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 Z:\Yellowstone Country Club\2025-002 YCC Due Diligence\CADD\DWG\Plats\25-002 Prelim Plat.dwg

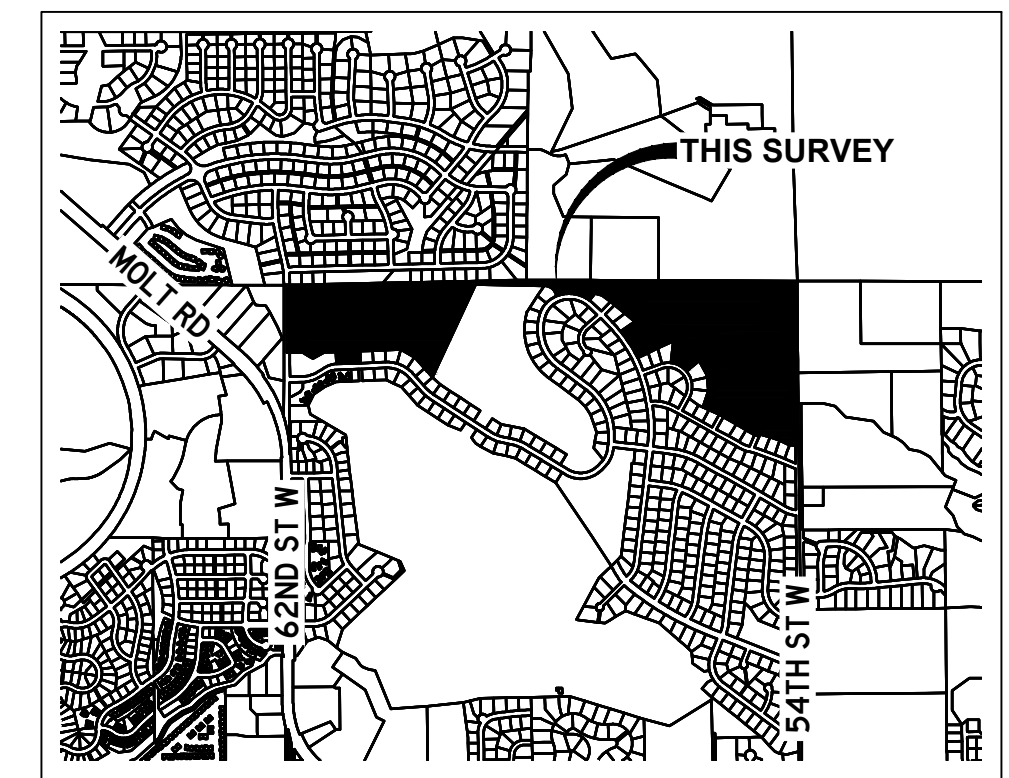
SITE DATA	
GROSS AREA	84.04 AC
MAX. LOT AREA	47.38 AC
MIN. LOT AREA	0.48 AC
NO. OF LOTS	9
EXISTING ZONING	P1
PROPOSED ZONING	P1, N3
EXISTING LAND USE	VACANT
PROPOSED LAND USE	VACANT W/ RESIDENTIAL
PARKLAND DEDICATION REQ'D.	0.55 AC
PARKLAND PROVIDED	CASH IN LIEU
WATER / SEWER PROVIDER	CITY OF BILLINGS
FIRE SERVICE AREA	CITY OF BILLINGS/BUFSA

PRELIMINARY PLAT OF
YELLOWSTONE CLUB ESTATES, 8TH FILING
 BEING AGRICULTURAL TRACT 11-A-2 OF THE AMENDED TRACT 11-A OF THE REMAINDER
 OF TRACT 11 OF CERTIFICATE OF SURVEY NO. 836 LOCATED IN THE N1/2 OF SECTION 30,
 TOWNSHIP 01 NORTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA

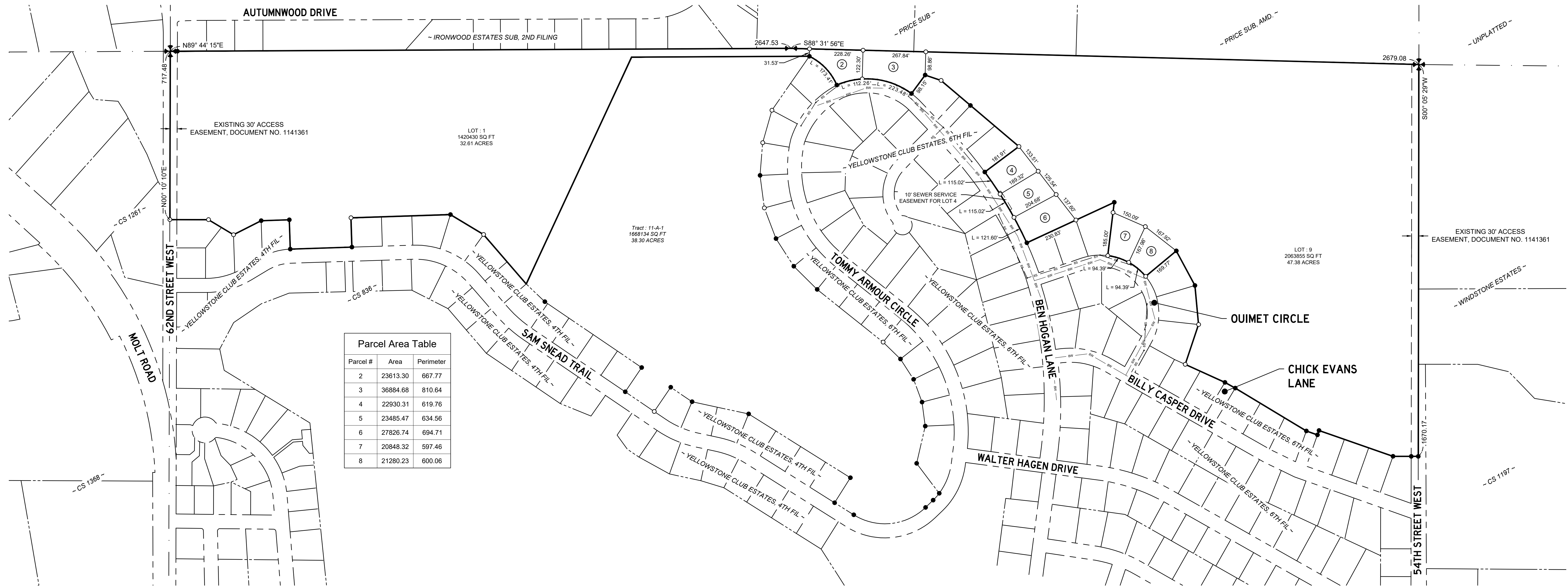
PREPARED FOR : 22500 NOL, LLC

 PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 84.04 ACRES



VICINITY MAP
 NOT TO SCALE



Parcel Area Table		
Parcel #	Area	Perimeter
2	23613.30	667.77
3	36884.68	810.64
4	22930.31	619.76
5	23485.47	634.56
6	27826.74	694.71
7	20848.32	597.46
8	21280.23	600.06

- LEGEND**
- PROPERTY CORNER, FOUND
 - PROPERTY CORNER, SET
 - ⊕ SECTION CORNER, FOUND
 - ⊕ QUARTER CORNER, FOUND
 - SURVEY BOUNDARY
 - PROPOSED PROPERTY LINE
 - EXISTING PROPERTY LINE
 - SECTION LINE
 - RIGHT-OF-WAY LINE

