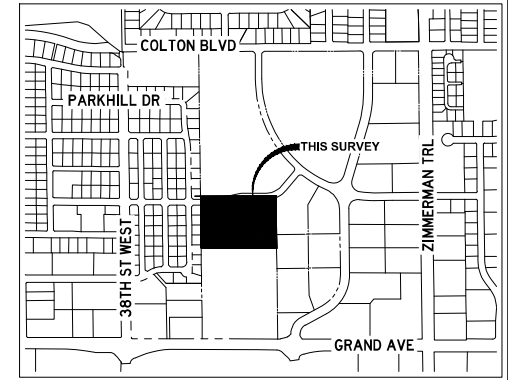


PRELIMINARY PLAT OF
MICHELOTTI SUBDIVISION
 BEING TRACT 2B OF CERTIFICATE OF SURVEY NO. 2974, AMENDED
 LOCATED IN THE SW 1/4 OF SECTION 34, TOWNSHIP 01 NORTH, RANGE 25 EAST, P.M.M.,
 YELLOWSTONE COUNTY, MONTANA

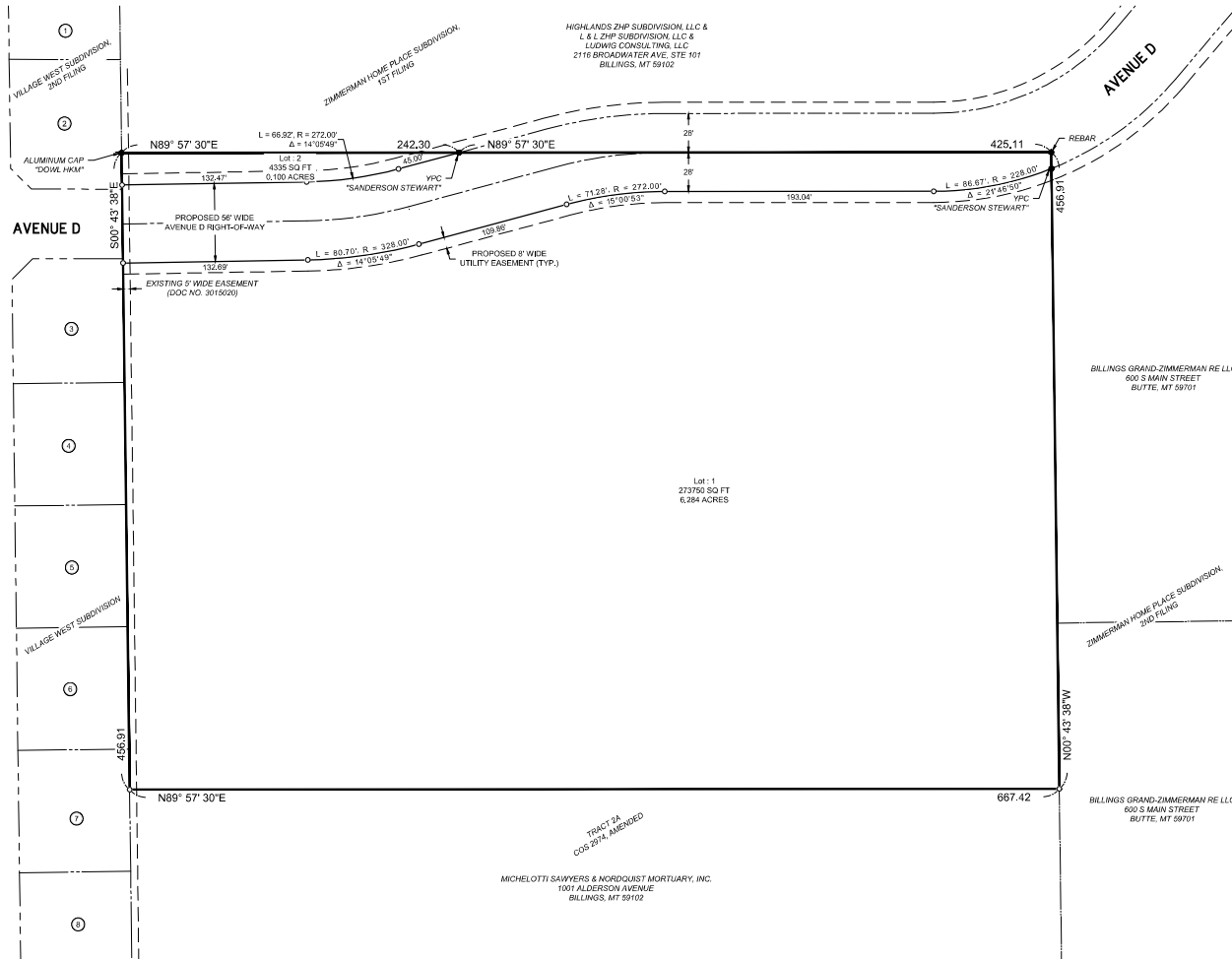


PREPARED FOR : MICHELOTTI, SAWYERS, & NORDQUIST MORTUARY, INC.
 PREPARED BY : PERFORMANCE ENGINEERING, LLC
 DATE OF SURVEY : MAY 2022

LEGEND	
●	FOUND PROPERTY CORNER, AS DESCRIBED
○	SET PROPERTY CORNER, 5/8" REBAR W/ PEC PLASTIC CAP
—	SURVEY BOUNDARY
---	PROPERTY LINE
- - -	EASEMENT LINE
---	CENTERLINE OF PROPOSED RIGHT-OF-WAY



VICINITY MAP



ADJOINING LANDOWNER INFORMATION

- ① LARRY E & PATRICIA L KRAMER
1727 TIBURON LANE
BILLINGS, MT 59102
- ② RACHILLE E PREVOST
1113 TIBURON LANE
BILLINGS, MT 59102
- ③ SMOOTH TRANSITION, LLC
4714 SILVER CREEK TRAIL
BILLINGS, MT 59108
- ④ ANDREW S ANSETH
1881 TIBURON LANE
BILLINGS, MT 59102
- ⑤ CLARK E SWAN
1943 TIBURON LANE
BILLINGS, MT 59102
- ⑥ ROBERT KAHLER & SHANNON J KENNEDY-KAHLER
1595 TIBURON LANE
BILLINGS, MT 59102
- ⑦ ROBERT F & PEGGY S CANAN
1587 TIBURON LANE
BILLINGS, MT 59102
- ⑧ RICHARD F & MARGARET M DARE
1551 TIBURON LANE
BILLINGS, MT 59102

SITE DATA

EXISTING LAND USE :	VACANT
EXISTING ZONING :	RR3 - RURAL RESIDENTIAL
PROPOSED LAND USE :	RESIDENTIAL
TOTAL LOTS IN SUBDIVISION :	2
GROSS AREA :	7,000 AC
RIGHT-OF-WAY :	0.516 AC
LINEAL FEET OF STREETS :	395 LF
NET AREA OF LOTS :	6,384 AC
PARKLAND REQUIRED :	NONE
PARKLAND DEDICATED :	NONE

BILLINGS GRAND-ZIMMERMAN RE LLC
 600 S MAIN STREET
 BUTTE, MT 59701

ZIMMERMAN HOME PLACE SUBDIVISION
 2ND FILING

BILLINGS GRAND-ZIMMERMAN RE LLC
 600 S MAIN STREET
 BUTTE, MT 59701

MICHELOTTI, SAWYERS & NORDQUIST MORTUARY, INC.
 1001 ALDERSON AVENUE
 BILLINGS, MT 59102

