

11/19/2025 12:04:48 PM

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**LEGEND**

- FOUND PROPERTY CORNER, AS DESCRIBED
- SET PROPERTY CORNER, 5/8" REBAR W/ PEC CAP
- ⊗ CALCULATED CORNER, NOT FOUND NOT SET
- SURVEY BOUNDARY
- - - EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- - - SECTION LINE

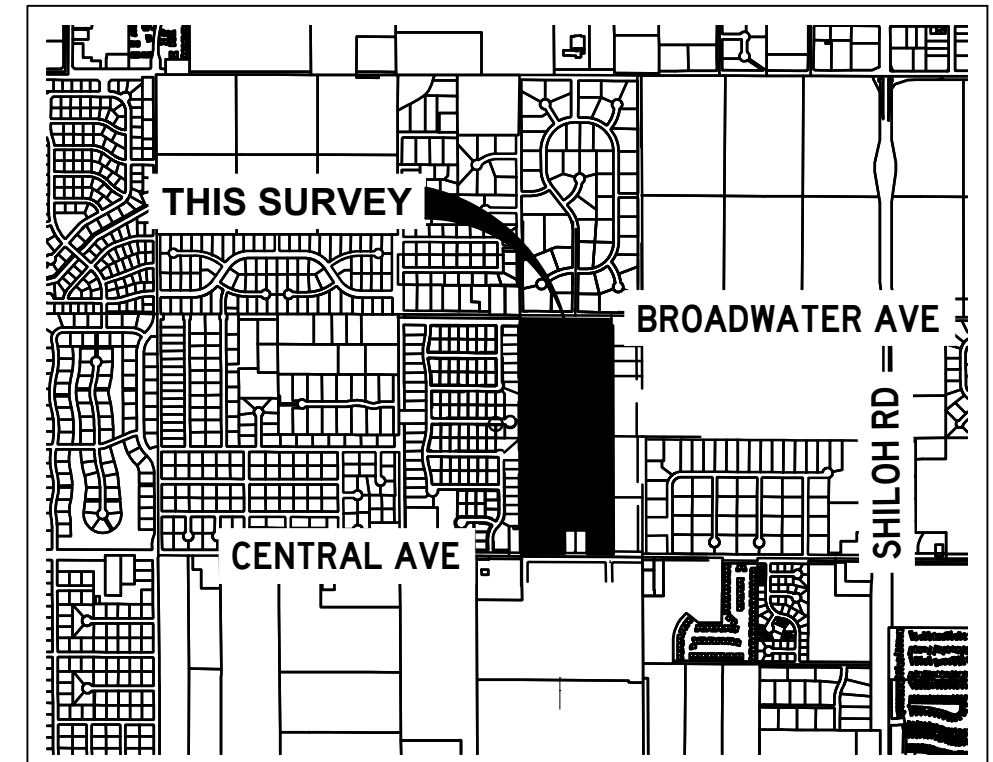
PRELIMINARY PLAT OF  
**CENTRAL AVE SUBDIVISION**  
 BEING TRACT 3 OF BARBER FARMS SUBDIVISION  
 LOCATED IN THE SW 1/4 OF SECTION 3, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M.,  
 YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : KARIN ELLEN, DONNA MARIE,  
 AND DIANA LYNNE BARBER

