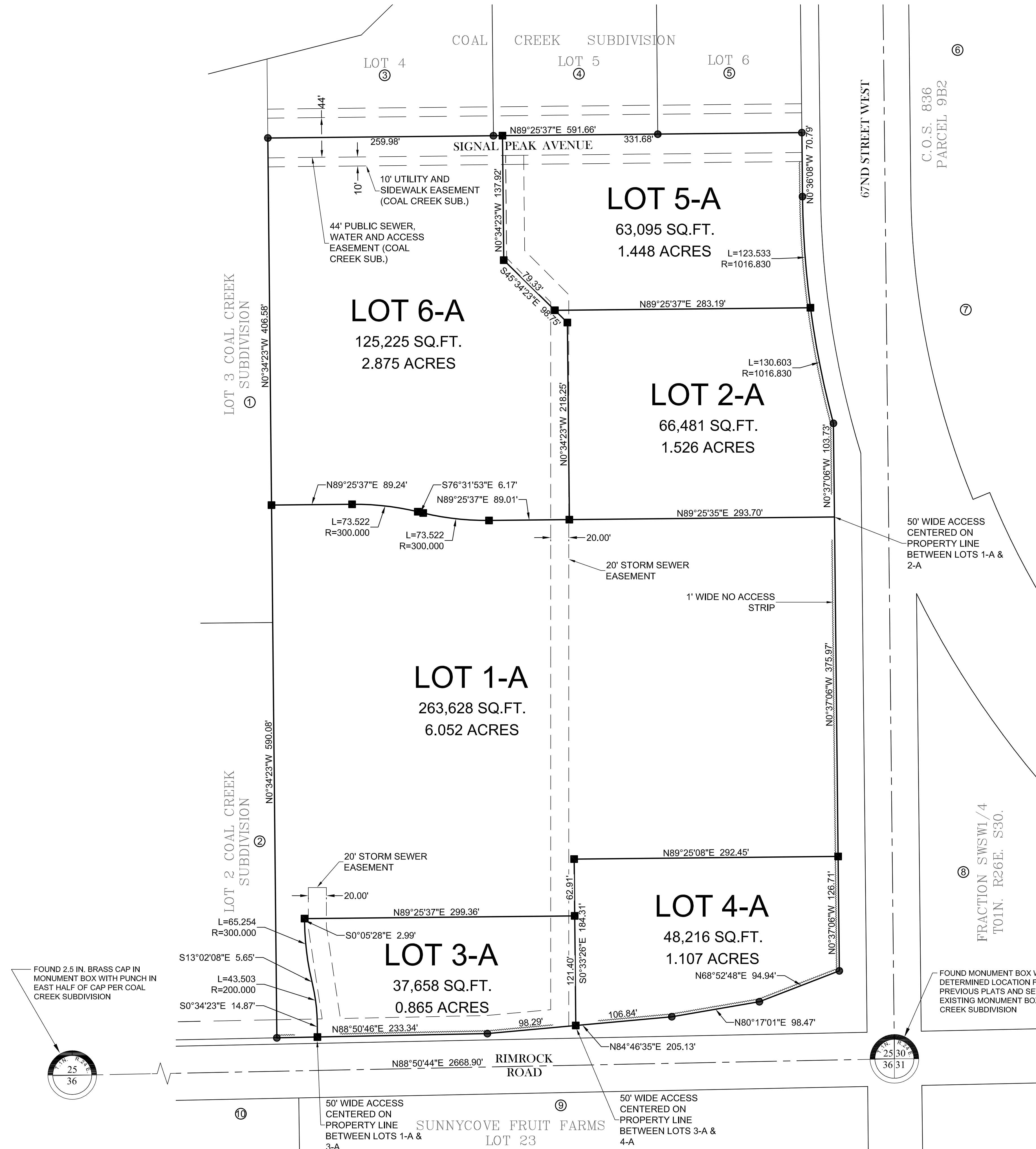
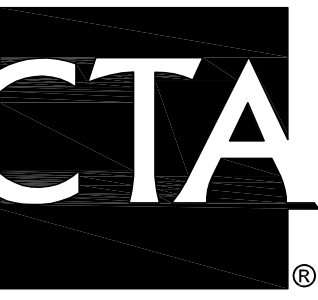


