

PRELIMINARY PLAT OF  
**MILLER CROSSING SUBDIVISION, 4TH FILING**  
 BEING LOT 6A OF THE AMENDED MILLER CROSSING SUBDIVISION, 2ND FILING AND LOTS 9A-1 AND 10A-1 OF THE THIRD AMENDED MILLER CROSSING SUBDIVISION, 2ND FILING LOCATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 01 SOUTH, RANGE 26 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

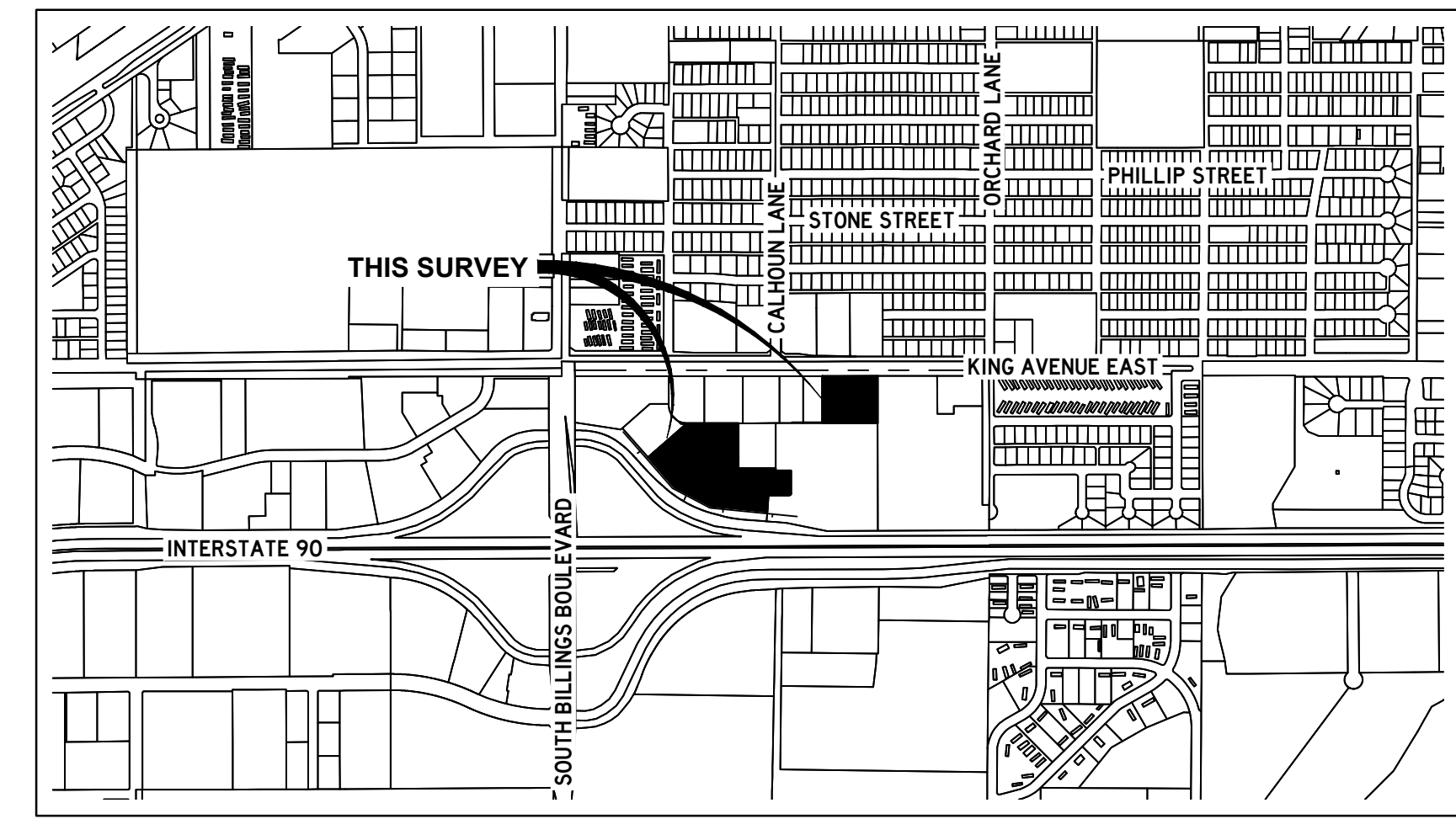
PREPARED FOR : SQUARE 106, LLC



PREPARED BY : PERFORMANCE ENGINEERING, LLC

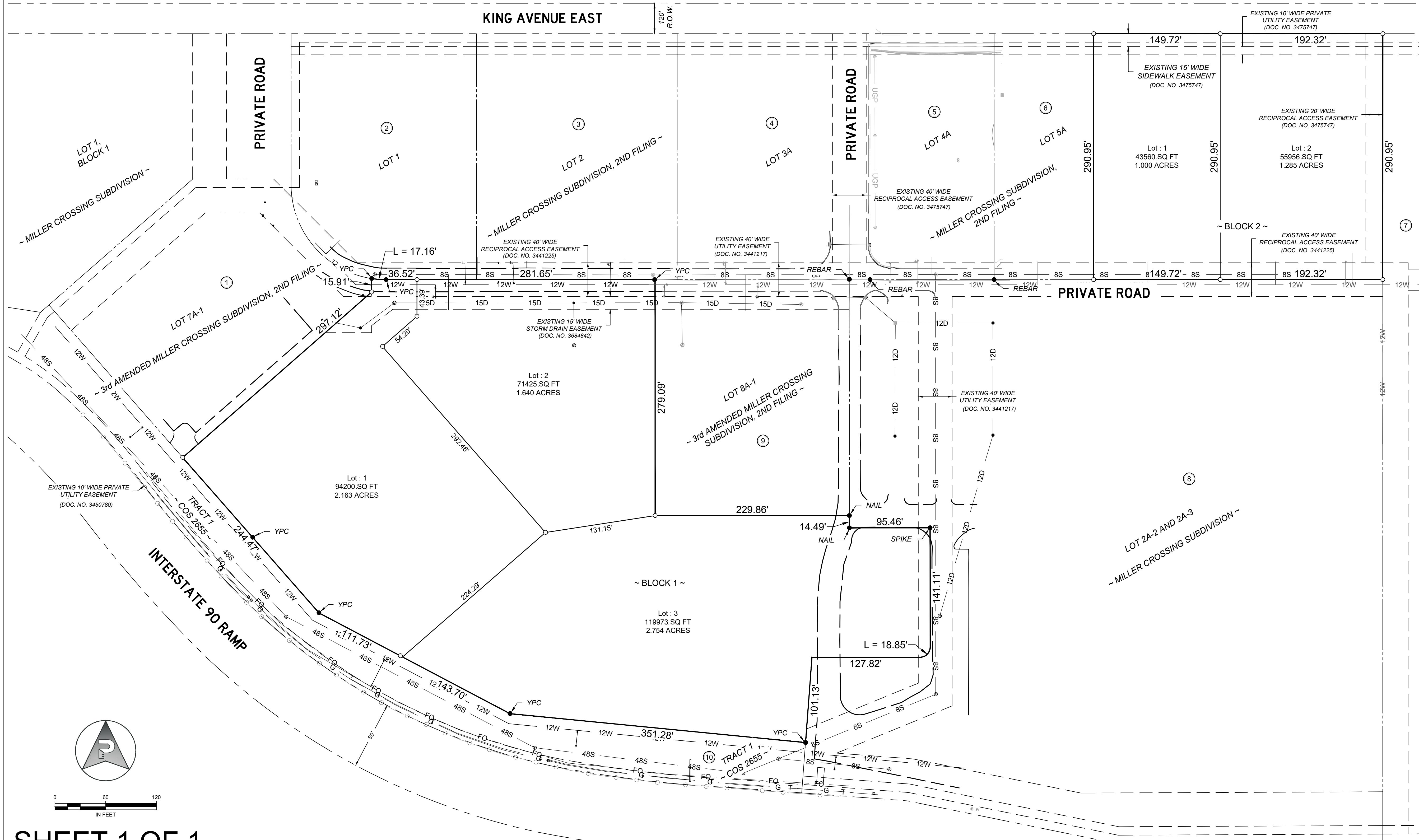
TOTAL ACRES IN SUBDIVISION : ± 8.842 ACRES

MARCH 2023



VICINITY MAP  
 NOT TO SCALE

| LEGEND |                                            |
|--------|--------------------------------------------|
| ●      | FOUND PROPERTY CORNER, AS DESCRIBED        |
| ○      | SET PROPERTY CORNER, 5/8" REBAR W/ PEC CAP |
| —      | SURVEY BOUNDARY                            |
| —      | PROPERTY LINE                              |
| - - -  | EXISTING PROPERTY LINE                     |
| - - -  | EASEMENT LINE                              |
| - - -  | RIGHT-OF-WAY LINE                          |

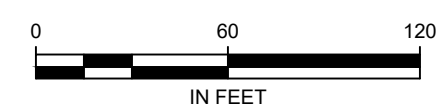


ADJACENT PROPERTY OWNER INFORMATION

- 1 RW BILLINGS, LLC  
1910 8TH AVENUE NE  
ABERDEEN, SD 57401
- 2 OLE RENTALS, LLC  
PO BOX 2063  
