



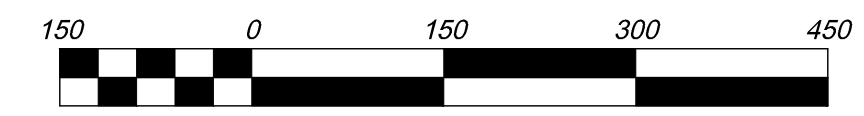
NORTHEAST CORNER SECTION 28 T1S, R25E, P.M.M. (REBAR)

**LEGAL DESCRIPTION**

LOT 2 OF L.M. SUBDIVISION, LOCATED IN THE NE 1/4 OF SECTION 28 TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA CONTAINING 86.351 ACRES

**TABULATIONS**

GROSS AREA: 86.351 AC  
 AREA OF ROADS: 10.360 AC (12% OF GROSS)  
 NET FUTURE DEVELOPMENT AREA: 16.441 AC  
 NET RESIDENTIAL AREA: 59.550 AC  
 AREA OF RESIDENTIAL LOTS:  
 1 AC < LOTS < 3 AC: 21.088 AC  
 1/2 AC < LOTS < 1 AC: 38.462 AC  
 PARKLAND REQUIRED:  
 (0.05)(21.088) + (0.075)(38.462) = 3.939 AC  
 PARKLAND PROVIDED: 4.398 AC  
 NUMBER OF RESIDENTIAL LOTS: 57  
 AVERAGE LOT SIZE: 1.045 AC = 45,509 SF

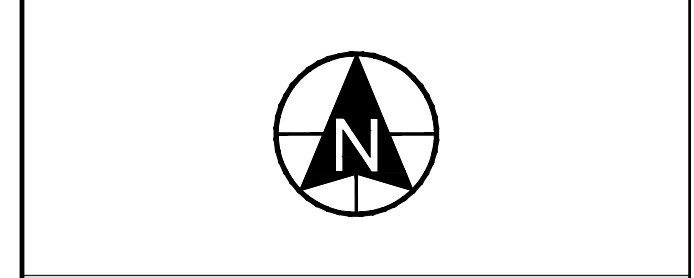


SCALE 1" = 150' (24 x 36)  
 SCALE 1" = 300' (11 x 17)

DEVELOPMENT  
**PRELIMINARY PLAT**  
*Serenity Subdivision*

PREPARED FOR:  
**LORENZ CONSTRUCTION LLC,  
 MARSICH INVESTMENTS INC.**

CIVIL ENGINEER  
**IN SITE**  
 ENGINEERING  
 4231 CREEKWOOD DR  
 BILLINGS, MT 59106



NO.	DATE	DESCRIPTION
1	8/18/2023	INITIAL SUBMITTAL
2	9/8/2023	CAS SUBMITTAL
3	9/29/2023	PRELIM. PLAT APP.
4	10/26/2023	TO PLANNING BOARD
5		
6		
7		

DATE  
 10/26/2023

PROJECT  
**Serenity Subdivision**

DESCRIPTION  
**PRELIMINARY PLAT**

SHEET NAME SHEET NUMBER  
**C 1**