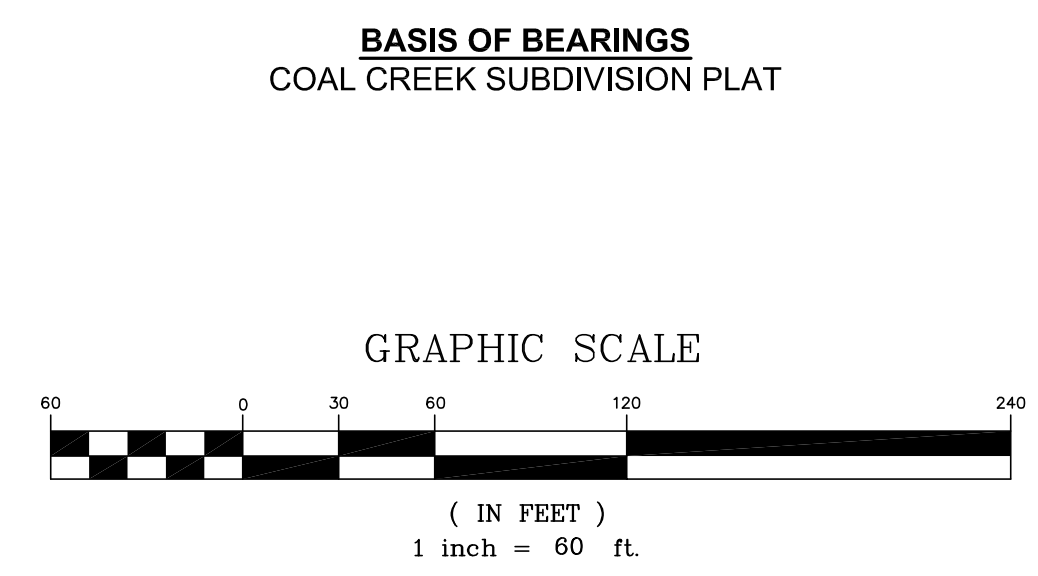
PRELIMINARY PLAT OF
 AMENDED PLAT OF LOTS 7 - 17
COAL CREEK SUBDIVISION

BEING A SUBDIVISION OF LOTS 7 - 17 OF COAL CREEK SUBDIVISION IN THE SOUTHEAST ONE-QUARTER
 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 24 EAST, P.M.,M.,
 CITY OF BILLINGS, COUNTY OF YELLOWSTONE, STATE OF MONTANA.



- LEGEND**
- PROPERTY BOUNDARY - SUBJECT
 - - - PROPERTY BOUNDARY - ADJACENT
 - 1 FOOT NO ACCESS STRIP
 - - - SECTION LINE
 - 1 FOOT NO ACCESS STRIP

OWNER/SUBDIVIDER
 MAGNUS LAND DEVELOPMENT LLC.
 ENGINEER/SURVEYOR
 CTA ARCHITECTS ENGINEERS
 PLAT PREPARED
 FEBRUARY 2018



SITE DATA
 NUMBER OF LOTS: 6
 MAXIMUM LOT AREA: 6.052 ACRES
 MINIMUM LOT AREA: 0.865 ACRES
 AREA OF PARKLAND: 0 SQ.FT.
 LINEAR FEET OF STREETS: 0 FT.
 NET ACREAGE OF LAND TO BE SUBDIVIDED: 13.873 ACRES
 GROSS ACREAGE OF LAND TO BE SUBDIVIDED: 13.873 ACRES
 EXISTING ZONING: CC - COMMUNITY COMMERCIAL
 PROPOSED ZONING: CC - COMMUNITY COMMERCIAL
 EXISTING LAND USE: AGRICULTURAL
 PROPOSED LAND USE: SHOPPING CENTER

- ADJOINING PROPERTY OWNERS**
- ① MAGNUS LAND DEVELOPMENT LLC, 745 S 56TH STREET W., BILLINGS, MT 59106
 - ② MAGNUS LAND DEVELOPMENT LLC, 745 S 56TH STREET W., BILLINGS, MT 59106
 - ③ MAGNUS LAND DEVELOPMENT LLC, 745 S 56TH STREET W., BILLINGS, MT 59106
 - ④ MAGNUS LAND DEVELOPMENT LLC, 745 S 56TH STREET W., BILLINGS, MT 59106
 - ⑤ MAGNUS LAND DEVELOPMENT LLC, 745 S 56TH STREET W., BILLINGS, MT 59106
 - ⑥ YELLOWSTONE COUNTRY CLUB, 5707 BOBBY JONES BLVD., BILLINGS, MT 59106
 - ⑦ JOHN AND CATHERINE MICHUNOVICH, 4305 HUCKLEBERRY LANE S., BILLINGS, MT 59106
 - ⑧ YELLOWSTONE COUNTRY CLUB, 5707 BOBBY JONES BLVD., BILLINGS, MT 59106
 - ⑨ GRANATA ROCCO, HOOGBOOMSTEENWEG # 25
 - ⑩ GRANATA ROCCO, HOOGBOOMSTEENWEG # 25

