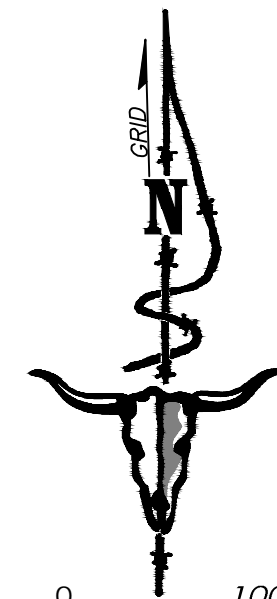
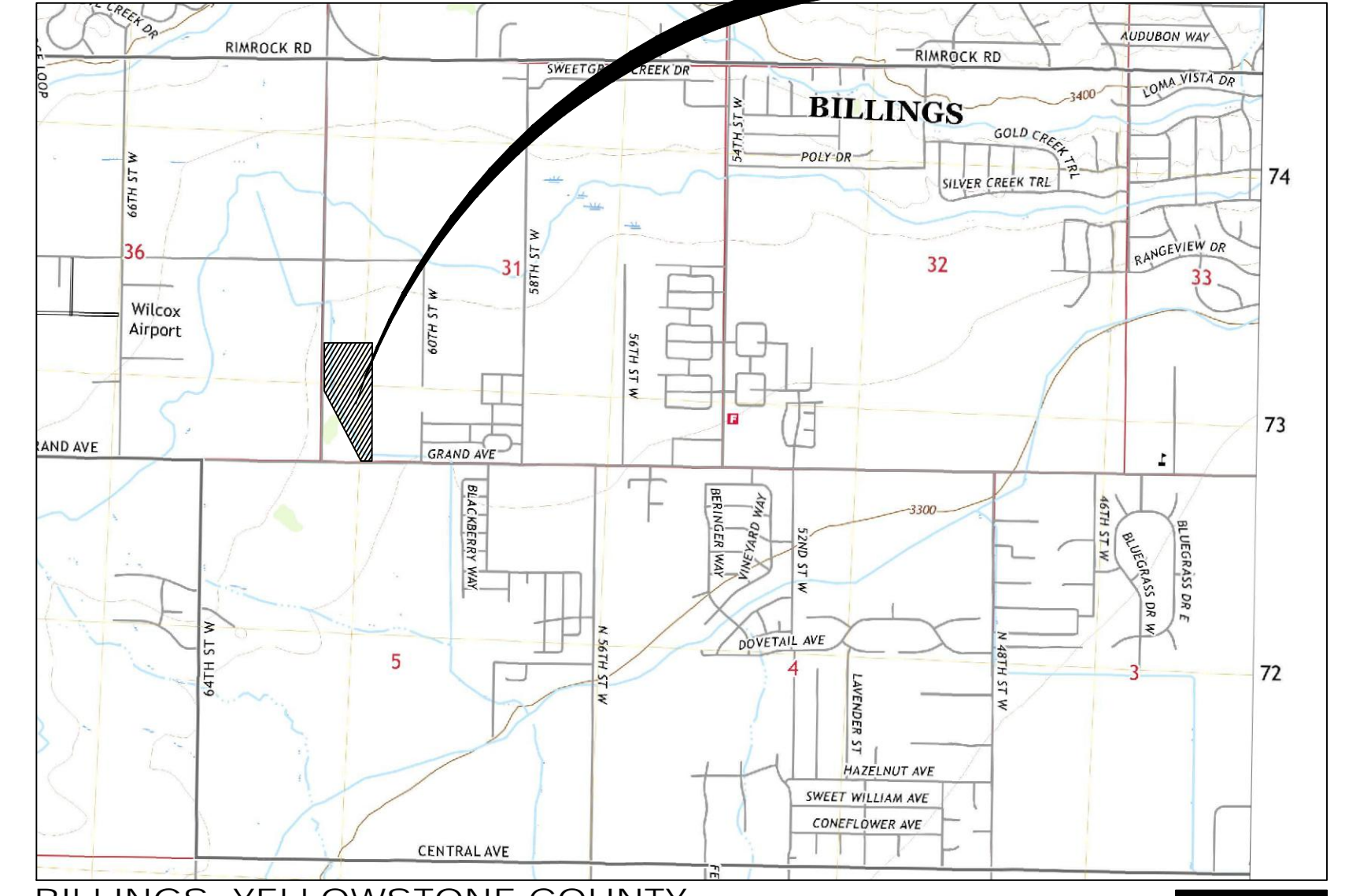


PRELIMINARY PLAT OF CREEKSIDE ESTATES SECOND FILING

LOCATED IN SW1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA

VICINITY MAP



SCALE IN FEET

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

RECORD OWNER:
JOHN POUKISH
SUBDIVIDER:
JOHN POUKISH
DATE:
MARCH, 2022
TOTAL SUBDIVISION AREA:
17.55 ACRES (GROSS)

