

PRELIMINARY PLAT OF  
**TRAILHEAD SUBDIVISION**  
 BEING LOTS 4A & 5A OF THE AMENDED TRACTS 4 & 5 OF CERTIFICATE OF SURVEY NO. 1091  
 LOCATED IN THE S 1/2 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 01 SOUTH, RANGE 26 EAST, P.M.M.,  
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

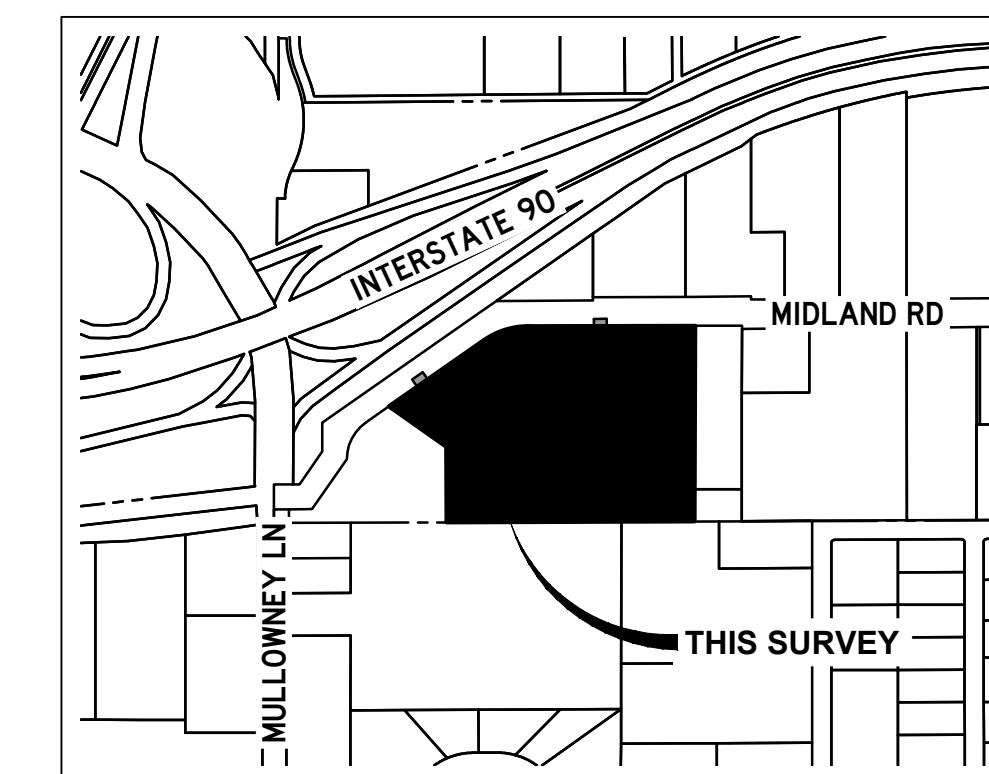
PREPARED FOR : TROPICANA INN-VESTMENTS 2.0, LLC



