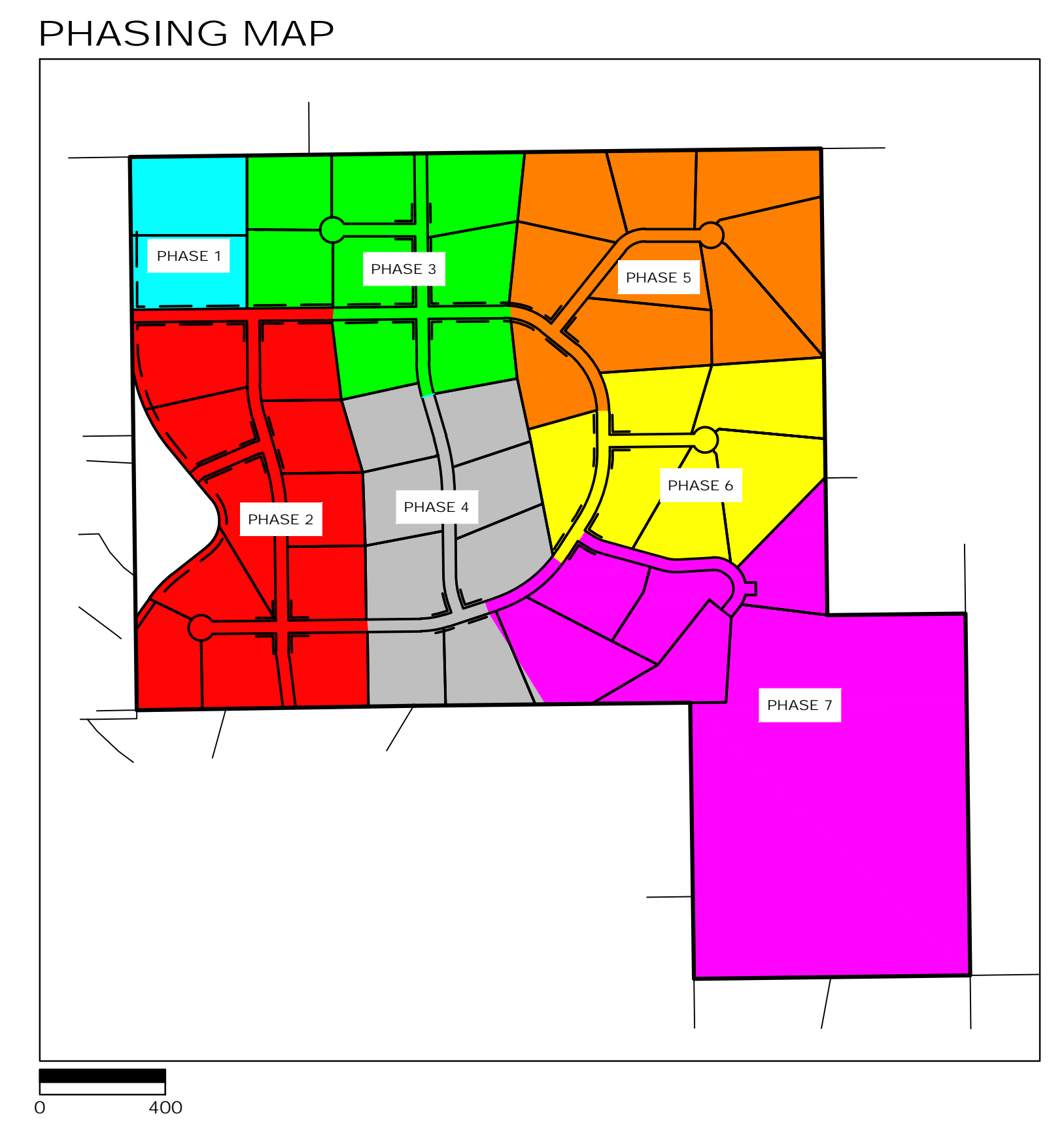
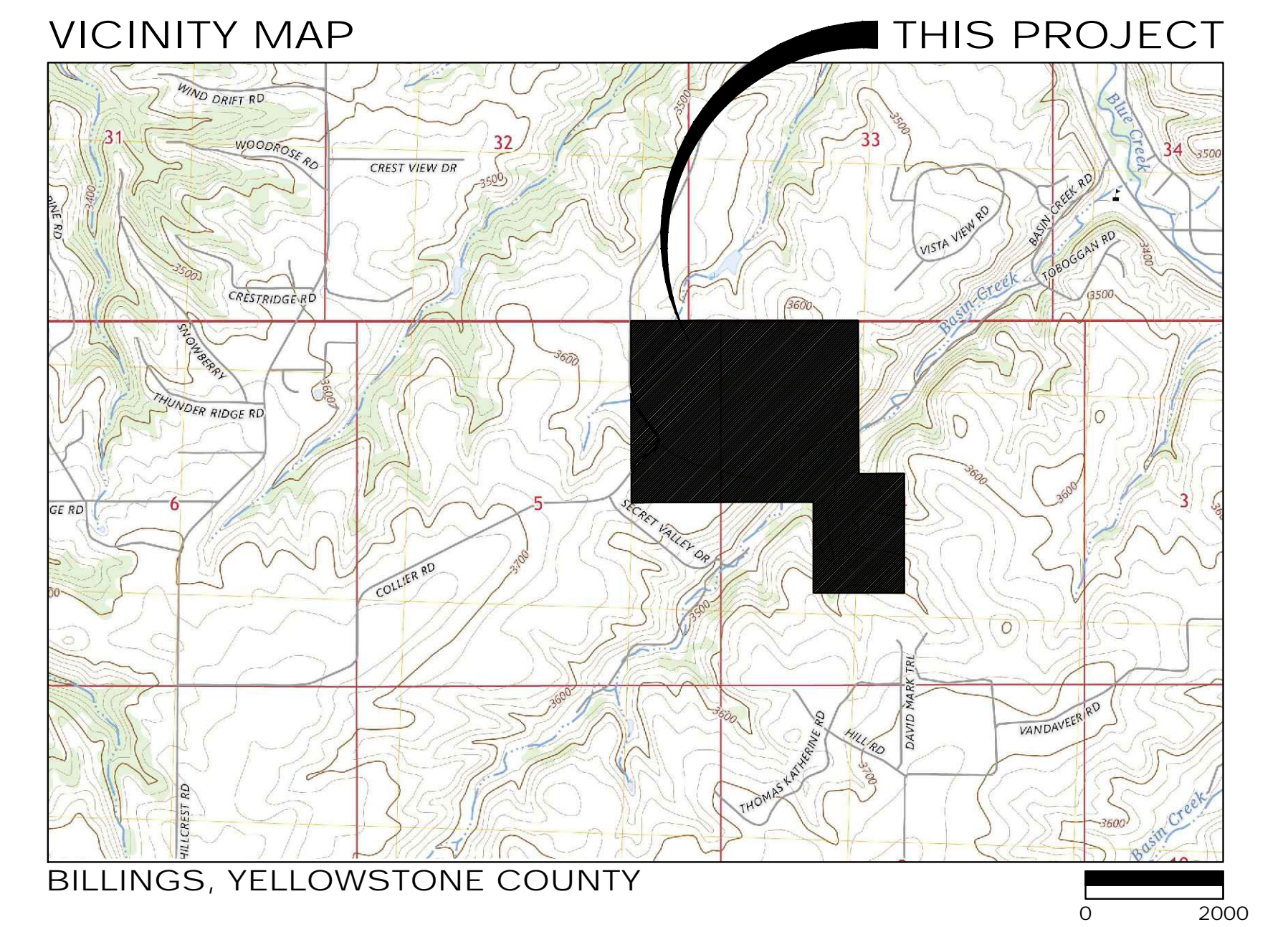