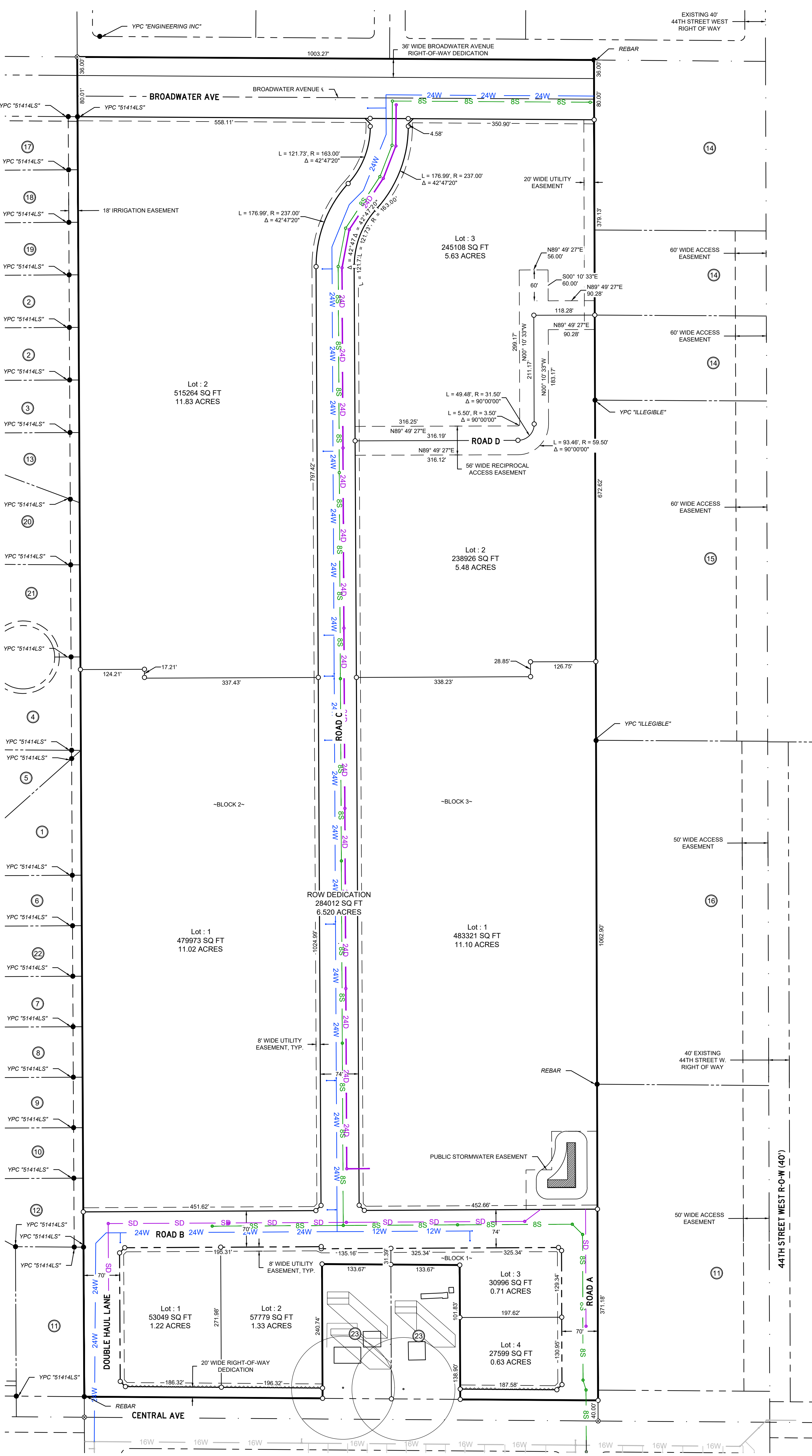


PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL GROSS AREA OF SUBDIVISION : ± 55.465  
 TOTAL NET AREA OF SUBDIVISION : ± 48.992  
 SEPTEMBER 2025



**VICINITY MAP**  
NOT TO SCALE



**SITE DATA**

NO. OF LOTS	8
MAXIMUM LOT AREA	± 515,319 SF
MINIMUM LOT AREA	± 27,649 SF
PARKLAND AREA REQUIRED	48,317 SF
PARKLAND AREA PROVIDED	67,954 SF
GROSS ACREAGE	± 55.46 AC
EXISTING ZONING	A
EXISTING LAND USE	AGRICULTURAL
PROPOSED LAND USE	CMU/NX1/N2/P1
SANITARY SEWER	CITY OF BILLINGS
WATER	CITY OF BILLINGS
FIRE SERVICE AREA	BILLINGS FIRE DEPT.

- PROPERTY OWNER INFORMATION**
- 1 REGAL LAND SUNDANCE, LLC  
PO BOX 80445  
BILLINGS, MT 59108
  - 2 LC CUSTOM HOMES, INC.  
2044 BROADWATER AVE, SUITE A  
BILLINGS, MT 59102
  - 3 MATTHEW W & CHELSEA THOMPSON  
5234 BLACK STONE CIR  
BILLINGS, MT 59106
  - 4 TONY & JOY GAFFKE  
4602 LIAHONA LN  
BILLINGS, MT 59106
  - 5 WILLARD HENRY BARRY & MELINDA SUE TRUSTEE  
4607 SUN BASIN RD  
BILLINGS, MT 59106
  - 6 MARSICH INVESTMENTS, INC.  
4804 VERDE LN  
BILLINGS, MT 59106
  - 7 JAMES & CATHERINE MCDONALD  
205 SUNDANCE RIDGE RD  
BILLINGS, MT 59106
  - 8 PATRICK PETER MCDONALD & MARGARET ANN CARROLL  
189 SUNDANCE RIDGE RD  
BILLINGS, MT 59106
  - 9 JOHN & LISA RITTENHOUSE  
165 SUNDANCE RIDGE RD  
BILLINGS, MT 59106
  - 10 JAMILYN WELLS & CURTIS HARRIS  
139 SUNDANCE RIDGE RD  
BILLINGS, MT 59106
  - 11 BRADLEY W HARDT  
4620 CENTRAL AVE  
BILLINGS, MT 59106
  - 12 KENNETH AUGUST SCHAEFBAUER  
117 SUNDANCE RIDGE RD  
BILLINGS, MT 59106
  - 13 ALAN MOOER  
507 CANDLE LIGHT LN  
BILLINGS, MT 59106
  - 14 BIEGEL PROPERTIES LLC  
4221 WELLS PL  
BILLINGS, MT 59106
  - 15 STEVE & CANDACE WELLS  
PO BOX 80445  
BILLINGS, MT 59108
  - 16 JOHN L THIEL REVOCABLE TRUST  
C/O JOHN L THIEL, TRUSTEE  
PO BOX 81530  
BILLINGS, MT 59108
  - 17 JARDEE RANCH INC  
1441 MILL IRON CAMP CROOK RD  
EKALAKA, 59324
  - 18 RICHARD & SUSAN REPUCCI  
643 CANDLE LIGHT LN  
BILLINGS, MT 59106
  - 19 ROBERT & STACEY LOUCKS  
613 CANDLE LIGHT LN  
BILLINGS, MT 59106
  - 20 CODY KEGEL  
501 CANDLE LIGHT LN  
BILLINGS, MT 59106
  - 21 FREDRICK & PEGGY SCHNEIDER  
4231 JULAURA LN  
BILLINGS, MT 59106
  - 22 JAMES & CATHERINE MCDONALD  
PO BOX 7454  
FORT WORTH, TX 76111
  - 23 DONNA MARIE, DIANA LYNNE, & KARIN ELLEN BARBER  
PO BOX 121  
HOGELAND, MT 59529

**BASIS OF BEARINGS**

Bearings shown on this survey 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  
 Datum: Nad83 (2011)  
 Distances are ground.

