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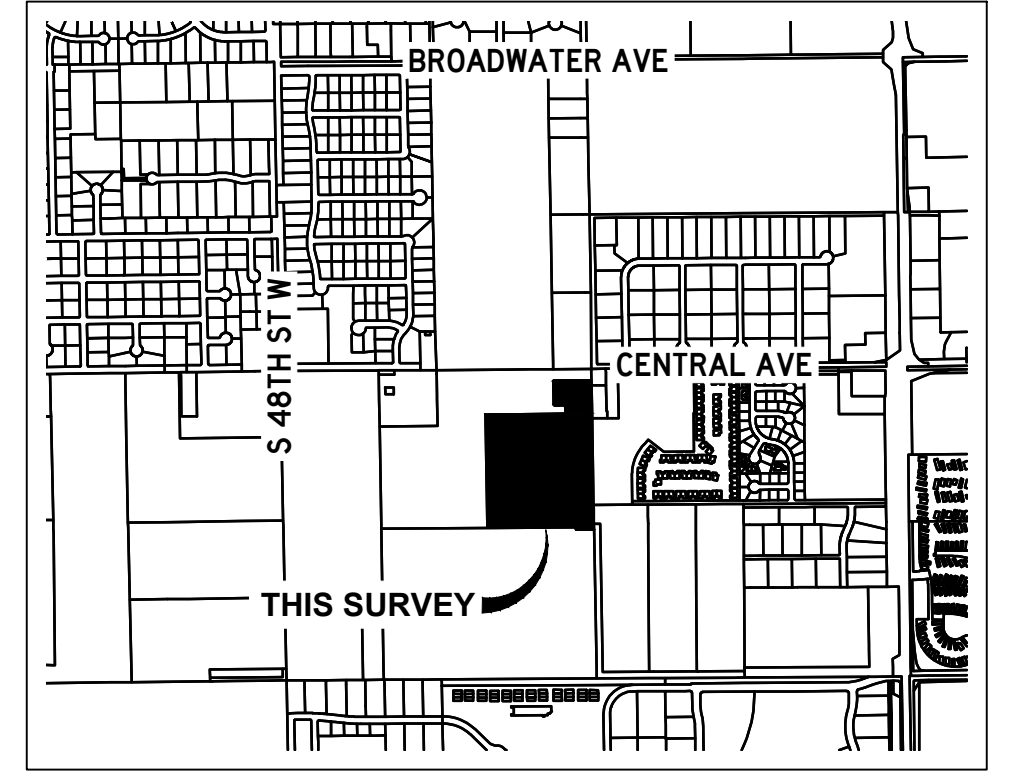
PRELIMINARY PLAT OF
44 WEST SUBDIVISION
 BEING LOTS 4 AND 5 OF CLEARWATER ESTATES SUBDIVISION
 LOCATED IN THE NW 1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., CITY OF
 BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : MCCALL DEVELOPMENT, INC.



PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 22.67 ACRES
APRIL 2025

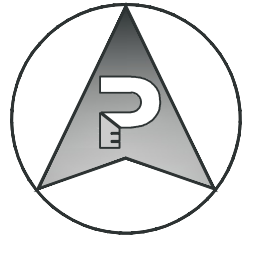
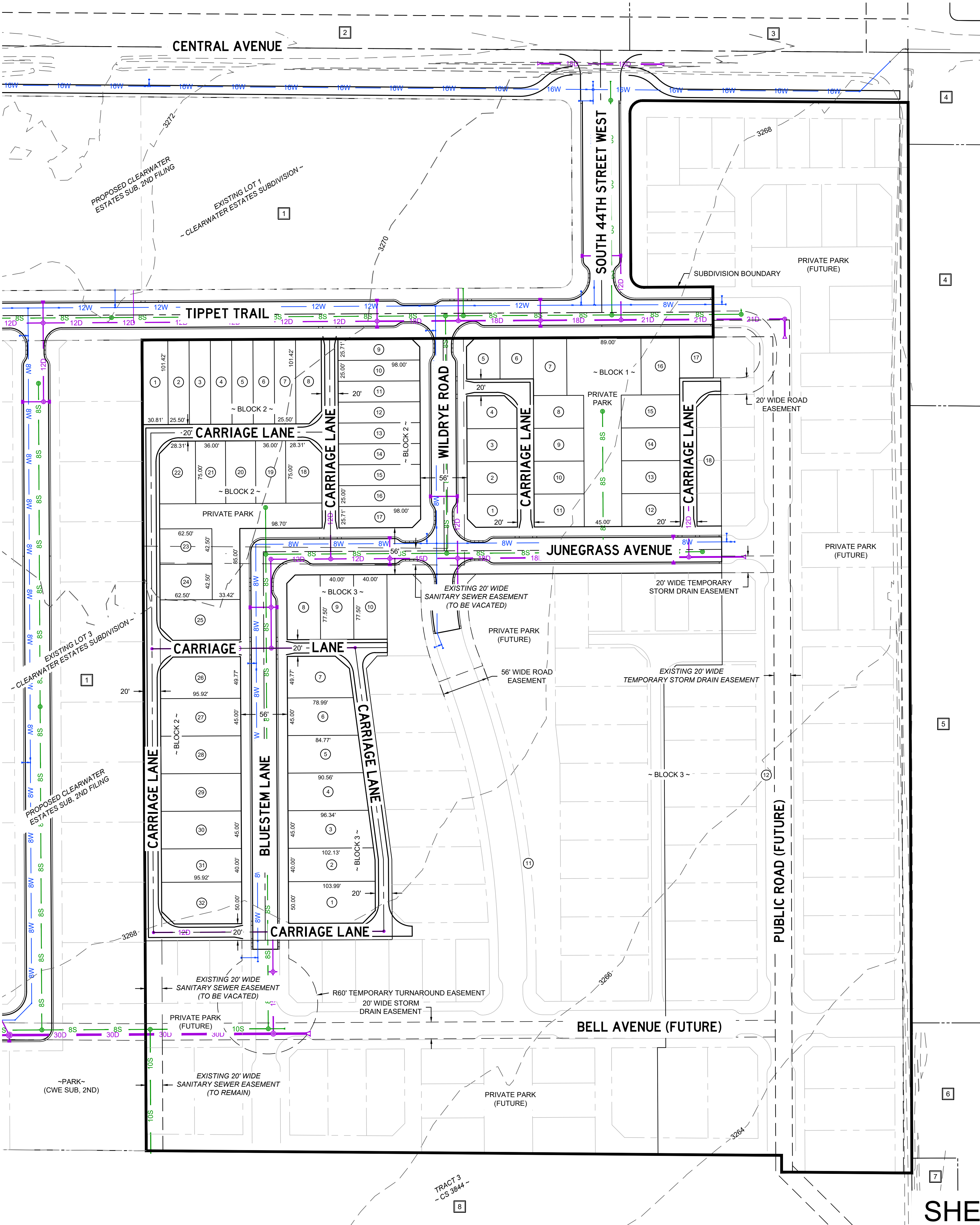


VICINITY MAP
NOT TO SCALE

SITE DATA	
GROSS AREA	22.67 AC
NET AREA	20.01 AC
LOT COUNT	62
MAX. LOT AREA	354,171 SF
MIN. LOT AREA	1,910 SF
ZONING	CMU1, NMU, NX1, NX2, P1
PARKLAND DED.	21,904 SF
COMMERCIAL AREA	0.89 AC

ADJOINING PROPERTY OWNER INFORMATION:

- | | |
|--|---|
| <p>1 BROWN DEVELOPMENT, LLC
745 S 56TH STREET WEST
BILLINGS, MT 59106</p> <p>2 DONNA MARIE, KARIN ELLEN, & DIANA LYNNE BARBER
PO BOX 121
HOGELAND, MT 59529</p> <p>3 BRADLEY W HARDT
4620 CENTRAL AVENUE
BILLINGS, MT 59106</p> <p>4 BRYAN KARL LEITZ
4420 CENTRAL AVENUE
BILLINGS, MT 59106</p> <p>5 EDWARD L HOFMANN JR
4246 CENTRAL AVENUE
BILLINGS, MT 59106</p> | <p>6 JANET B BERGMAN REVOCABLE TRUST
1322 BROADWATER AVENUE
BILLINGS, MT 59102</p> <p>7 DORN/LOWE, LLC
PO BOX 81524
BILLINGS, MT 59108</p> <p>8 BRADLEY W & TAMMY JO HARDT
4620 CENTRAL AVENUE
BILLINGS, MT 59106</p> |
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IN FEET

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