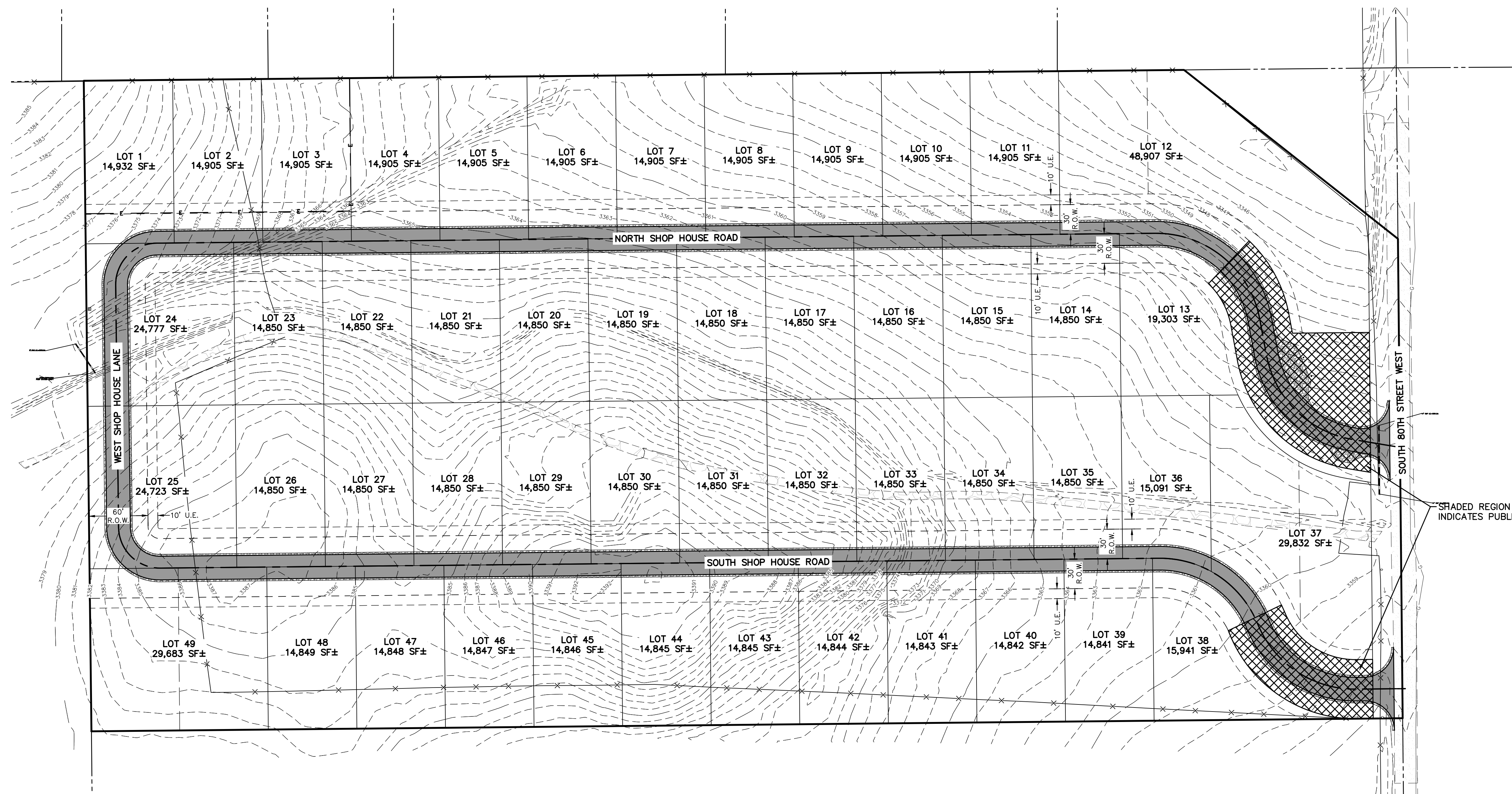


PRELIMINARY PLAT OF SHOP HOUSE ACRES SUBDIVISION

LOCATED IN N1/2, SE1/4, SE1/4 SECTION 14, TOWNSHIP 1 SOUTH, RANGE 24 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA



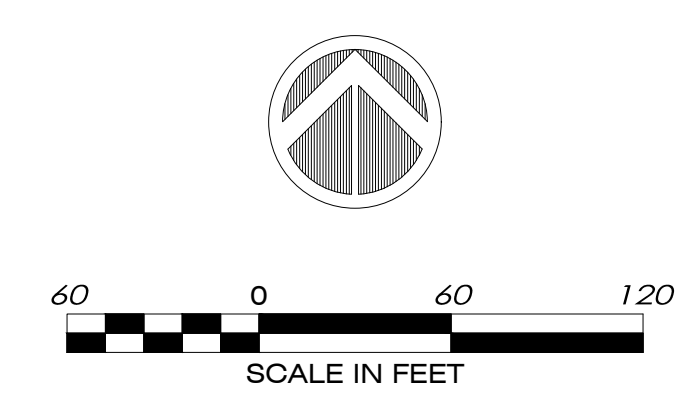
BASIS OF BEARING
STATE PLANE MONTANA - ZONE 2500
GROUND (TRUE) DISTANCES

RECORD OWNER:
LAS PALMAS, L.L.C.

