

# PRELIMINARY PLAT OF THE TIMBERS SUBDIVISION

TRACT A OF COS 3795 LOCATED IN THE NE1/4, SE1/4, SW1/4, & NW1/4 OF SECTION 19 AND THE NE1/4 OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 26 EAST, P.M.M.,  
YELLOWSTONE COUNTY, MONTANA

### PERIMETER LEGAL DESCRIPTION

PORTIONS OF TRACT A AND TRACT B, COS 3795 SECTION 19 AND SECTION 30, TOWNSHIP 1N, RANGE 26E, P.M.M.

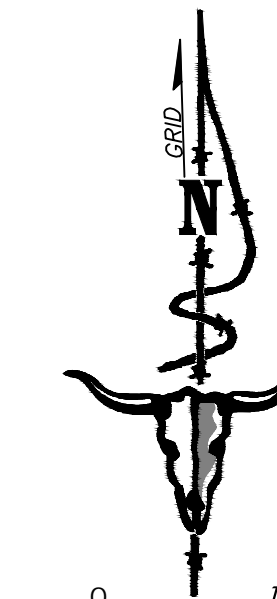
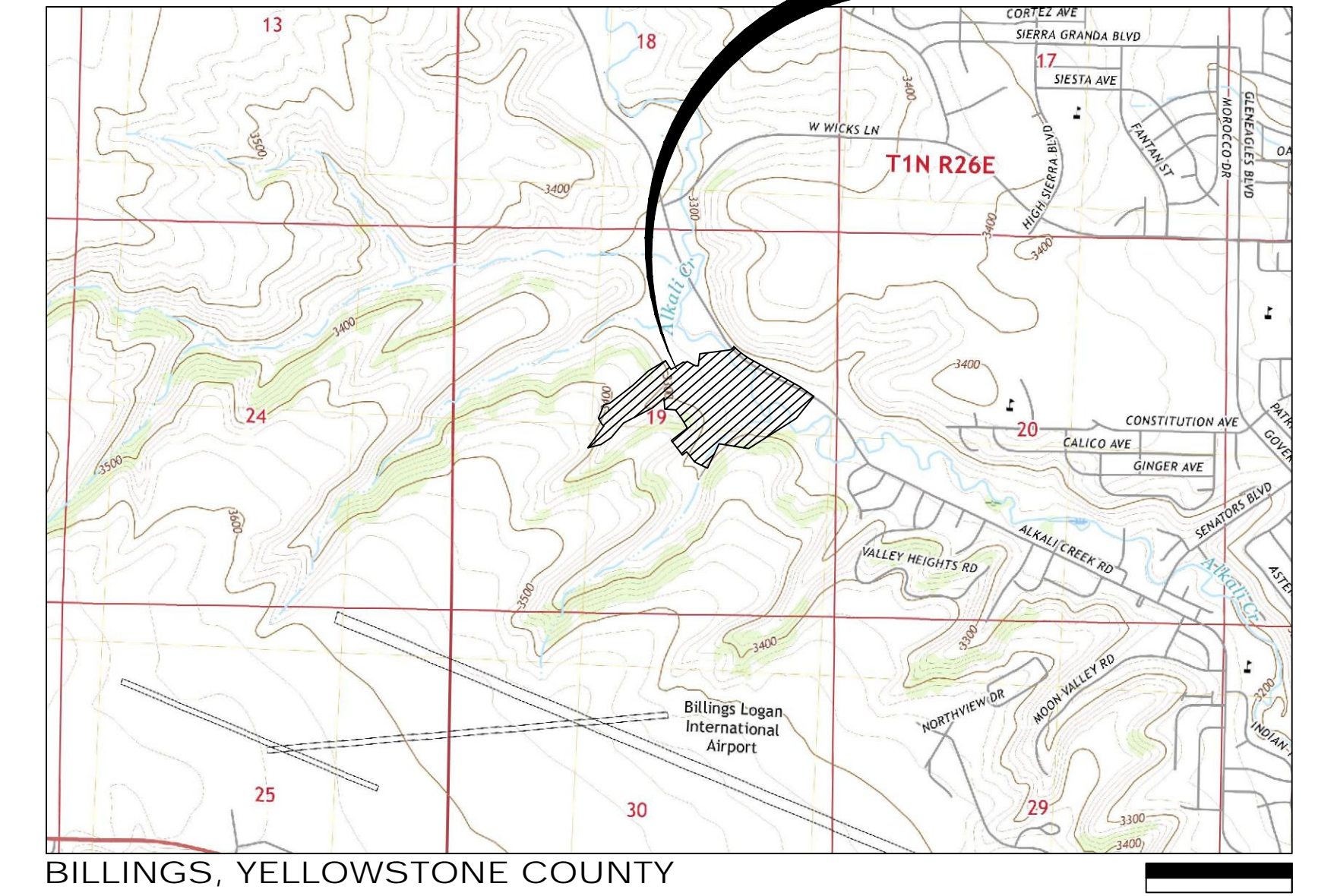
### UTILITY NOTE:

WATER, SANITARY SEWER AND STORM SEWER ARE CURRENTLY BEING DESIGNED AND ARE DEPICTED TO SHOW APPROXIMATE PLANNED LOCATIONS. EXISTING UTILITIES FOR CONNECTING ARE NOT SHOWN.