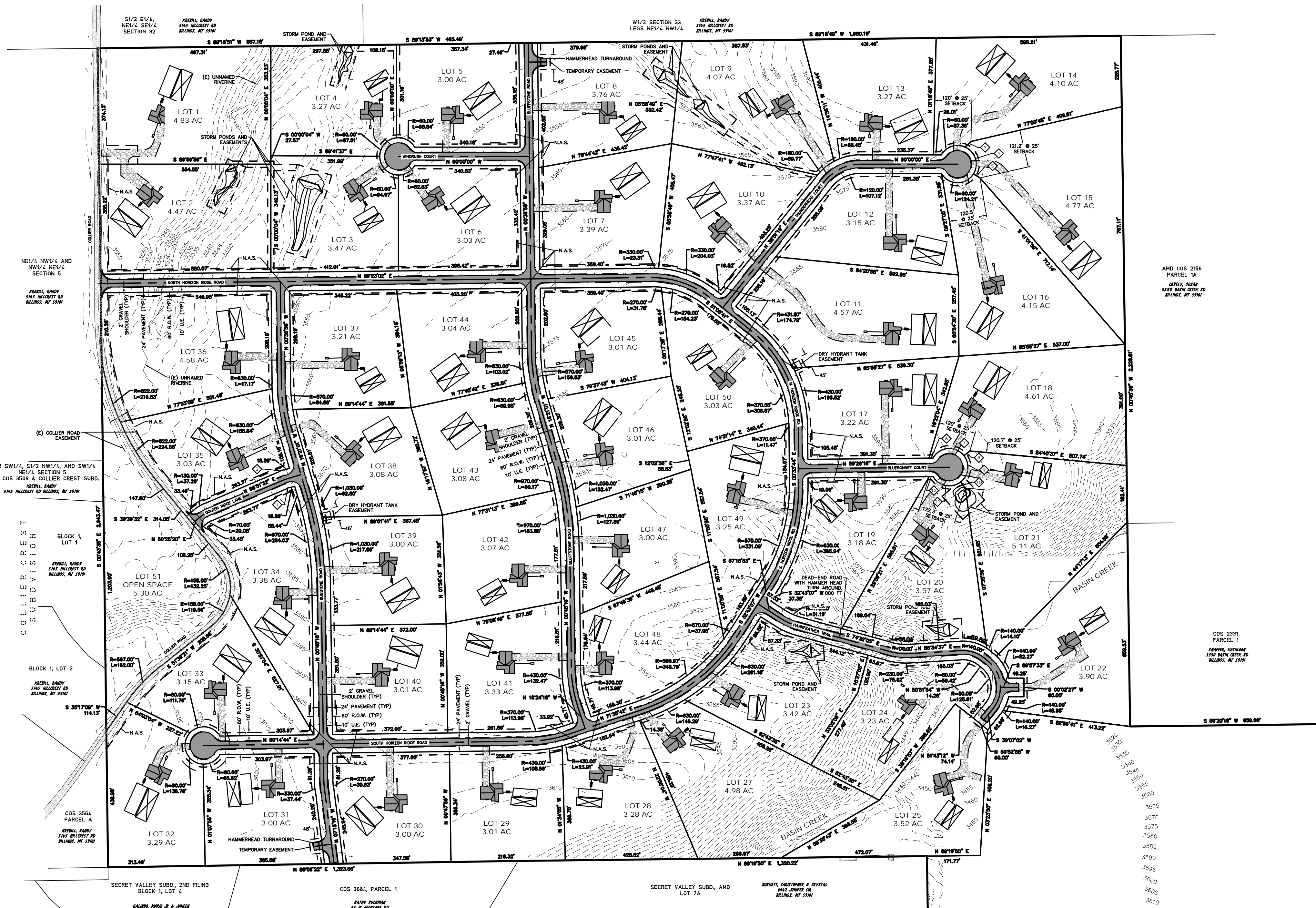


