

PRELIMINARY PLAT OF
BROSO VALLEY PARK SUBDIVISION, 2ND FILING
 BEING LOT 8-A, BLOCK 1 OF AMENDED LOTS 7, 8, 17, 18, AND 19, BLOCK 1 OF BROSO VALLEY PARK SUBDIVISION
 LOCATED IN THE NE 1/4 OF SECTION 23, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS,
 YELLOWSTONE COUNTY, MONTANA

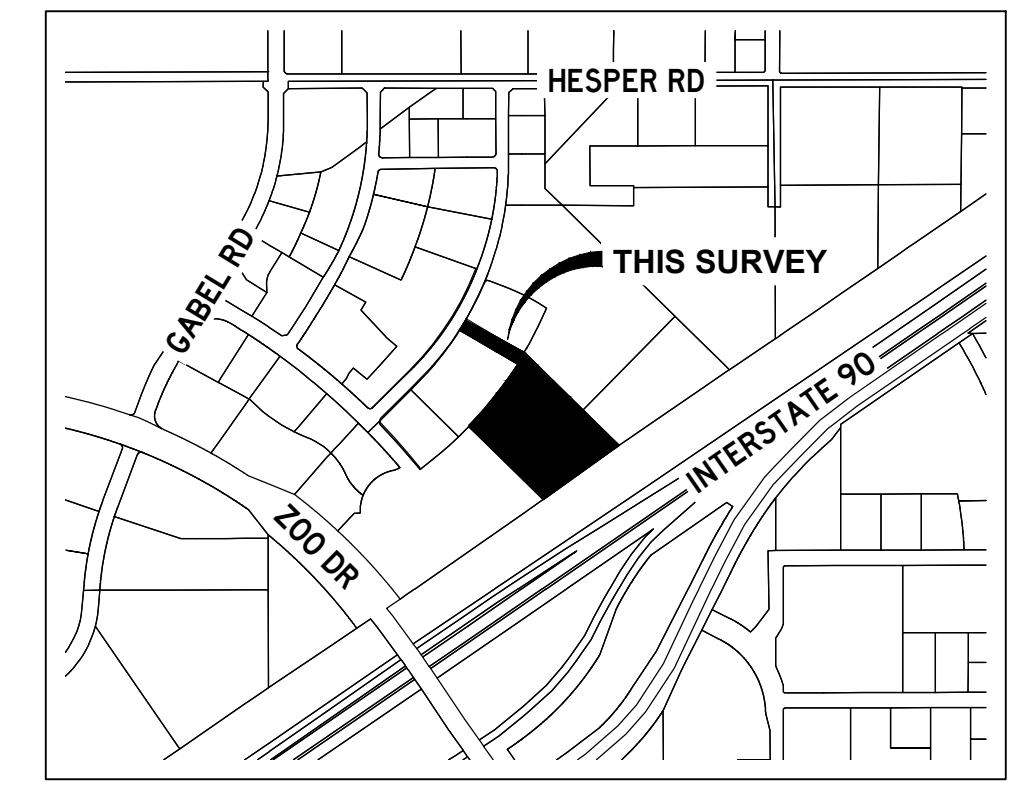
PREPARED FOR : HARTS BASIN RANCH CORP.