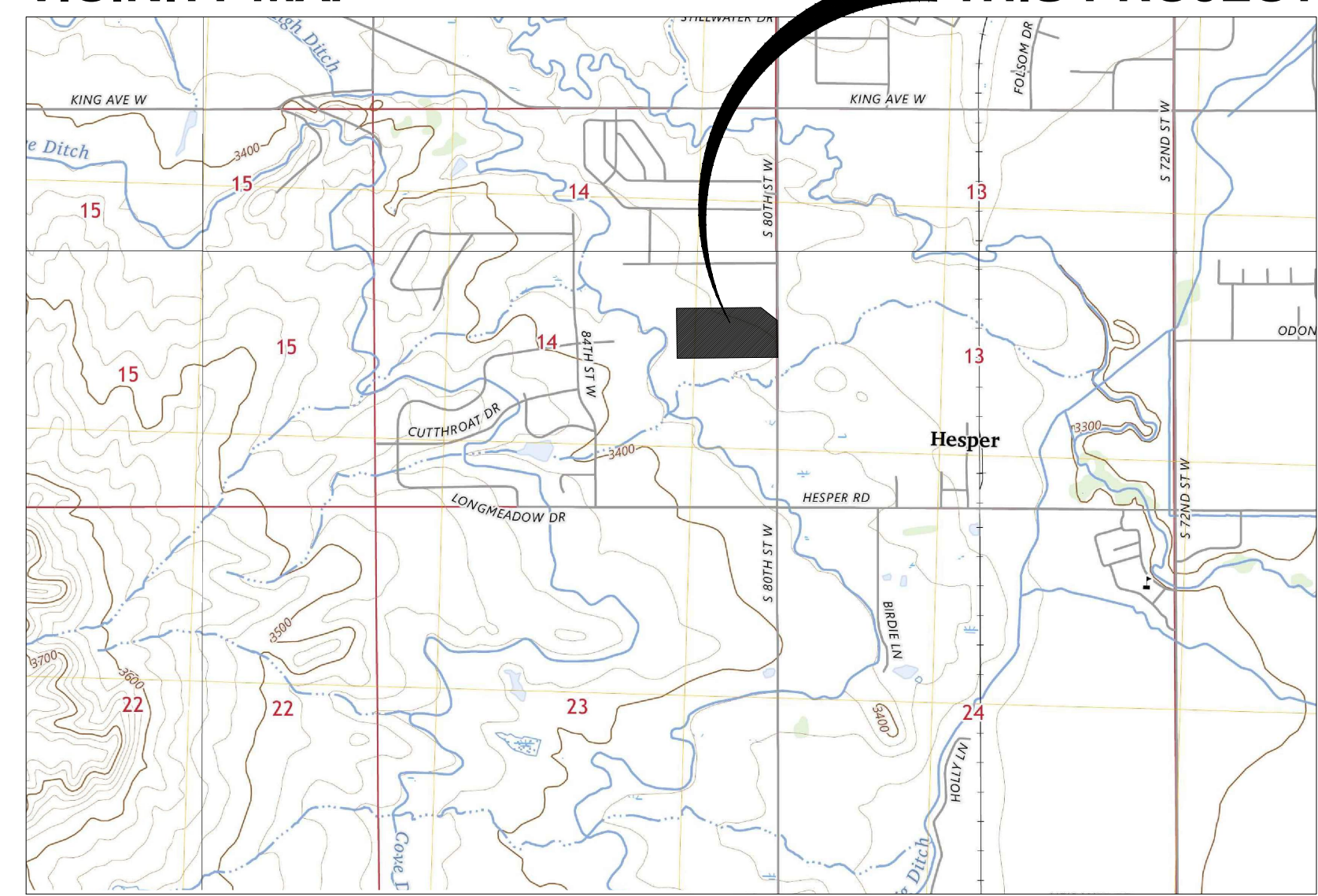
SUBDIVIDER:
LAS PALMAS, L.L.C.

