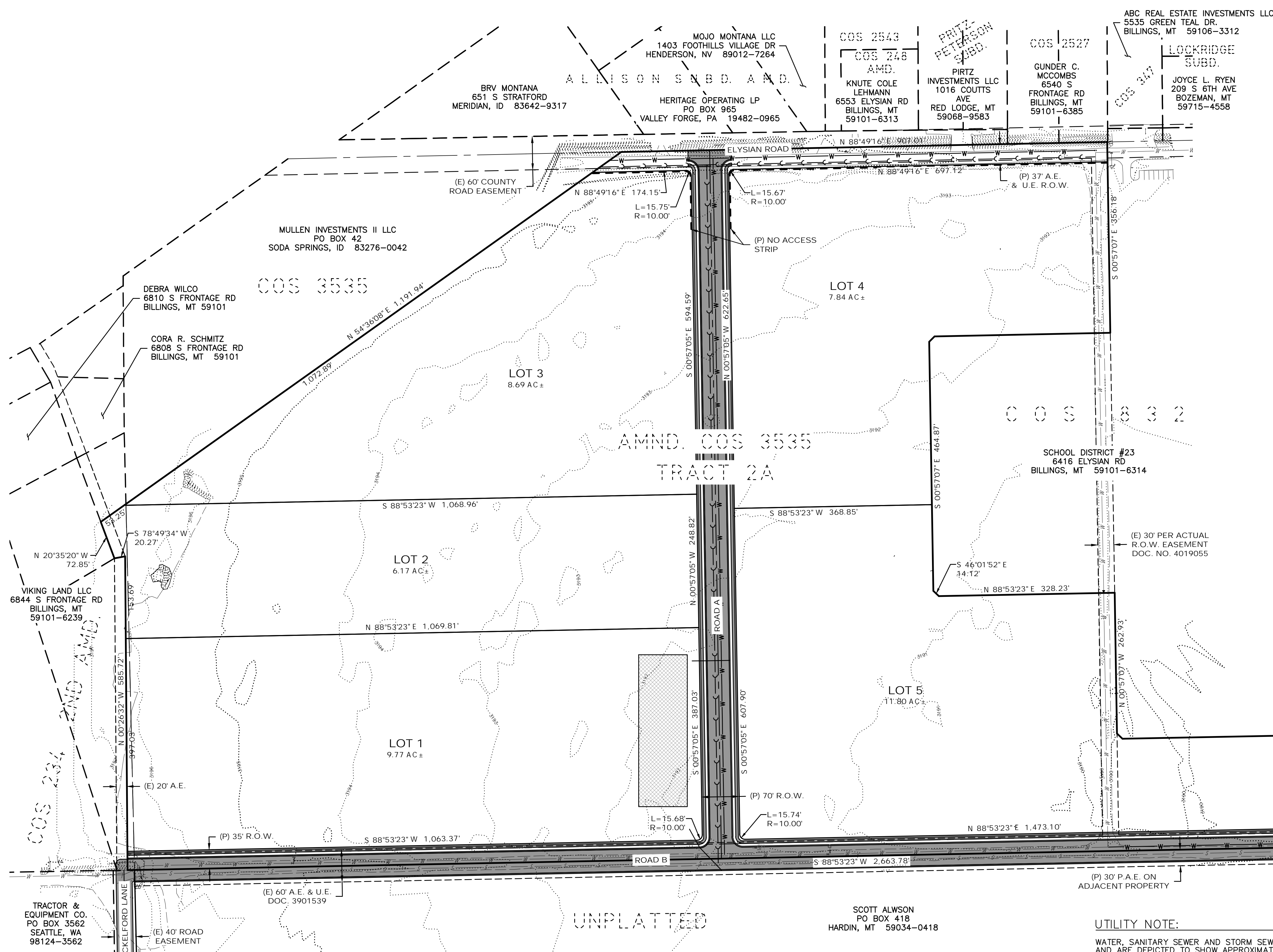
