PRELIMINARY PLAT OF

THE WATERS SUBDIVISION

BEING TRACT 1B OF THE AMENDED PLAT OF TRACT 1 OF CERTIFICATE OF SURVEY 2713
LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 9,
TOWNSHIP 1 SOUTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : MASON & JAMI SHANKS

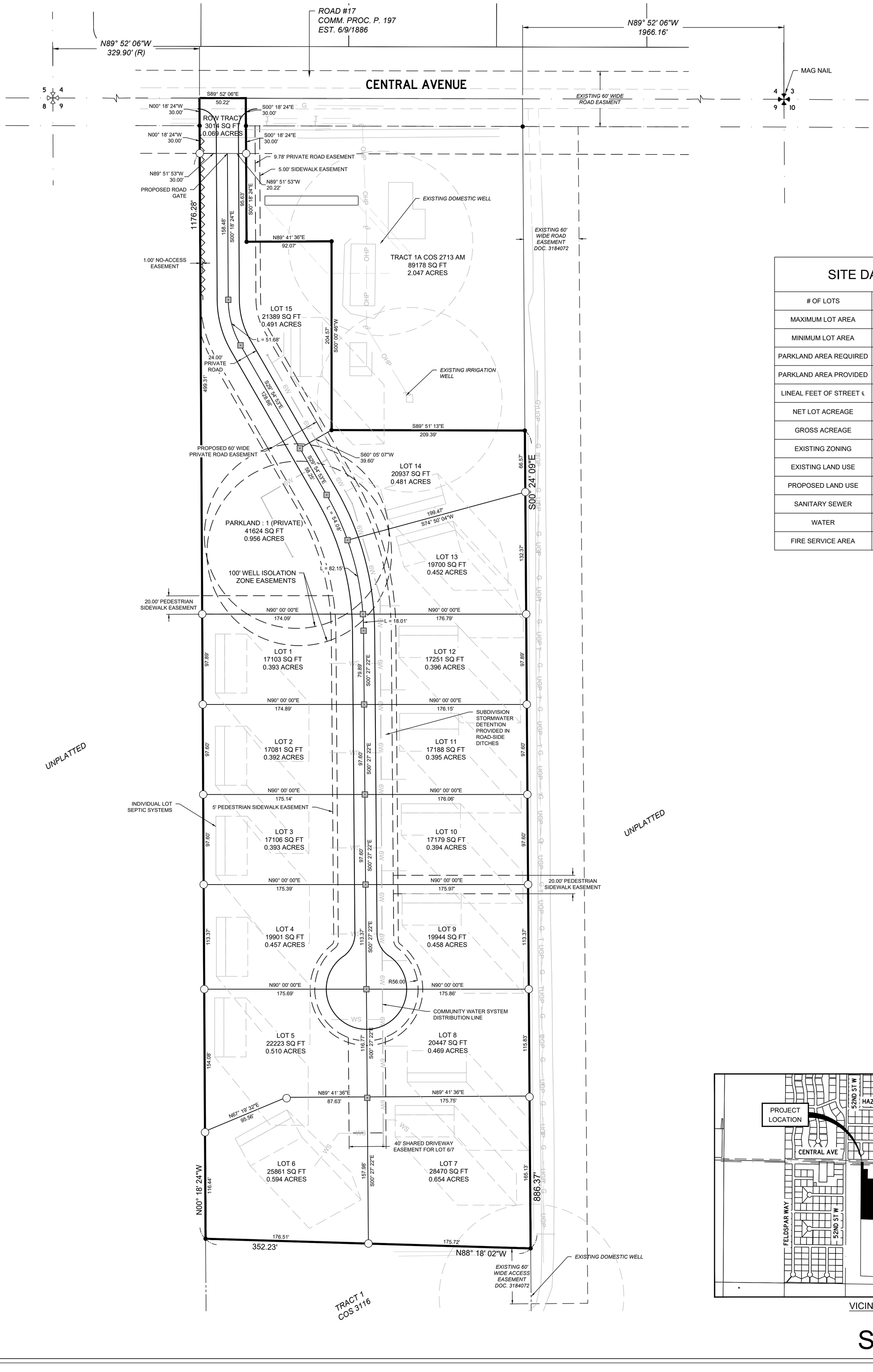
PREPARED BY : PERFORMANCE ENGINEERING, LLC

SURVEY PERFORMED : OCTOBER 2020

0 50 100
IN FEET

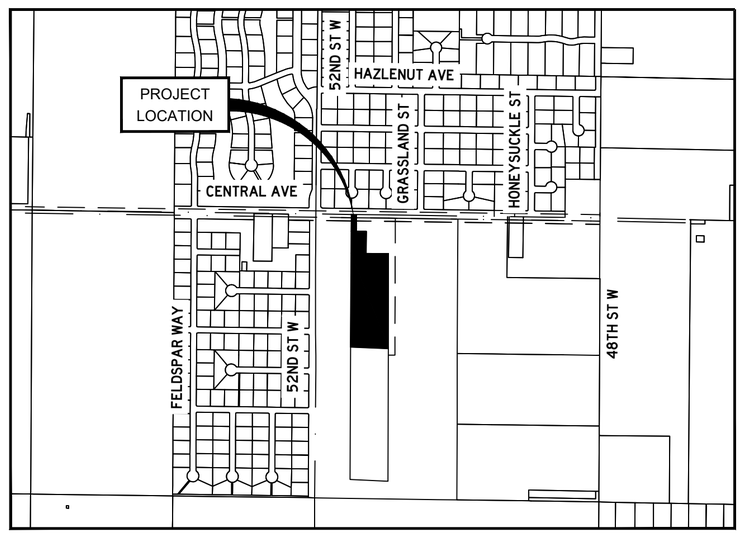
LEGEND

- PROPERTY BOUNDARY
- SECTION LINE
- EASEMENT LINE
- FOUND PROPERTY CORNER, AS DESCRIBED
- PROPERTY CORNER TO BE SET, AS DESCRIBED
- FOUND SECTION CORNER, AS DESCRIBED
- CALCULATED QUARTER CORNER
- PROPERTY CORNER, NOT SET



SITE DATA

# OF LOTS	15
MAXIMUM LOT AREA	± 28,294 SF
MINIMUM LOT AREA	± 17,081 SF
PARKLAND AREA REQUIRED	± 0.763 AC
PARKLAND AREA PROVIDED	± 0.956 AC
LINEAL FEET OF STREET ℄	± 1,000 LF
NET LOT ACREAGE	± 6.997 AC
GROSS ACREAGE	± 7.953 AC
EXISTING ZONING	AGRICULTURE
EXISTING LAND USE	AGRICULTURE
PROPOSED LAND USE	RESIDENTIAL
SANITARY SEWER	INDIVIDUAL SEPTIC
WATER	PUBLIC WELL
FIRE SERVICE AREA	BUFSA



VICINITY MAP

SHEET 1 OF 1

PEC STANDARD BW.CTB
7/21/2022 9:53:36 AM
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