### NX-1 LOTS

LOT	SF	LOT	SF
1	11,589	16	8,533
2	5,852	17	6,744
3	6,720	18	6,922
4	6,857	19	5,289
5	5,550	20	5,441
6	8,051	21	7,056
7	6,744	22	7,114
8	6,743	23	5,098
9	6,628	24	8,588
10	7,177	25	8,047
11	11,703	26	8,469
12	7,571	27	9,069
13	6,617	28	8,220
14	4,728	29	12,106
15	5,922		

### VICINITY MAP



SCALE IN FEET

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

**RECORD OWNER:**  
DAVID AND ALI MITCHELL

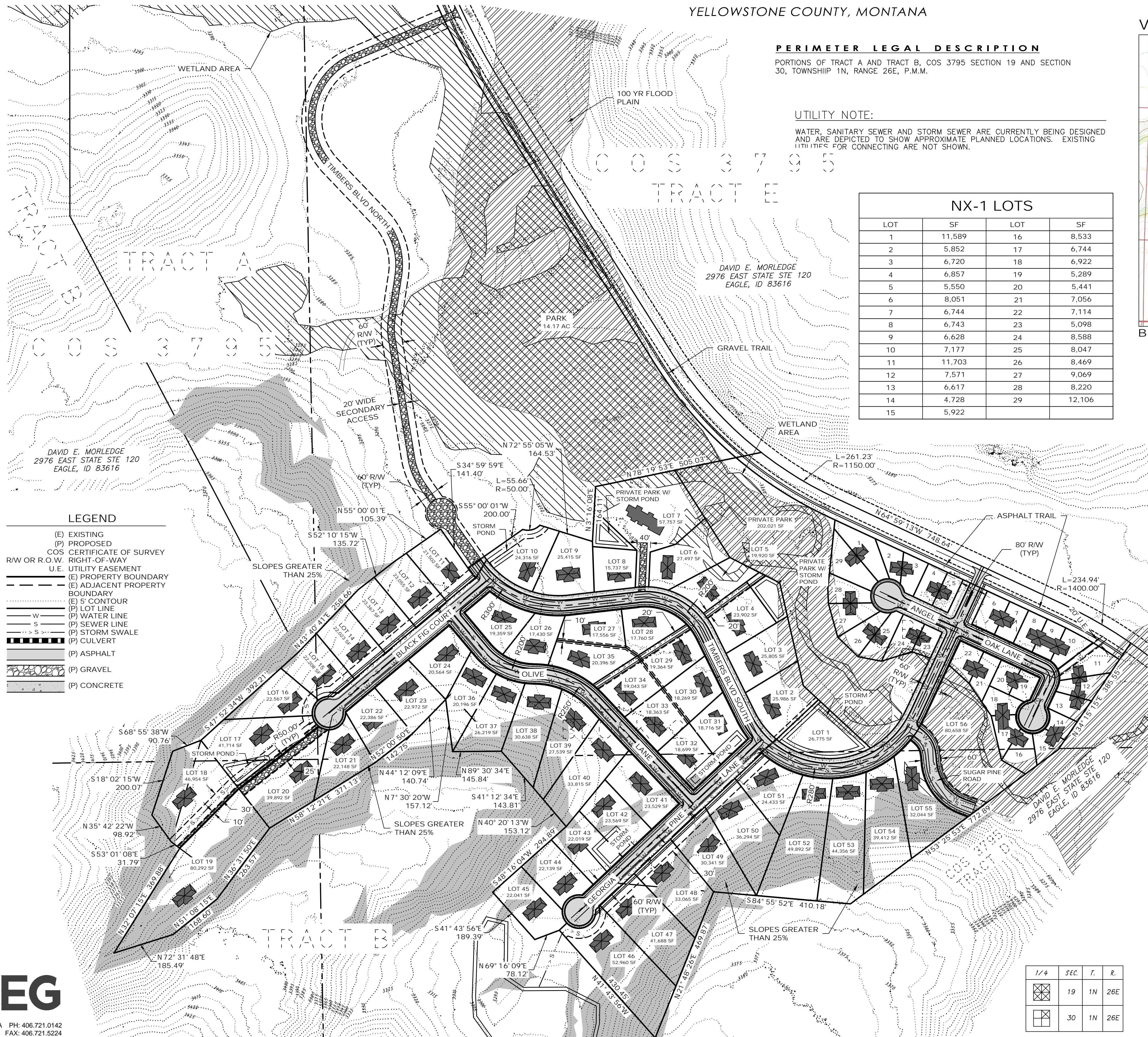
**SUBDIVIDER:**  
DAVID AND ALI MITCHELL

**DATE:**  
DECEMBER, 2021

**TOTAL SUBDIVISION AREA:**  
56.26 ACRES (GROSS)  
40.09 ACRES (NET)

### SITE DATA

NUMBER OF N-3 LOTS	58
NUMBER OF NX-1 LOTS	29
MAXIMUM LOT AREA	80,292 SF
MINIMUM LOT AREA	4,728 SF
AREA OF PARKLAND	4.64 AC
AREA OF ADD. R/W	0.89 AC
LINEAR FEET OF STREETS	5,636 LF
NET ACREAGE	40.09 AC
GROSS ACREAGE	56.26 AC
EXISTING ZONING	AGRICULTURAL
PROPOSED ZONING	NX-1 AND N-3
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
- U.E. UTILITY EASEMENT
- (E) PROPERTY BOUNDARY
- (E) ADJACENT PROPERTY BOUNDARY
- (E) 5' CONTOUR
- (P) LOT LINE
- (P) WATER LINE
- (P) SEWER LINE
- (P) STORM SWALE
- (P) CULVERT
- (P) ASPHALT
- (P) GRAVEL
- (P) CONCRETE