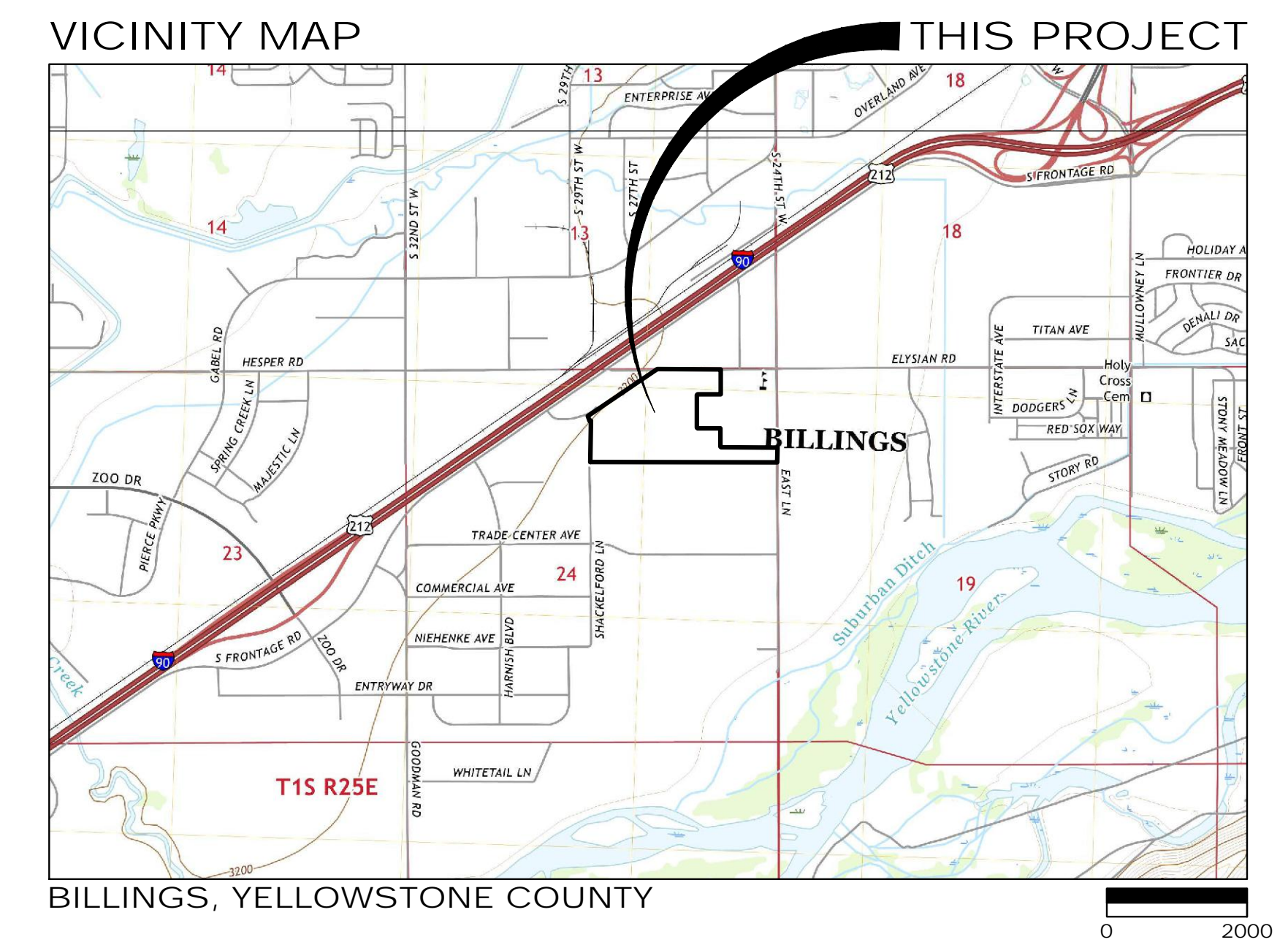


