

PRELIMINARY PLAT OF COPPER FARMS SUBDIVISION

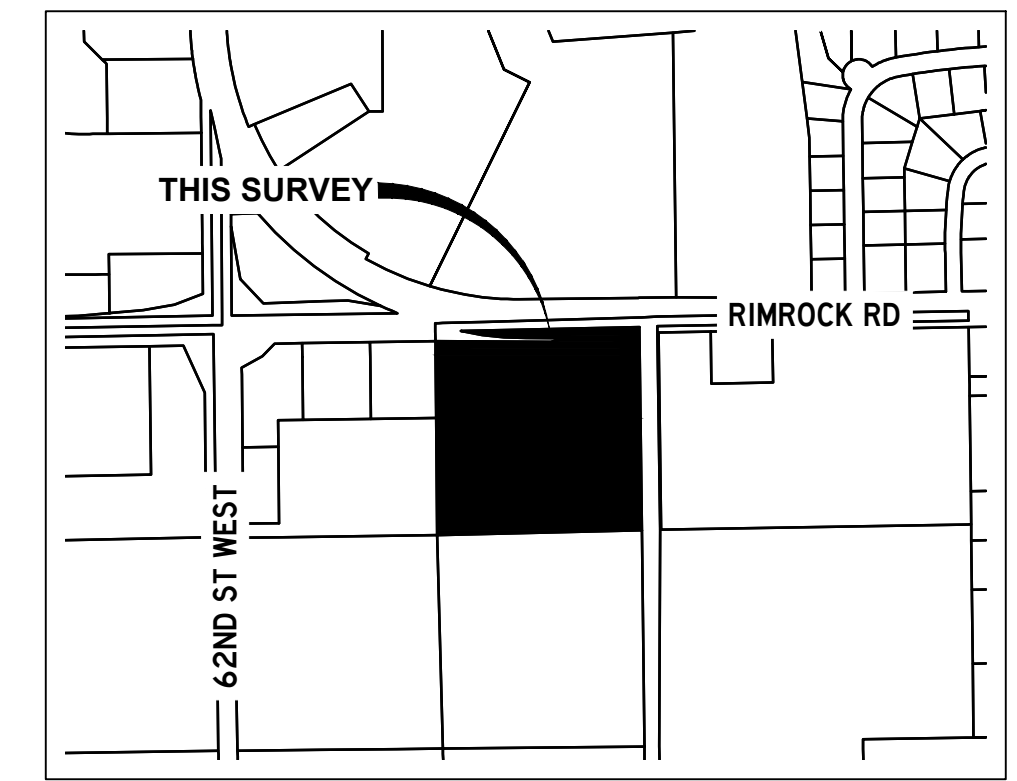
BEING LOT 7 OF SUNNY COVE FRUIT FARMS
LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 31, TOWNSHIP 01 NORTH, RANGE 25 EAST, P.M.M.,
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : PADDY SHACK, LLC