FARGO, ND 58107
- 3 SQUIRRELS' REAL ESTATE, LLC  
203 S 1ST STREET  
LUFKIN, TEXAS 75901
- 4 WENDBILL, LLC  
1 COMMERCIAL DRIVE AREA E  
FLORIDA, NY 10921
- 5 SQUARE 106, LLC  
PO BOX 333  
REED POINT, MT 59069
- 6 RA4, LLC  
116 MOONSTONE LANE  
BILLINGS, MT 59106
- 7 SAM'S REAL ESTATE BUSINESS TRUST  
WAL MART STORES EAST LP  
PO BOX 8050 MS 0555  
BENTONVILLE, AR 72712
- 8 STORE SPE CABELA'S II 2017-4, LLC  
BASS PRO GROUP, LLC  
2500 E KEARNEY STREET  
SPRINGFIELD, MO 65898
- 9 DANIEL PROPERTY, LLC  
2047 BROADWATER AVENUE, SUITE 1  
BILLINGS, MT 59102
- 10 CITY OF BILLINGS  
PO BOX 1178  
BILLINGS, MT 59103

SITE DATA

| SITE DATA              |                  |
|------------------------|------------------|
| NO. OF LOTS            | 5                |
| MAXIMUM LOT AREA       | ± 119,973 SF     |
| MINIMUM LOT AREA       | ± 43,560 SF      |
| PARKLAND AREA REQUIRED | NONE             |
| PARKLAND AREA PROVIDED | NONE             |
| GROSS ACREAGE          | ± 8.842 AC       |
| EXISTING ZONING        | CMU2             |
| EXISTING LAND USE      | VACANT           |
| PROPOSED LAND USE      | COMMERCIAL       |
| SANITARY SEWER         | CITY OF BILLINGS |
| WATER                  | CITY OF BILLINGS |
| FIRE SERVICE AREA      | CITY OF BILLINGS |



SHEET 1 OF 1