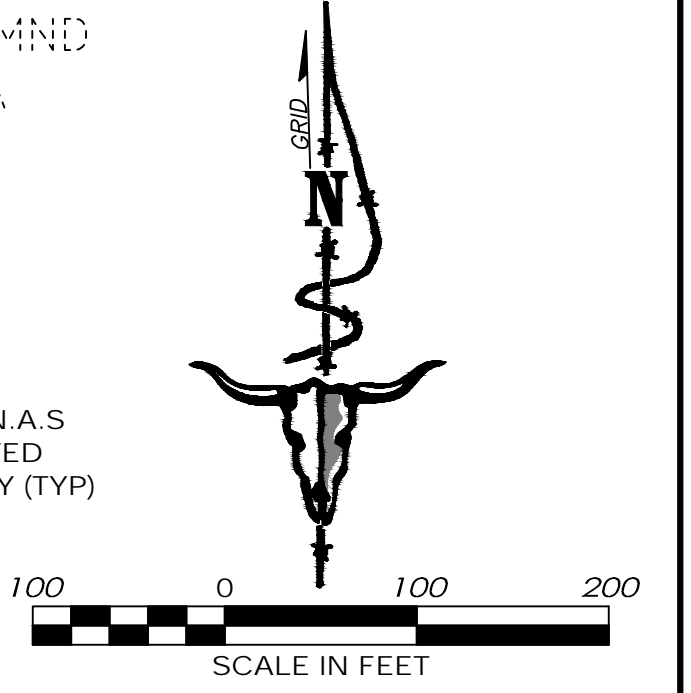
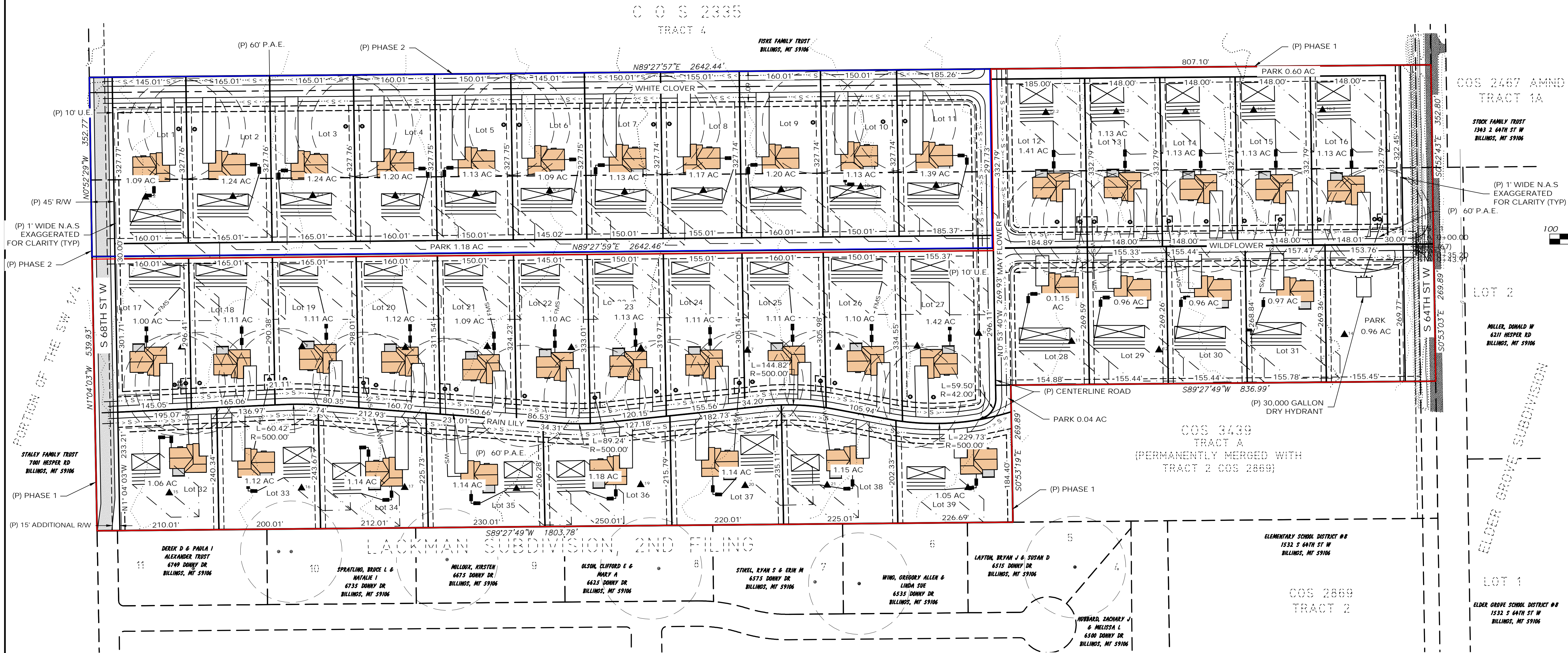


