PRELIMINARY PLAT OF THE AMENDED LOT 1-K, BLOCK 2, OF THE AMENDED PLAT OF LOTS 1E & 1D-1, BLOCK 2 OF

MIDLAND SUBDIVISION, FOURTH FILING

BEING TRACT 1-K LOCATED IN THE N 1/2 OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

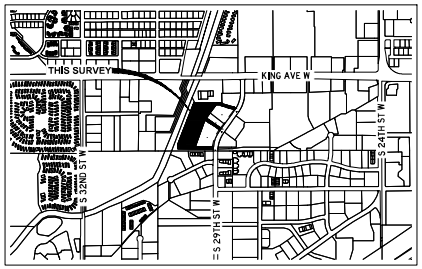
PREPARED FOR : CAPITAL HOLDINGS, LLC & PST, LLC

PREPARED BY : PERFORMANCE ENGINEERING, LLC

DATE OF SURVEY : JULY 2022

LEGEND

- SURVEY BOUNDARY
- PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT TO BE RELOCATED
- RIGHT-OF-WAY LINE
- FOUND PROPERTY CORNER, AS DESCRIBED
- SET PROPERTY CORNER, 5/8" REBAR W/ PEC CAP

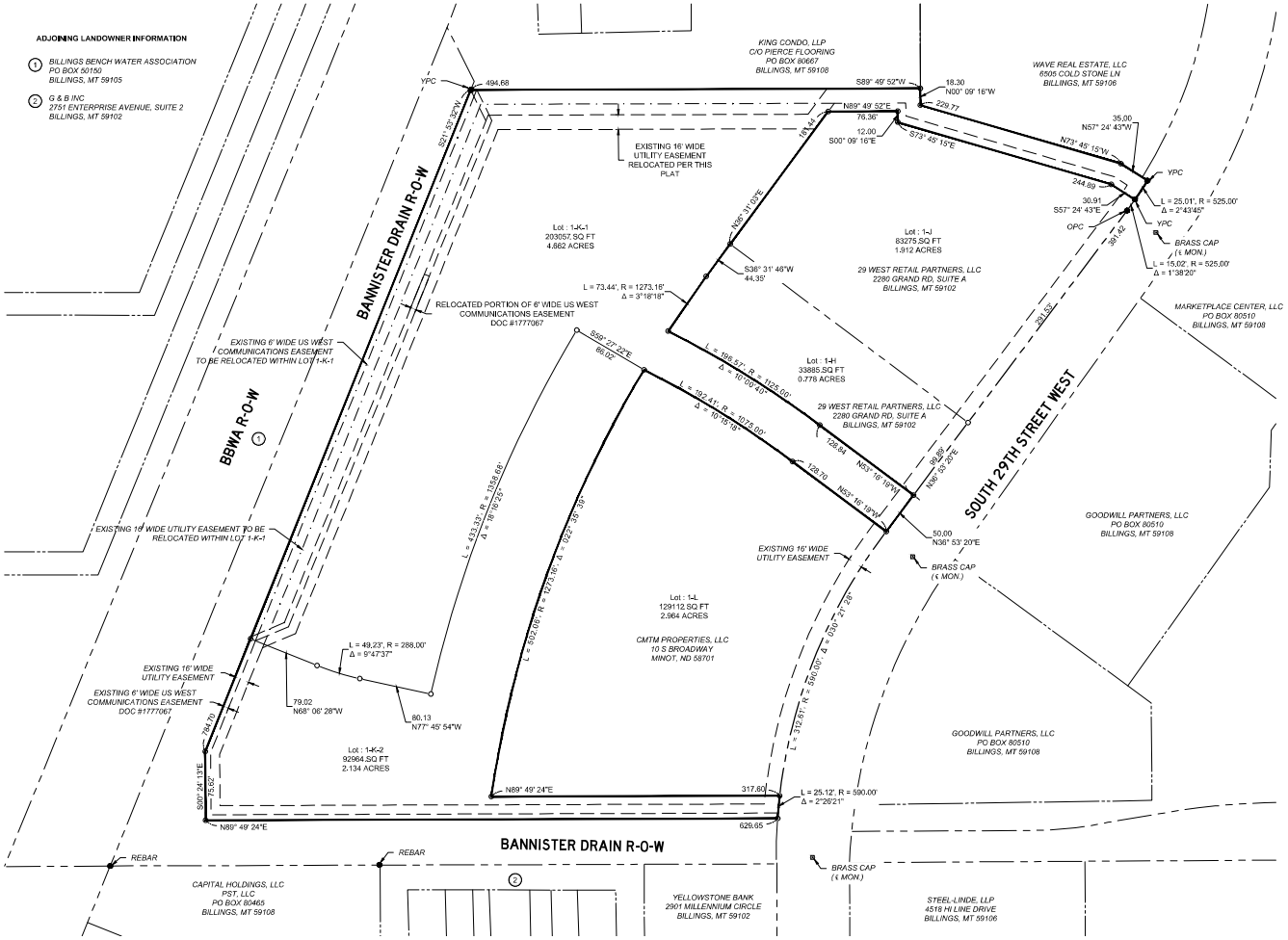


VICINITY MAP

ADJOINING LANDOWNER INFORMATION

1. BILLINGS BENCH WATER ASSOCIATION
PO BOX 50159
BILLINGS, MT 59105

2. G & B INC
2751 ENTERPRISE AVENUE, SUITE 2
BILLINGS, MT 59102



SITE DATA

EXISTING LAND USE:	COMMERCIAL / VACANT
EXISTING ZONING:	CORRIDOR MIXED USE 2
PROPOSED LAND USE:	COMMERICAL
TOTAL LOTS IN SUBDIVISION:	2
GROSS AREA:	6.799 AC
RIGHT-OF-WAY:	0 AC
LINEAL FEET OF STREETS:	0 LF
NET AREA OF LOTS:	6.799 AC
PARKLAND REQUIRED:	NONE
PARKLAND DEDICATED:	NONE

0 60 120
IN FEET

SHEET 1 OF 1

PEL STANDARD BW.CTB

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