PREPARED BY : PERFORMANCE ENGINEERING, LLC

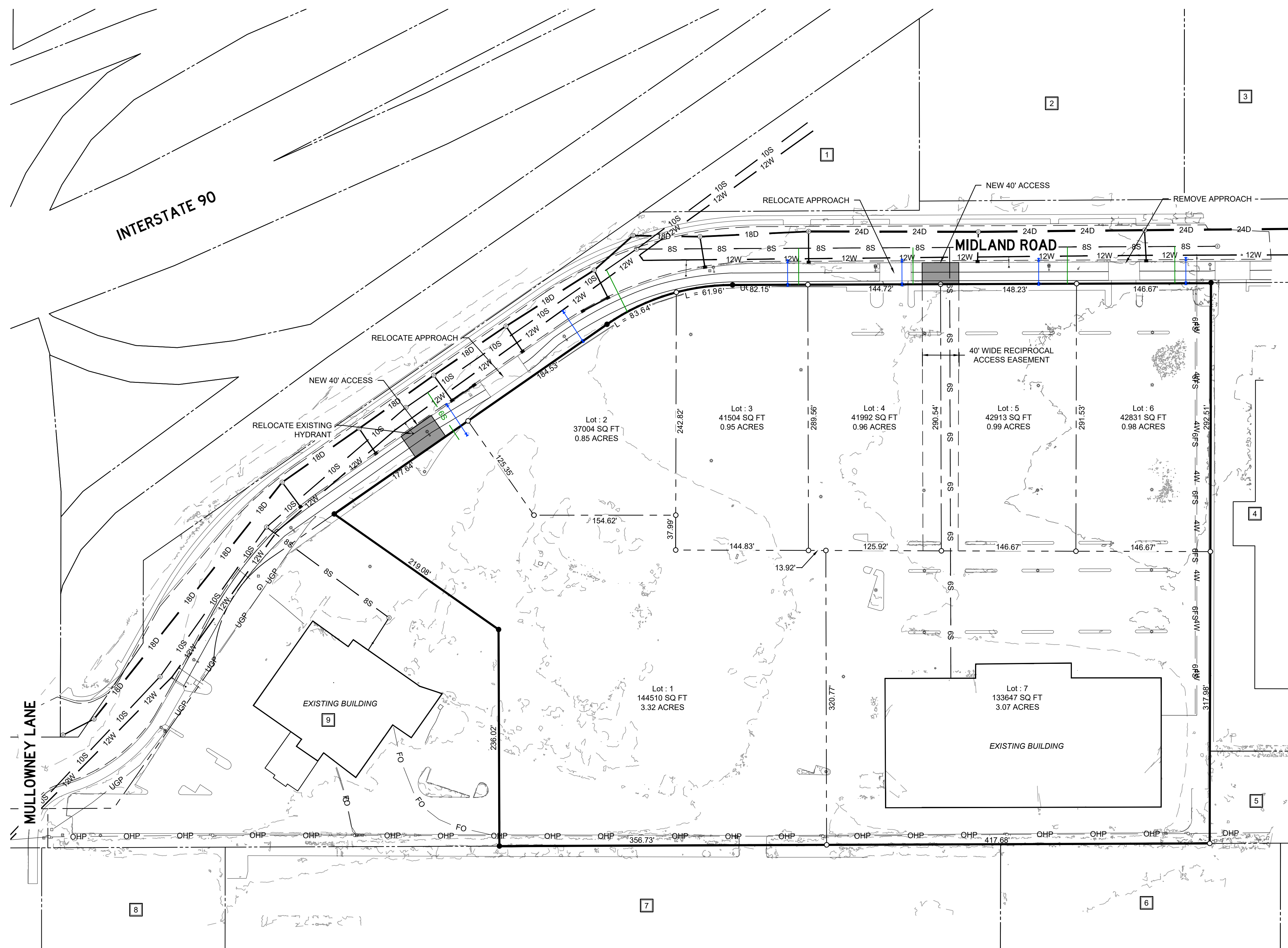
TOTAL AREA OF SUBDIVISION : ± 11.12 ACRES

LEGEND	
●	PROPERTY CORNER, FOUND AS DESCRIBED
○	PROPERTY CORNER, SET 5/8" REBAR W/ CAP MARKED "51414LS"
—	SURVEY BOUNDARY
- - -	EXISTING PROPERTY LINE
—	PROPOSED PROPERTY LINE
- - -	RIGHT-OF-WAY LINE



VICINITY MAP  
 NOT TO SCALE

SITE DATA	
GROSS AREA	11.12 ACRES
NET AREA	11.12 ACRES
LOT COUNT	7
MAX. LOT AREA	3.32 ACRES
MIN. LOT AREA	0.85 ACRES
ZONING	CMU 2 - CORRIDOR MIXED USE 2
PARKLAND REQUIRED	NONE



**ADJOINING PROPERTY OWNER INFORMATION**

- 1 MAGGA, LLC  
 5435 MIDLAND ROAD  
 BILLINGS, MT 59101
- 2 BIG SKY HOTELS, LLC  
 C/O STEPHEN CRANSTON, CPA  
 1345 MULLOWNEY LANE  
 BILLINGS, MT 59101
- 3 STEVEN A KENNEY & DEAN A LUPTAK  
 2237 S 45TH STREET W  
 BILLINGS, MT 59106
- 4 RELIANCE MT, LLC  
 400 REDHEAD COURT  
 MCKINNEY, TX 75072
- 5 CHARLES W LOVERIDGE & MEGAN CLANCY-LOVERIDGE  
 1206 CORDOVA STREET  
 BILLINGS, MT 59101
- 6 LOVE PROPERTIES, LLP  
 PO BOX 31234  
 BILLINGS, MT 59107
- 7 BHCC II, INC.  
 C/O RON & JEFF MURI  
 1223 MULLOWNEY LANE  
 BILLINGS, MT 59101
- 8 APPLE FRITTER, LLC  
 10771 US HIGHWAY 287  
 THREE FORKS, MT 59752
- 9 TROPICANA INN-VESTMENTS 2.0, LLC  
 16114 E INDIANA AVENUE  
 SPOKANE VALLEY, WA 99216

**BASIS OF BEARINGS**

Bearings shown on this plat are derived from a low distortion Lambert Conformal Conic single parallel projection with parameters as follows:

Latitude of Origin: 45° 47' 00" N  
 Longitude of Origin: 108° 25' 00" W  
 Mapping Scale Factor: 1.0001515

Distances are ground.

