

ADJOINING PROPERTY OWNER INFORMATION:

- 1 44 WEST DEVELOPMENT, LLC
1536 MULLOWNEY LANE, SUITE 100
BILLINGS, MT 59101
- 2 BRADLEY W & TAMMY JO HARDT
4620 CENTRAL AVENUE
BILLINGS, MT 59106
- 3 4 MT HOMES INC.
PO BOX 51366
BILLINGS, MT 59105
- 4 BROWN DEVELOPMENT, LLC
745 SOUTH 56TH STREET WEST
BILLINGS, MT 59106
- 5 LEITZ, BRYAN KARL
4420 CENTRAL AVE
BILLINGS, MT 59106
- 6 HOFMANN, EDWARD L JR
4246 CENTRAL AVE
BILLINGS, MT 59106
- 7 JANET B BERGMAN REVOCABLE TRUST
1322 BROADWATER AVE
BILLINGS, MT 59102

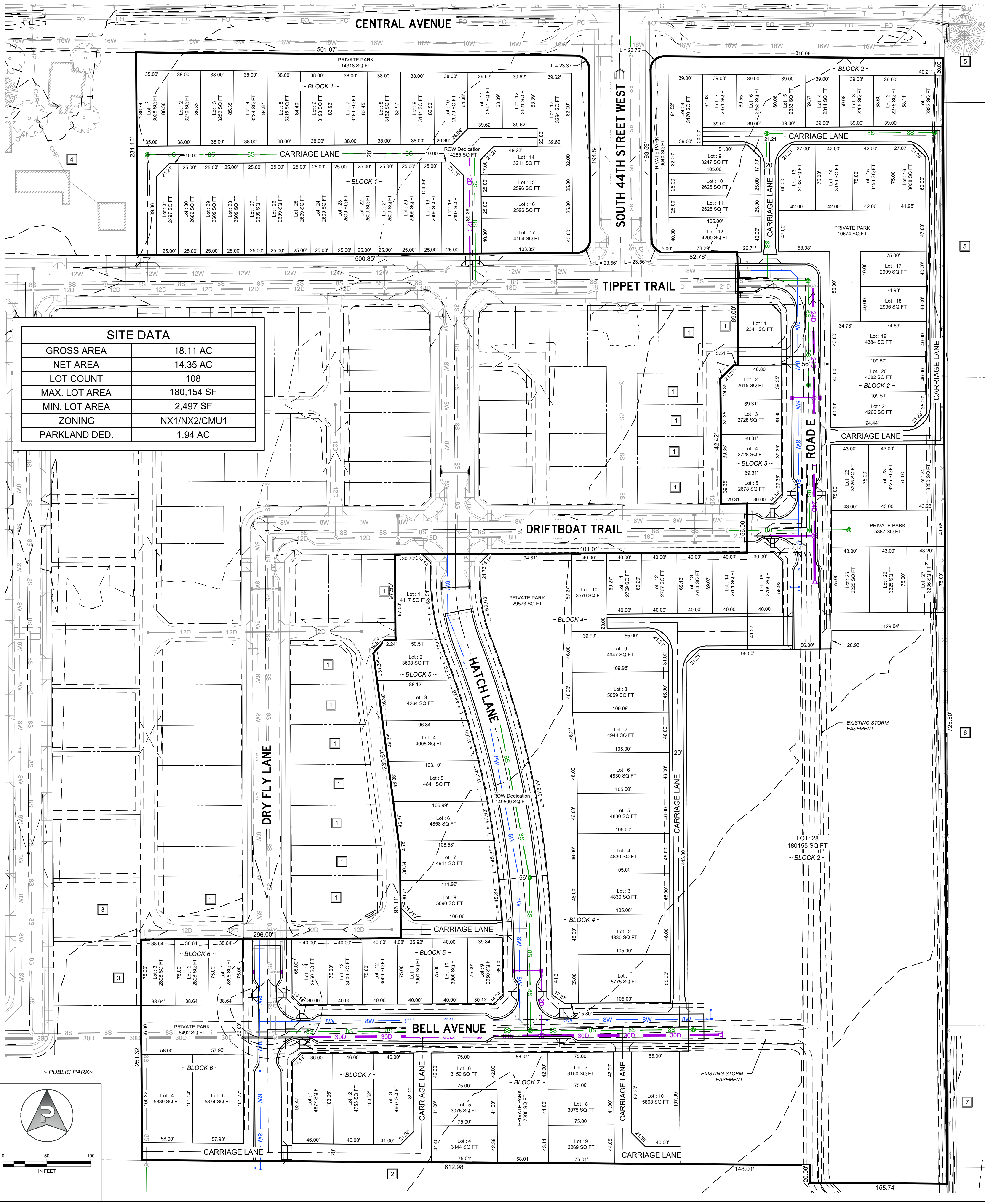
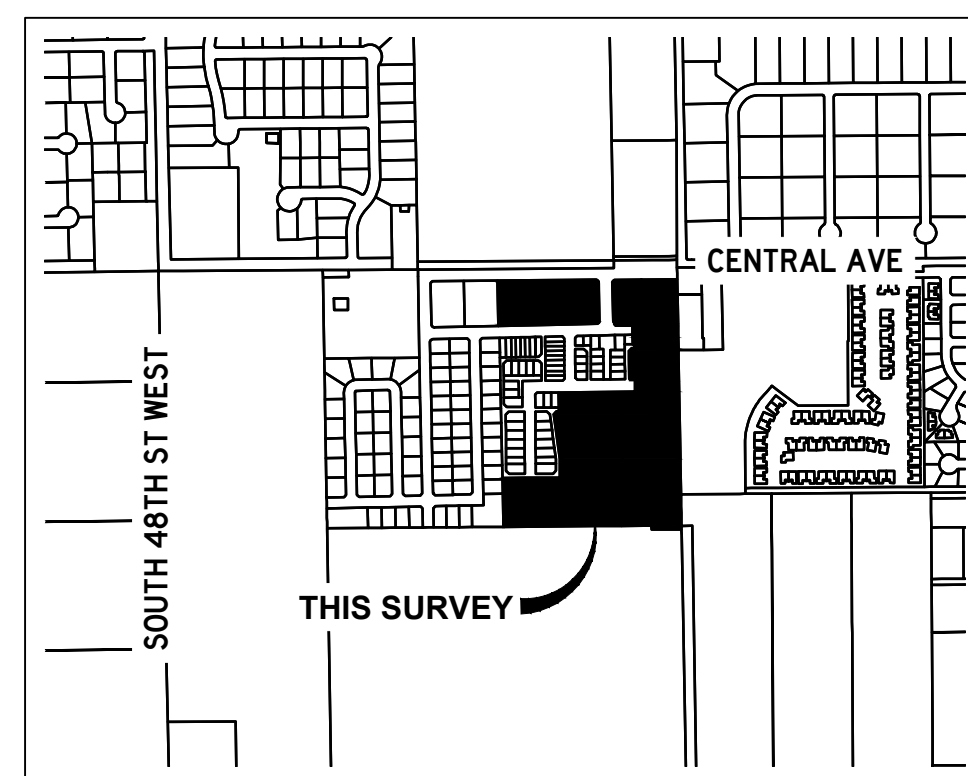
PRELIMINARY PLAT OF
44 WEST SUBDIVISION, 2ND FILING
 BEING LOT 3, BLOCK 1 OF CLEARWATER ESTATES SUBDIVISION, 2ND FILING AND
 LOT 11 AND PORTIONS OF LOT 12 OF BLOCK 3 OF 44 WEST SUBDIVISION
 LOCATED IN THE NW1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 26 EAST,
 P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : 44 WEST DEVELOPMENT, LLC



PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 18.11 ACRES



SITE DATA	
GROSS AREA	18.11 AC
NET AREA	14.35 AC
LOT COUNT	108
MAX. LOT AREA	180,154 SF
MIN. LOT AREA	2,497 SF
ZONING	NX1/NX2/CMU1
PARKLAND DED.	1.94 AC