PREPARED BY : PERFORMANCE ENGINEERING, LLC

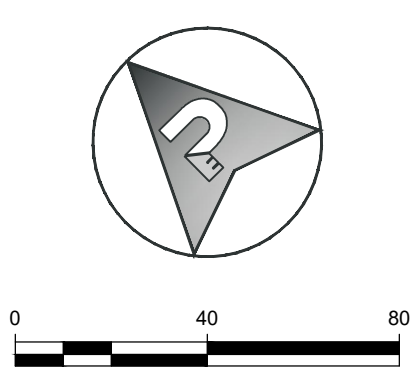
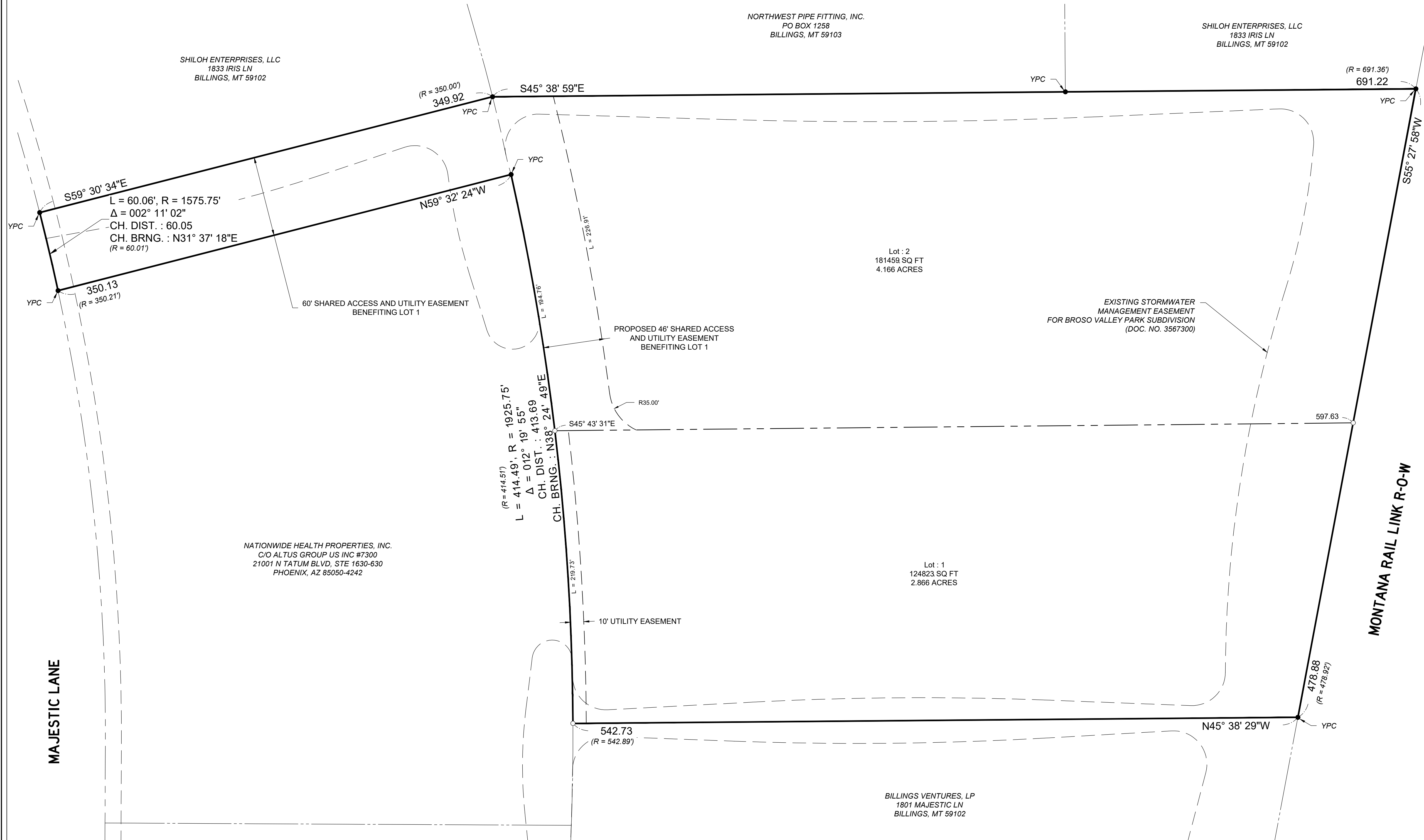
TOTAL AREA OF SUBDIVISION : ± 7.032 ACRES

LEGEND	
●	PROPERTY CORNER, FOUND AS DESCRIBED
○	PROPERTY CORNER, SET 5/8" REBAR W/ PE CAP
—	SURVEY BOUNDARY
- - -	EASEMENT LINE
— — — — —	RIGHT-OF-WAY LINE
(R=XX.XX')	RECORD DISTANCE



VICINITY MAP
 NOT TO SCALE

SITE DATA	
NO. OF LOTS	2
MAXIMUM LOT AREA	± 181,459 SF
MINIMUM LOT AREA	± 124,823 SF
PARKLAND AREA REQUIRED	NONE
PARKLAND AREA PROVIDED	NONE
GROSS ACREAGE	± 7.032 AC
EXISTING ZONING	CX
EXISTING LAND USE	VACANT
PROPOSED LAND USE	COMMERCIAL
SANITARY SEWER	CITY OF BILLINGS
WATER	CITY OF BILLINGS
FIRE SERVICE AREA	CITY OF BILLINGS



PE: B&W, C: TB
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