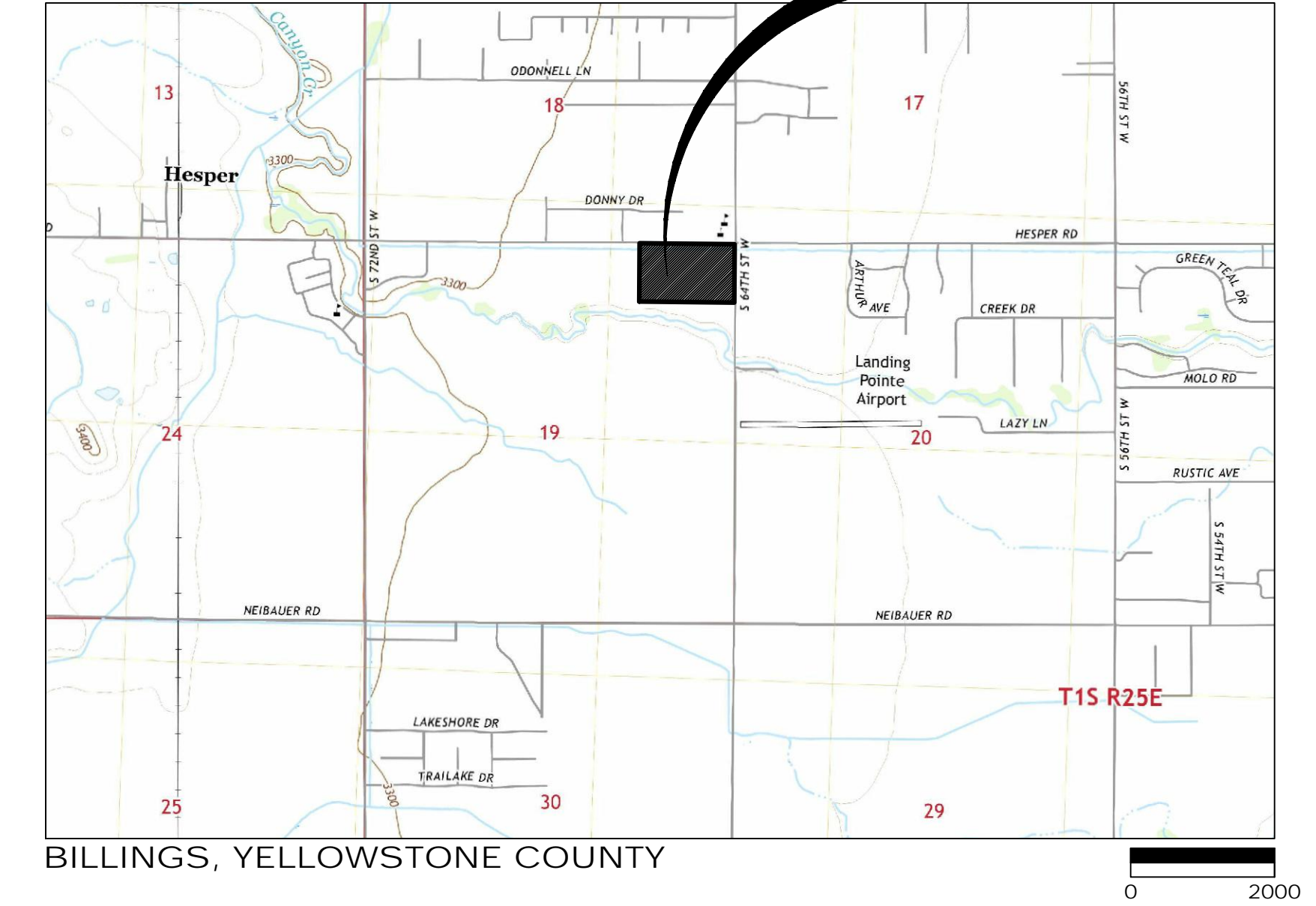


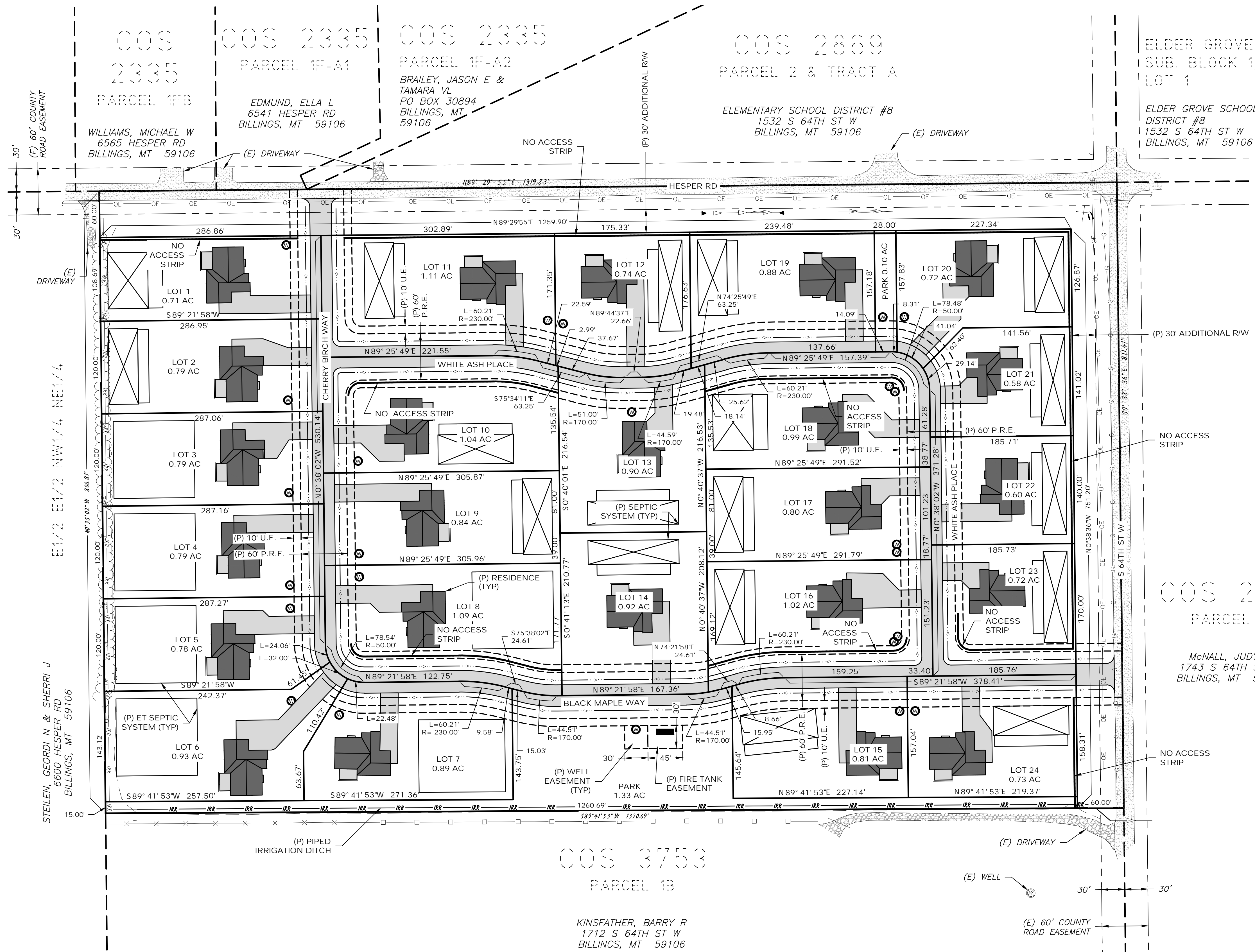
PRELIMINARY PLAT OF THE GROVE SUBDIVISION

LOCATED IN THE NE1/4 NE1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA

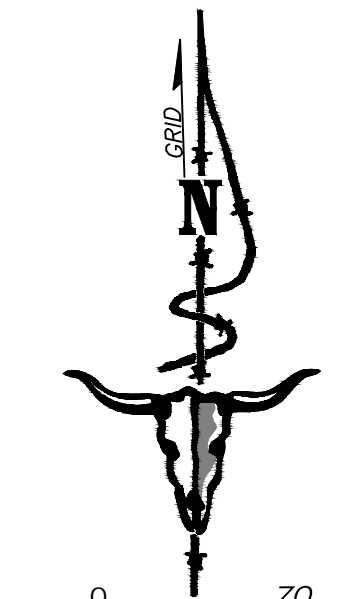
VICINITY MAP



THIS PROJECT



BILLINGS, YELLOWSTONE COUNTY



BASIS OF BEARING:
STATE PLANE MONTANA - ZONE 2500
GROUND (TRUE) DISTANCES

RECORD OWNER:
TAJ MUKADAM

SUBDIVIDER:
M&J LAND CO. LLC

DATE:
FEBRUARY, 2021

TOTAL SUBDIVISION AREA:
24.52 ACRES (GROSS)
17.97 ACRES (NET)

COS 2001
PARCEL A
McNALL, JUDY C
1743 S 64TH ST W
BILLINGS, MT 59106

COS 3753
PARCEL 1B
KINSFATHER, BARRY R
1712 S 64TH ST W
BILLINGS, MT 59106

SITE DATA	
NUMBER OF LOTS	24
MAXIMUM LOT AREA	1.11 AC
