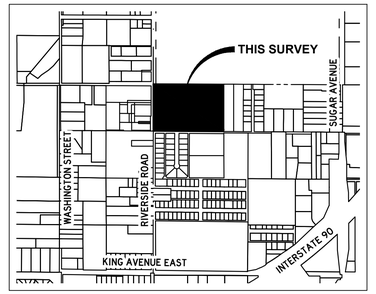
PRELIMINARY PLAT OF
YELLOWSTONE VALLEY SUBDIVISION

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 26 EAST, P.M.M.,
YELLOWSTONE COUNTY, MONTANA

LEGEND

- PROPERTY CORNER, FOUND AS DESCRIBED
- PROPERTY CORNER, SET 5/8" REBAR W/ PE CAP
- QUARTER CORNER, FOUND AS DESCRIBED
- SURVEY BOUNDARY
- PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE

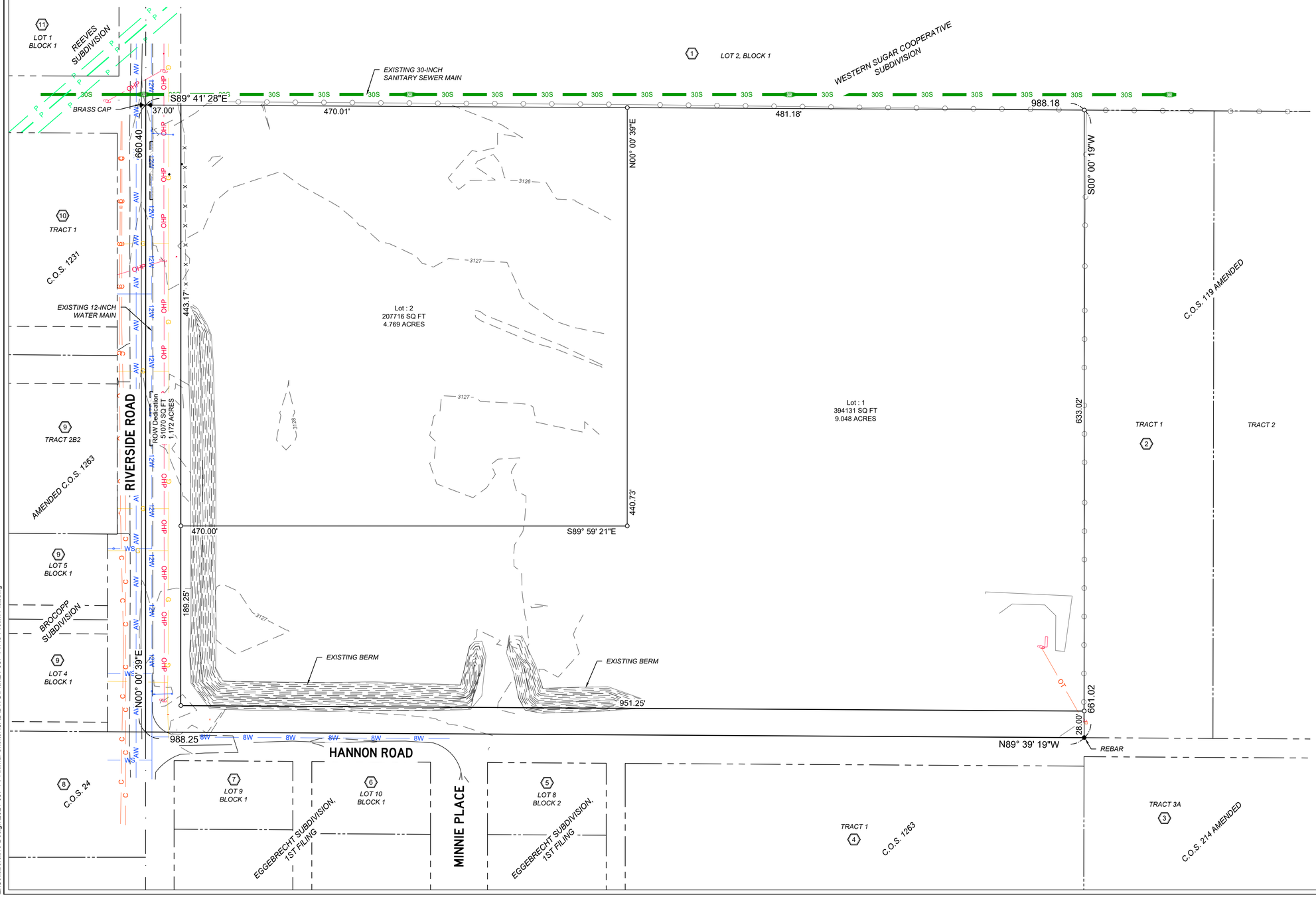


VICINITY MAP
NOT TO SCALE

SITE DATA	
NO. OF LOTS	2
MAXIMUM LOT AREA	± 394,131 SF
MINIMUM LOT AREA	± 207,716 SF
PARKLAND AREA REQUIRED	NONE
PARKLAND AREA PROVIDED	NONE
GROSS ACREAGE	± 13.82 AC
EXISTING ZONING	P1
PROPOSED ZONING	P2
EXISTING LAND USE	VACANT
PROPOSED LAND USE	MIXED USE
SANITARY SEWER	CITY OF BILLINGS
WATER	CITY OF BILLINGS
FIRE SERVICE AREA	CITY OF BILLINGS

ADJACENT PROPERTY OWNER INFORMATION

1. Western Sugar Company
   c/o Ken Gemperline
   7555 E Hampden Ave, Suite 520
   Denver, CO 80231
2. K Brothers Properties
   PO Box 21136
   Billings, MT 59104
3. Iron Clad, LLC
   4110 Bennett Ave
   Billings, MT 59105
4. Sustainable Montana
   PO Box 81406
   Billings, MT 59108
5. Carolyn M Hirsch
   716 Saint Johns Ave
   Billings, MT 59101
6. Mikala M & Brandon J Chapman
   502 Minnie Pl
   Billings, MT 59101
7. Beehive Storage, LLC
   PO Box 20853
   Billings, MT 59104
8. Curtis L & Shelly L Eckhardt
   502 Riverside Rd
   Billings, MT 59101
9. Marilyn G Brocopp
   2031 Edgewood Dr
   Billings, MT 59102
10. John M & Beverly A Bermes Trust
    1105 Saint Johns Ave
    Billings, MT 59102
11. John O Weber, Bradley D Brown, & Barbara T Stevenson
    c/o 336 Riverside LLC
    1821 Laura Cir
    Billings, MT 59106



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IN FEET

SHEET 1 OF 1

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