AMENDED PLAT OF LOTS 7 - 17
 COAL CREEK SUBDIVISION
 CITY OF BILLINGS, STATE OF MONTANA

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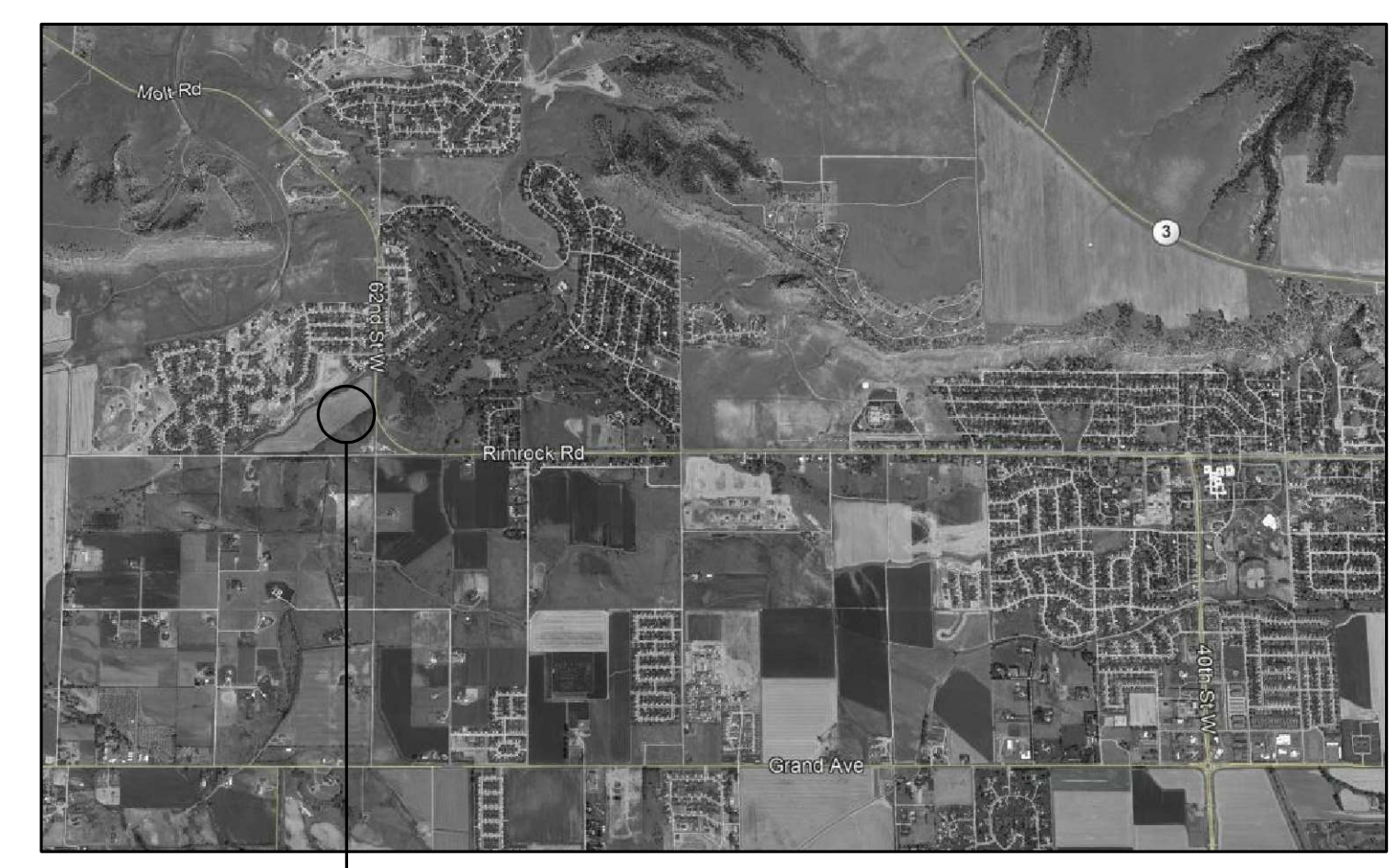
PRINCIPAL MERIDIAN
 MONTANA
 YELLOWSTONE COUNTY

T	Sec.	T.	R.
25	36	1N	24E

FOR: MAGNUS LAND DEVELOPMENT LLC.

02.28.2018
 DRAWN BY: EJV
 REVISIONS

PRELIMINARY PLAT OF
 AMENDED PLAT OF
 LOTS 7 - 17
 COAL CREEK SUBDIVISION



THIS SURVEY VICINITY MAP