DATE:
APRIL, 2026

TOTAL SUBDIVISION AREA:
19.78 ACRES (GROSS)
18.48 ACRES (NET)



VICINITY MAP



THIS PROJECT

SITE DATA

NUMBER OF LOTS	49
MAXIMUM LOT AREA	48,907 SF
MINIMUM LOT AREA	14,841 SF
AREA OF OPEN SPACE	NA
LINEAR FEET OF STREETS	3,056 LF
NET ACREAGE	18.77 AC
GROSS ACREAGE	19.78 AC
EXISTING ZONING	UNZONED
PROPOSED ZONING	UNZONED
EXISTING LAND USE	AGRICULTURAL
PROPOSED LAND USE	COMMERCIAL

PROJECT LOCATION

SECTION 14, TOWNSHIP 1 SOUTH, RANGE 24 EAST, P.M.M. OF YELLOWSTONE COUNTY, MONTANA

1/4	SEC.	T.	R.
14	1S	24E	

- LEGEND**
- (E) = EXISTING
 - (P) = PROPOSED
 - R/W OR R.O.W. = RIGHT-OF-WAY
 - U.E. = UTILITY EASEMENT
 - [Symbol] = CISTERN WITH 50' CISTERN ISOLATION ZONE
 - [Symbol] = DRAINFIELD
 - [Symbol] = (E) SURVEY BOUNDARY
 - [Symbol] = (E) UNDERGROUND ELECTRIC
 - [Symbol] = (E) CHAIN LINK FENCE
 - [Symbol] = (E) CONTOUR
 - [Symbol] = (P) PROPERTY LINE
 - [Symbol] = (P) CENTERLINE
 - [Symbol] = (P) EASEMENT LINE
 - [Symbol] = (P) R.O.W. LINE
 - [Symbol] = (P) SANITARY SEWER
 - [Symbol] = (P) WATER LINE