PRELIMINARY PLAT OF THE MEADOWS SUBDIVISION

LOCATED IN THE SE1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA



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

RECORD OWNER:
M&J LAND CO. LLC

SUBDIVIDER:
M&J LAND CO. LLC

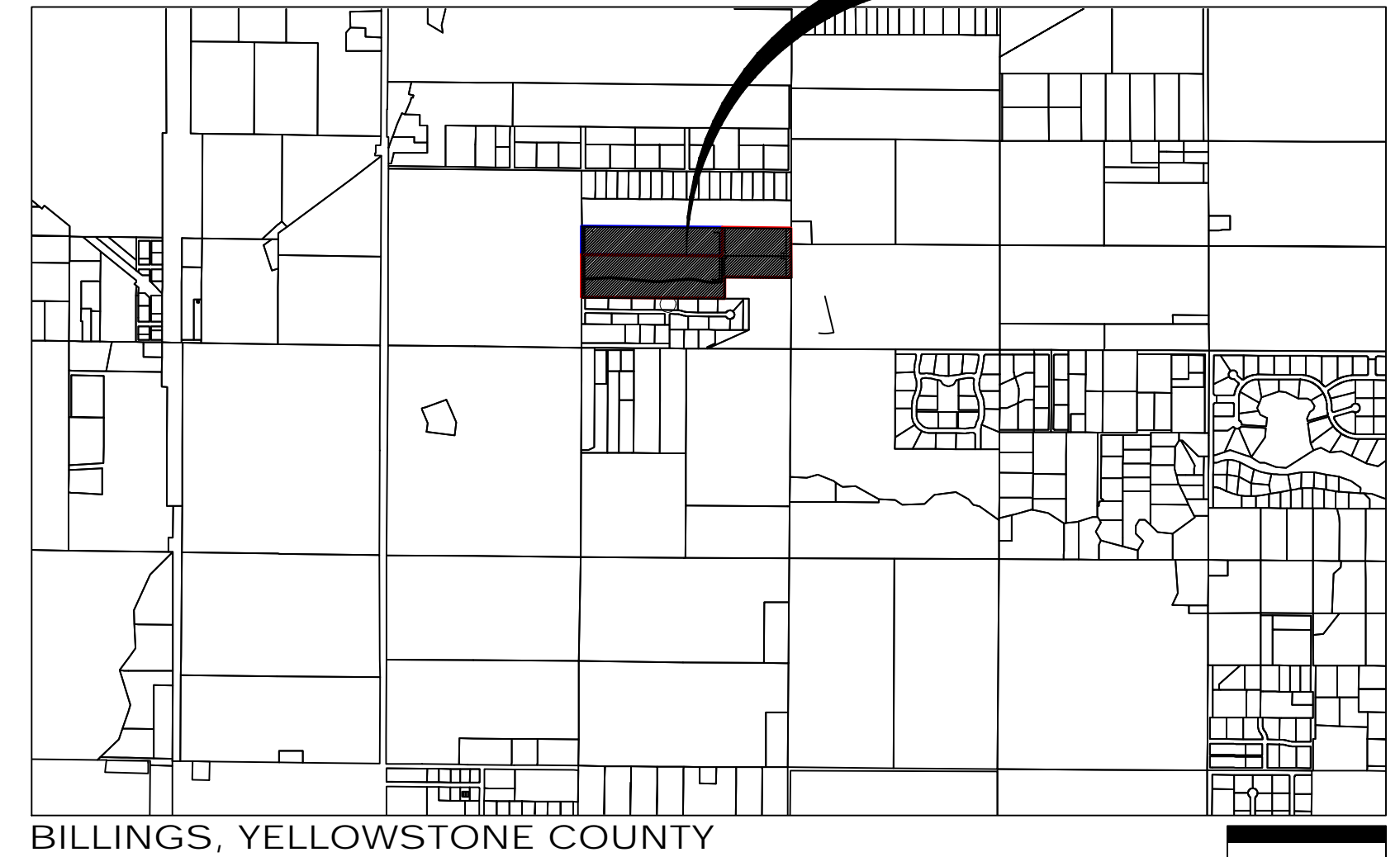
DATE:
JUNE, 2022

TOTAL SUBDIVISION AREA:
48.95 ACRES (GROSS)
40.68 ACRES (NET)

SITE DATA	
NUMBER OF LOTS	39
MAXIMUM LOT AREA	1.42 AC
MINIMUM LOT AREA	0.96 AC
AREA OF PARKLAND	2.74 AC
LINEAR FEET OF STREETS	5,025 LF
NET ACREAGE	47.18 AC
GROSS ACREAGE	48.95 AC
EXISTING ZONING	N/A
PROPOSED ZONING	N/A
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
 - P.A.E. = PRIVATE ACCESS EASEMENT
 - U.E. = UTILITY EASEMENT
 - N.A.S. = NO ACCESS STRIP
 - ⊙ = WELL
 - ▲ = SOIL PROFILE
 - ⊠ = DRAINFIELD

VICINITY MAP THIS PROJECT



PERIMETER LEGAL DESCRIPTION

REMAINDER OF TRACT 2A OF AMENDED TRACT 2 CERTIFICATE OF SURVEY NO. 2335 AND TRACT 3 OF CERTIFICATE OF SURVEY 2335, FILED AS DOCUMENT NO. 1361108 IN THE OFFICE OF THE YELLOWSTONE COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 25 EAST, PRINCIPAL MERIDIAN MONTANA, YELLOWSTONE COUNTY, MONTANA.

ACCESS AND MAINTENANCE EASEMENT

ACCESS IS GRANTED TO EMERGENCY VEHICLES AND PERSONNEL TO UTILIZE AND MAINTAIN THE DRY HYDRANT CONSTRUCTED IN THE PARK AREA.

1/4	SEC.	T.	R.
1	18	1S	25E