MINIMUM LOT AREA	0.58 AC
AREA OF PARKLAND	1.54 AC
LINEAR FEET OF STREETS	5,000 LF
NET ACREAGE	17.94 AC
GROSS ACREAGE	24.52 AC
EXISTING ZONING	N/A
PROPOSED ZONING	N/A
EXISTING LAND USE	AGRICULTURAL
PROPOSED LAND USE	RESIDENTIAL

- LEGEND**
- (E) = EXISTING
 - (P) = PROPOSED
 - COS = CERTIFICATE OF SURVEY
 - R/W OR R.O.W. = RIGHT-OF-WAY
 - P.R.E. = PRIVATE ROAD EASEMENT
 - U.E. = UTILITY EASEMENT
 - ⊙ = WELL
 - ⊠ = DRAINFIELD
 - = NO ACCESS STRIP

PERIMETER LEGAL DESCRIPTION
TRACT 1A OF AMENDED TRACT 1 CERTIFICATE OF SURVEY NO. 3753, FILED AS DOCUMENT NO. 3939118 IN THE OFFICE OF THE YELLOWSTONE COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 25 EAST, PRINCIPAL MERIDIAN MONTANA, YELLOWSTONE COUNTY, MONTANA.

T. R.	SEC.	1/4
1S	25E	19