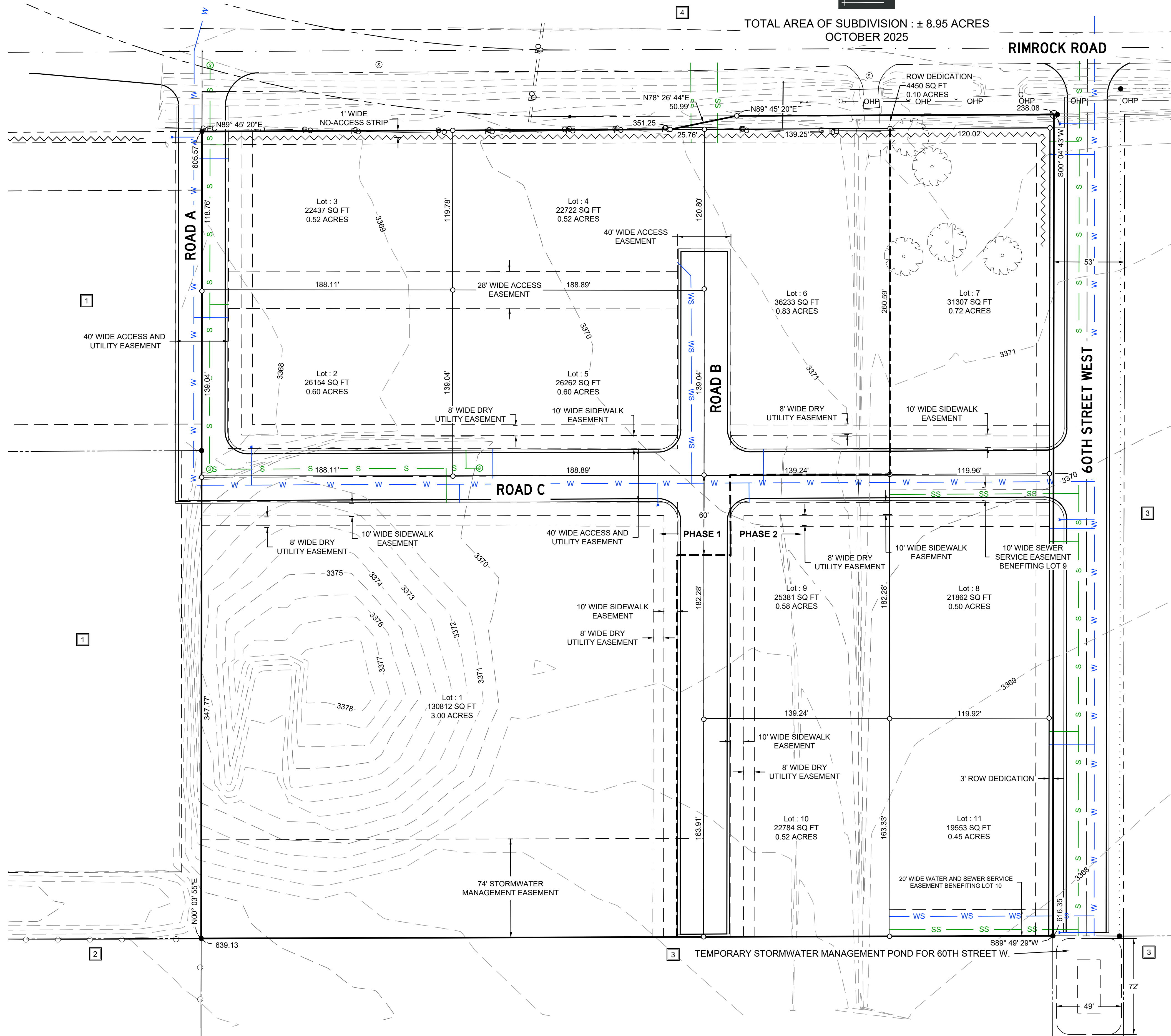


PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 8.95 ACRES
OCTOBER 2025



VICINITY MAP
NOT TO SCALE



SITE DATA	
GROSS AREA	8.95 AC
NET AREA	8.85 AC
LOT COUNT	11
MAX. LOT AREA	3.00 AC
MIN. LOT AREA	0.45 AC
EXISTING ZONING	RR3
PROPOSED ZONING	CMU2, CMU1
REQ'D. PARKLAND DEDICATION	N/A

ADJOINING LANDOWNER INFORMATION

- 1 DANIEL PROPERTY, LLC
2047 BROADWATER AVE, STE 1
BILLINGS, MT 59102
- 2 JACOB & KAYCIE LAGRONE
2605 62ND ST WEST
BILLINGS, MT 59106
- 3 THOMAS E ROMINE
1128 N 32ND ST
BILLINGS, MT 59101
- 4 NEMER-TOPP REVOCABLE TRUST, ET. AL.
PO BOX 939
PAONIA, CO 81428

MUNICIPAL FACILITIES EXCLUSION

This survey is not subject to review by the Department of Environmental Quality under the Sanitation Act pursuant to Section 76-4-125(1)(d)(i), MCA. *New divisions of land subject to review under the Platting Act.*



Z:\AE\Architects\2025-053 Paddy Shack\CADD\DWG\Plat\25-053 Paddy Shack Prelim.dwg 12/31/2025 11:13:58 PM PE STANJAKUCIB