PREPARED BY:
550 N. 31ST ST., STE 111
BILLINGS, MT 59101
IMEG PROJECT NO. 25006765

PH: 406.248.9000
FAX: 406.721.5224
www.imegcorp.com

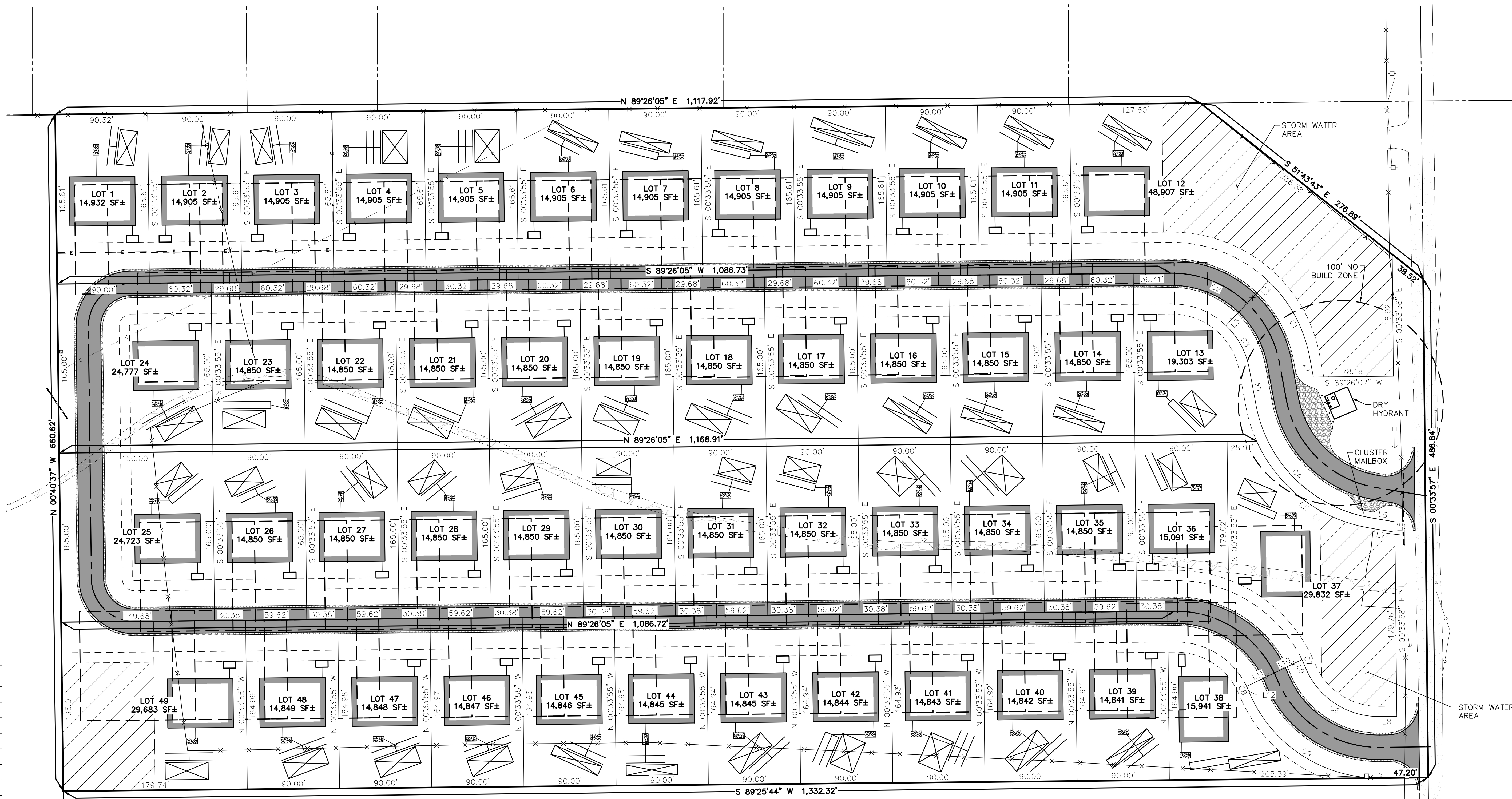
BILLINGS, YELLOWSTONE COUNTY

0 2000

SHEET 1 OF 2
SHOP HOUSE ACRES SUBDIVISION
(A SUBDIVISION OF YELLOWSTONE COUNTY)

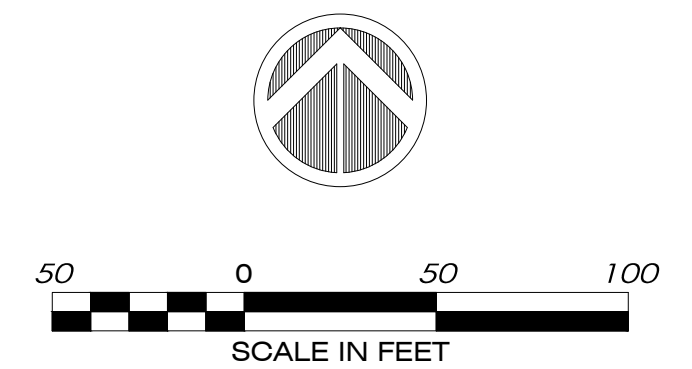
PRELIMINARY PLAT OF SHOP HOUSE ACRES SUBDIVISION

LOCATED IN N1/2, SE1/4, SE1/4 SECTION 14, TOWNSHIP 1 SOUTH, RANGE 24 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA



LINE	BEARING	DISTANCE
L1	N 10°33'55\"	19.88'
L2	S 43°32'21\"	30.00'
L3	S 43°32'21\"	30.00'
L4	S 10°33'55\"	36.67'
L5	S 80°33'55\"	23.58'
L6	S 00°33'55\"	10.15'
L7	S 80°33'55\"	25.35'
L8	S 89°25'44\"	17.05'
L9	N 23°02'04\"	2.93'
L10	S 64°11'07\"	30.00'
L11	S 64°11'07\"	30.00'
L12	S 23°02'05\"	2.96'

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	85.83'	137.00'	N 28°30'47\"	84.43'
C2	82.36'	107.00'	S 68°30'47\"	80.35'
C3	48.24'	77.00'	S 28°30'47\"	47.46'
C4	167.38'	137.00'	S 45°33'55\"	157.16'
C5	144.49'	147.00'	S 52°24'26\"	138.74'
C6	90.72'	77.00'	N 56°49'05\"	85.56'
C7	6.65'	136.99'	N 24°25'29\"	6.65'
C8	3.74'	77.00'	S 24°25'29\"	3.74'
C9	161.28'	136.89'	S 56°47'15\"	152.12'



(E)	= EXISTING	---	= (E) SURVEY BOUNDARY
(P)	= PROPOSED	---	= (E) UNDERGROUND ELECTRIC
R/W OR R.O.W.	= RIGHT-OF-WAY	-x-x-	= (E) CHAIN LINK FENCE
U.E.	= UTILITY EASEMENT	---	= (E) CONTOUR
[Symbol]	= CISTERN WITH 50' CISTERN ISOLATION ZONE	---	= (P) PROPERTY LINE
[Symbol]	= DRAINFIELD	---	= (P) CENTERLINE
		---	= (P) EASEMENT LINE
		---	= (P) R.O.W. LINE
		---	= (P) SANITARY SEWER
		---	= (P) WATER LINE

PREPARED BY:

 550 N. 31ST ST., STE 111 PH: 406.248.9000
 BILLINGS, MT FAX: 406.721.5224
 59101 www.imegcorp.com
 IMEG PROJECT NO. 25006765

1/4	SEC	T.	R.
14	1S	24E	