# PRELIMINARY PLAT OF ELYSIAN SUBDIVISION

TRACT 2A OF COS 3535 LOCATED IN THE NE1/4 & NW1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA



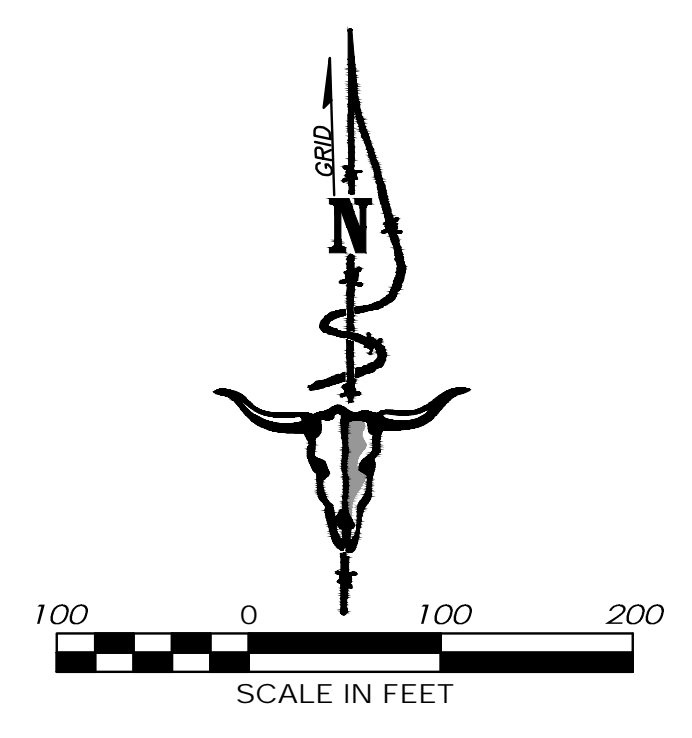
**BASIS OF BEARING**  
STATE PLANE MONTANA - ZONE 2500  
GROUND (TRUE) DISTANCES

**RECORD OWNER:**  
DEVELOPMENT 55 LLC

**SUBDIVIDER:**  
DEVELOPMENT 55 LLC

**DATE:**  
MAY, 2023

**TOTAL SUBDIVISION AREA:**  
49.37 ACRES (GROSS)  
44.3 ACRES (NET)



**LEGEND**

(E) EXISTING	(E) WATER LINE
(P) PROPOSED	(E) SEWER LINE
COS CERTIFICATE OF SURVEY	(P) WATER LINE
RW OR R.O.W. RIGHT-OF-WAY	(P) SEWER LINE
A.E. ACCESS EASEMENT	(P) STORM RETENTION AREA
U.E. UTILITY EASEMENT	(P) ASPHALT
P.A.E. PUBLIC ACCESS EASEMENT	(P) GRAVEL
(E) PROPERTY BOUNDARY	(P) CONCRETE
(E) ADJACENT PROPERTY BOUNDARY	
(E) 5' CONTOUR	
(P) LOT LINE	

**SITE DATA**

NUMBER OF LOTS	5	NET ACREAGE	44.3 AC
MAXIMUM LOT AREA	514,198 SF	GROSS ACREAGE	49.37 AC
MINIMUM LOT AREA	268,806 SF	EXISTING ZONING	PUD
AREA OF PARKLAND	NA	PROPOSED ZONING	PUD
AREA OF RW DEDICATION	5.1 AC	EXISTING LAND USE	AGRICULTURAL
LINEAR FEET OF STREETS	4,900 LF	PROPOSED LAND USE	INDUSTRIAL, COMMERCIAL, & MULTI-FAMILY RESIDENTIAL

**UTILITY NOTE:**  
WATER, SANITARY SEWER AND STORM SEWER ARE CURRENTLY BEING DESIGNED AND ARE DEPICTED TO SHOW APPROXIMATE PLANNED LOCATIONS.

**PERIMETER LEGAL DESCRIPTION**  
TRACT 2A, COS 3535, SECTION 24, TOWNSHIP 1S, RANGE 25E, P.M.M.

1/4	SEC.	T.	R.
X	24	1S	24E

**SHEET 1 OF 1  
ELYSIAN SUBDIVISION  
(A SUBDIVISION OF CITY OF BILLINGS)**