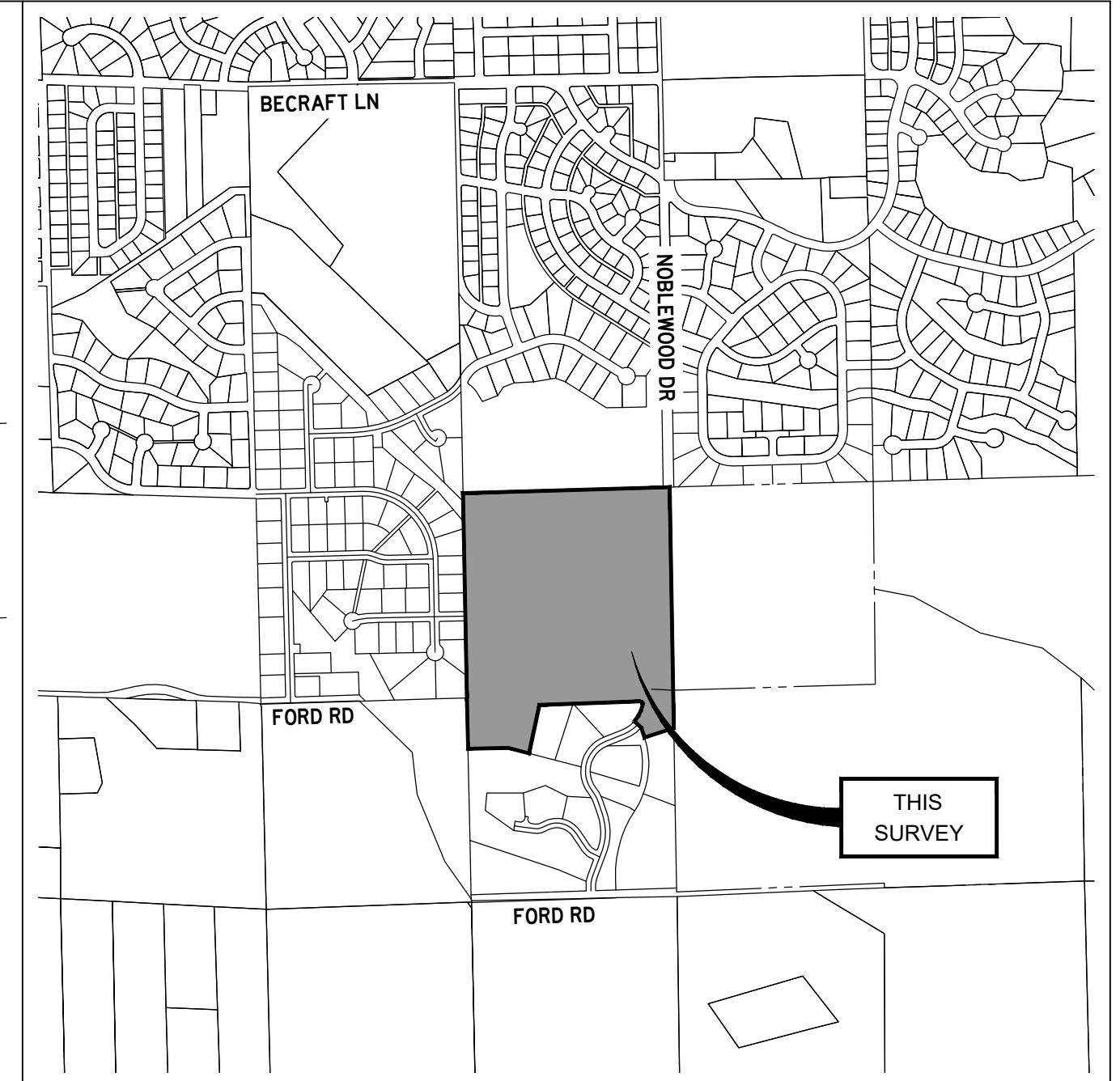


PRELIMINARY PLAT OF EAGLE CLIFF ESTATES

BEING A PART OF TRACT 1A-2 OF AMENDED TRACT 1A OF AMENDED TRACT 1 OF CERTIFICATE OF SURVEY NO. 1884
LOCATED IN THE SW 1/4 OF SECTION 29, T. 01. N, R. 27 E., P.M.M., YELLOWSTONE COUNTY, MONTANA



VICINITY MAP

SITE DATA

# OF LOTS	24
MAXIMUM LOT AREA	± 22.594 AC
MINIMUM LOT AREA	± 0.482 AC
PARKLAND AREA	± 4.337 AC
LINEAL FEET OF STREETS	± 2,703 LF
NET ACREAGE	± 41.88 AC
GROSS ACREAGE	± 45.75 AC



CONTOUR INTERVAL = 2 FT

Line Table		
Line #	Length	Direction
L3	60.00	S47° 37' 32.46"E
L4	68.04	S18° 40' 49.91"E
L5	197.79	N71° 50' 38.68"E
L7	27.93	S01° 07' 41.84"E

Curve Table			
Curve #	Length	Radius	Delta
C1	26.93	15.00	102° 52' 44"
C2	124.00	220.00	032° 17' 42"
C13	15.71	10.00	090° 00' 00"
C14	33.33	160.00	011° 56' 07"
C15	78.12	160.00	027° 58' 26"
C16	16.15	160.00	005° 47' 01"

PREPARED FOR: YELLOWSTONE PROPERTY HOLDINGS, LLC
 PREPARED BY: PERFORMANCE ENGINEERING, LLC
 PROPERTY OWNER: WAYNE & MARY K. ROTTRUP
 DATE: OCTOBER 2020
 EXISTING LAND USE: VACANT
 EXISTING ZONING: RESIDENTIAL 15,000
 PROPOSED LAND USE: RESIDENTIAL
 PROPOSED ZONING: RESIDENTIAL 15,000

PROPERTY OWNERS

NUMBER	NAME	ADDRESS
1	RYAN W. & LESLIE K. ANDERSON	3365 LA PAZ DR BILLINGS, MT 59101
2	BRIAN E. & LOREE M. BAASCH	3375 LA PAZ DR BILLINGS, MT 59101
3	TYLER JAMES & CHELSEA LARAE HEINE	3385 LA PAZ DR BILLINGS, MT 59101
4	SCOTT E. & BARBARA M. HORTON	3395 LA PAZ DR BILLINGS, MT 59101
5	YELLOWSTONE PROPERTY SOLUTIONS, LLC	P.O. BOX 21280 BILLINGS, MT 59104
6	EC J. WHITE & KAITLYN G. HANSE	3421 LA PAZ DR BILLINGS, MT 59101
7	MEYERCO, INC.	1835 CHELSEA LN BILLINGS, MT 59106
8	TRAILHEAD BUILDERS OF MONTANA, LLC	P.O. BOX 21280 BILLINGS, MT 59104
9	CRAIG & MICHELLE CALLICOTT	3465 LA PAZ DR BILLINGS, MT 59101

PE: S:\ANNUAL\11\12\12\33 PM
 1/19/2021 12:12:33 PM
 C:\Users\Craig\Dalton\Dropbox (PEC Billings)\PEC Billings Team Folder\YPS Construction\20-049 Eagle Cliff Estates\CADD\DWG\Plat\Preliminary\20-049 Preliminary Plat.dwg