# PRELIMINARY PLAT OF COLLIER RIDGE SUBDIVISION

LOCATED IN SECTION 4 AND SECTION 5, TOWNSHIP 2 SOUTH, RANGE 26 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA



SITE DATA	
NUMBER OF LOTS	51
MAXIMUM LOT AREA	50.97 AC
MINIMUM LOT AREA	3.00 AC
AREA OF OPEN SPACE	5.30 AC
LINEAR FEET OF STREETS	12,445 LF
NET ACREAGE	227.64 AC
GROSS ACREAGE	246.45 AC
EXISTING ZONING	RR3 & UNZONED
PROPOSED ZONING	RR3
EXISTING LAND USE	AGRICULTURAL
PROPOSED LAND USE	RESIDENTIAL

LINE & CURVE DATA		
NAME	R	L
◇	R=70.00'	L=8.30'
◇	R=130.00'	L=15.41'
◇	S 46°29'41" W	L=26.48'
◇	R=60.00'	L=102.60'
◇	S 58°36'30" E	L=25.00'
◇	N 89°28'16" E	L=13.00'
◇	R=60.00'	L=117.53'
◇	N 51°40'04" E	L=25.00'
◇	R=60.00'	L=94.76'
◇	S 37°48'36" E	L=25.00'
◇	R=60.00'	L=101.84'
◇	N 89°28'16" E	L=13.00'

**LEGEND**  
 (E) = EXISTING  
 (P) = PROPOSED  
 R/W OR R.O.W. = RIGHT-OF-WAY  
 U.E. = UTILITY EASEMENT  
 N.A.S. = NO ACCESS STRIP  
 □ = CISTERN  
 ▨ = DRAINFIELD

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

**RECORD OWNER:**  
 A.A. PROPERTIES, L.L.C.

**SUBDIVIDER:**  
 A.A. PROPERTIES, L.L.C.

**DATE:**  
 OCTOBER, 2024

**TOTAL SUBDIVISION AREA:**  
 246.45 ACRES (GROSS)  
 227.64 ACRES (NET)

**PERIMETER LEGAL DESCRIPTION**  
 TOWNSHIP 2 SOUTH, RANGE 26 EAST, P.M.M.  
 SECTION 4: NW1/4, LESS CERTIFICATE OF SURVEY NO. 2156 AND 2331;  
 NE1/4SW1/4  
 SECTION 5: E1/2NE1/4

1/4	SEC.	T.	R.
□	4	2S	26E
□	5	2S	26E

PREPARED BY:  
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