

PRELIMINARY PLAT OF SHOP WORLD 2

LOCATED IN THE SW 1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA

SITE DATA	
NUMBER OF LOTS	186
MAXIMUM LOT AREA	30,788 SF
MINIMUM LOT AREA	5,188 SF
AREA OF PARKLAND	NA
LINEAR FEET OF STREETS	10,212 LF
NET ACREAGE	35.81 AC
GROSS ACREAGE	49.02 AC
EXISTING ZONING	N/A
PROPOSED ZONING	N/A
EXISTING LAND USE	AGRICULTURAL
PROPOSED LAND USE	RESIDENTIAL

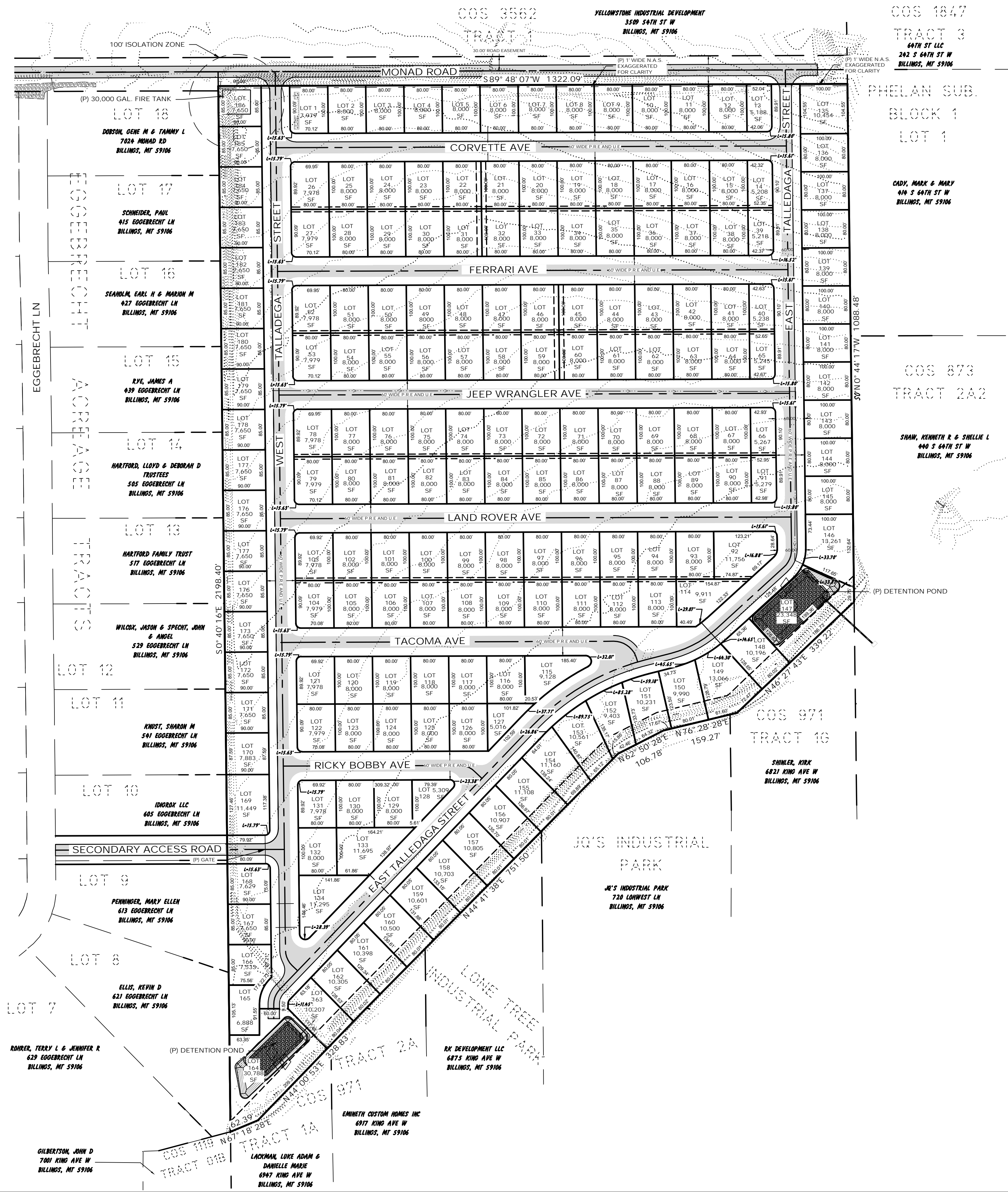
PERIMETER LEGAL DESCRIPTION

TRACT 1-C OF AMENDED TRACT 1-A CERTIFICATE OF SURVEY NO. 971, RECORDED AS DOCUMENT NUMBER 952164 IN THE OFFICE OF THE CLERK AND RECORDER OF YELLOWSTONE COUNTY, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, PRINCIPAL MERIDIAN MONTANA, YELLOWSTONE COUNTY, MONTANA CONTAINING 49.02 ACRES MORE OR LESS.

VICINITY MAP



THIS PROJECT



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

RECORD OWNER:
COLD SMOKINVESTMENTS, LLC

SUBDIVIDER:
LEVI BRITTON

DATE:
APRIL-MAY, 2022

TOTAL SUBDIVISION AREA:
49.02 ACRES (GROSS)
35.76 ACRES (NET)

LEGEND

(P) = PROPOSED
COS = CERTIFICATE OF SURVEY
P.R.E. = PRIVATE ROAD EASEMENT
U.E. = UTILITY EASEMENT
N.A.S. = NO ACCESS STRIP

1/4	SEC.	T.	R.
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