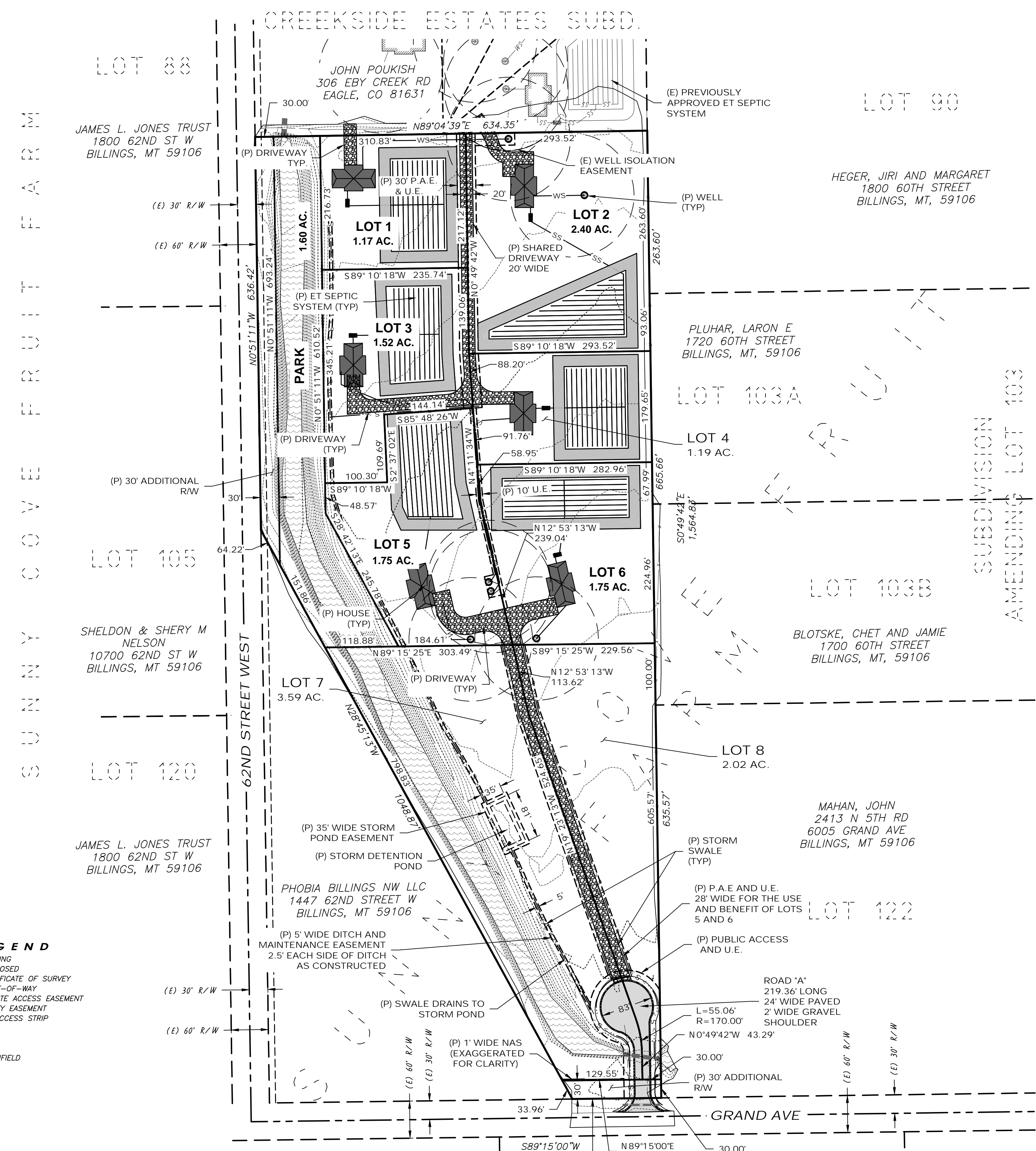
SITE DATA	
NUMBER OF LOTS	8
MAXIMUM LOT AREA	3.59 AC
MINIMUM LOT AREA	1.17 AC
AREA OF PARKLAND	1.60 AC
LINEAR FEET OF STREETS	219.36 FEET
NET ACREAGE	16.99 AC
GROSS ACREAGE	17.55 AC
EXISTING ZONING	N/A
PROPOSED ZONING	N/A
EXISTING LAND USE	RURAL RESIDENTIAL
PROPOSED LAND USE	RURAL RESIDENTIAL

NOTES
WATER AND SEWER FACILITIES ARE NOT PERMITTED ON LOTS 7 AND 8.

PERIMETER LEGAL DESCRIPTION
LOT 104A, AMENDED PLAT OF SUNNY COVE FRUIT FARM LOTS 89, 104, & 121, RECORDS OF YELLOWSTONE COUNTY, LOCATED IN THE SW1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA, CONTAINING 17.55 ACRES, MORE OR LESS.

1/4	SEC.	T.	R.
☒	31	1N	25E

SHEET 1 OF 1
CREEKSIDE ESTATES SECOND FILING
(A SUBDIVISION OF YELLOWSTONE COUNTY)



LEGEND
(E) = EXISTING
(P) = PROPOSED
COS = CERTIFICATE OF SURVEY
R/W OR R.O.W. = RIGHT-OF-WAY
P.A.E. = PRIVATE ACCESS EASEMENT
U.E. = UTILITY EASEMENT
NAS = NO ACCESS STRIP
☉ = WELL
☒ = DRAINFIELD

COS 1941 PARCEL C
EUGENE & DOLORES JUROVICH LIVING TRUST
6132 GRAND AVE
BILLINGS, MT 59106
COS 2735 PARCEL 3
AUDROB, LLC
4103 PALISADES PARK DR
BILLINGS, MT 59106