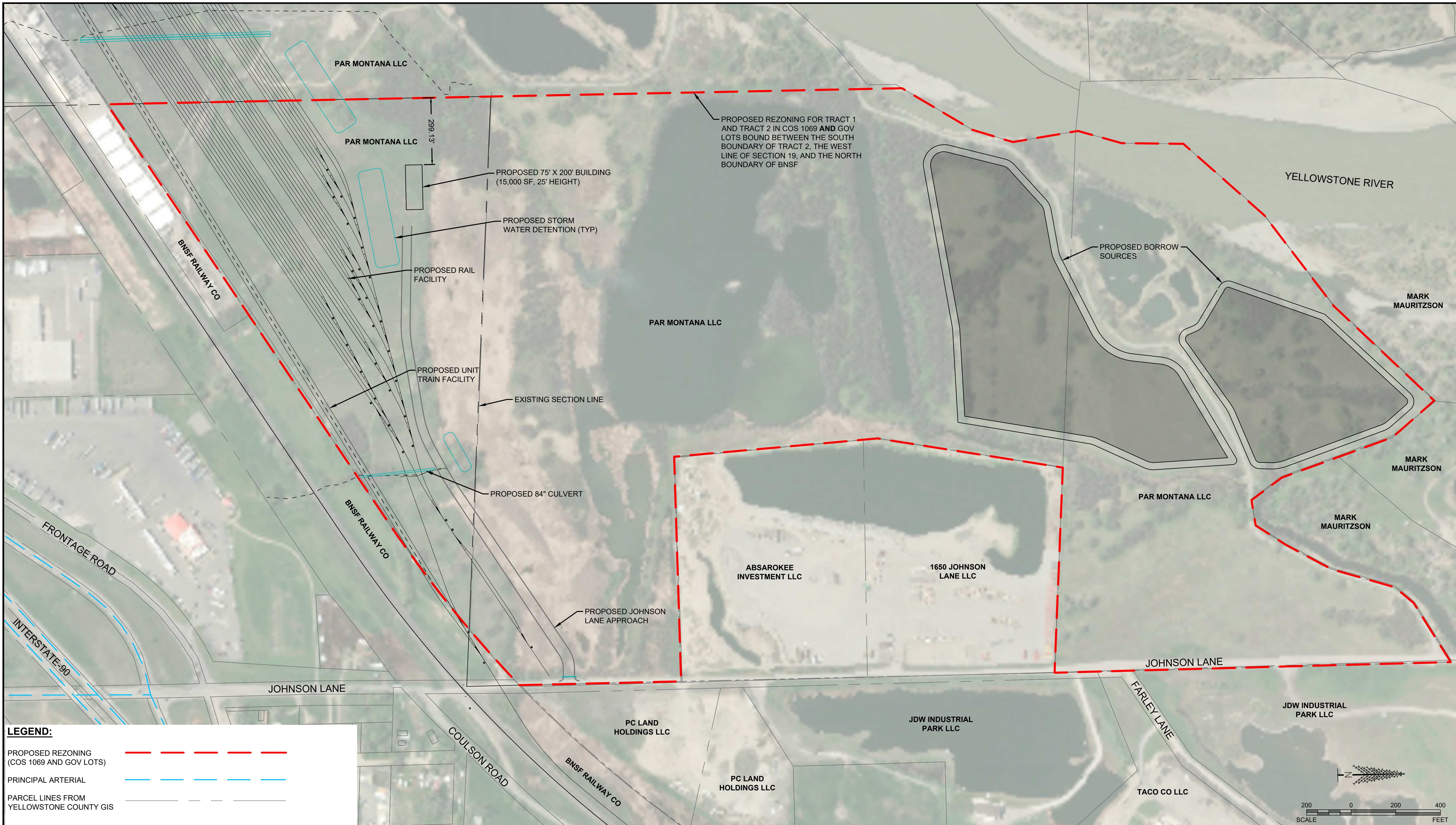
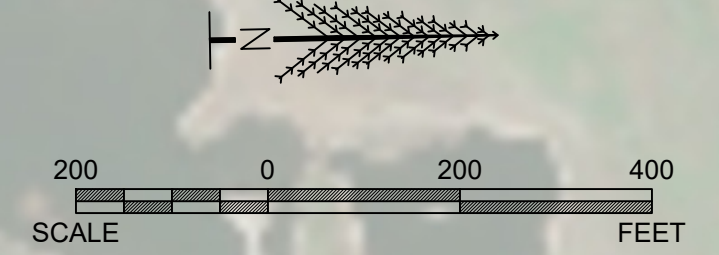


FILE PATH: P:\Billings\25-107 Par Pacific Rail Facility\Design\CADD\Exhibits\20260224 Zoning Map REV2B - Updated.dwg



LEGEND:

PROPOSED REZONING (COS 1069 AND GOV LOTS)	
PRINCIPAL ARTERIAL	
PARCEL LINES FROM YELLOWSTONE COUNTY GIS	



DWG NUMBER	SHT	REFERENCE DRAWING	REV	DATE	REVISION	BY	CHK	APP
-	-	-	-	-	-	-	-	-

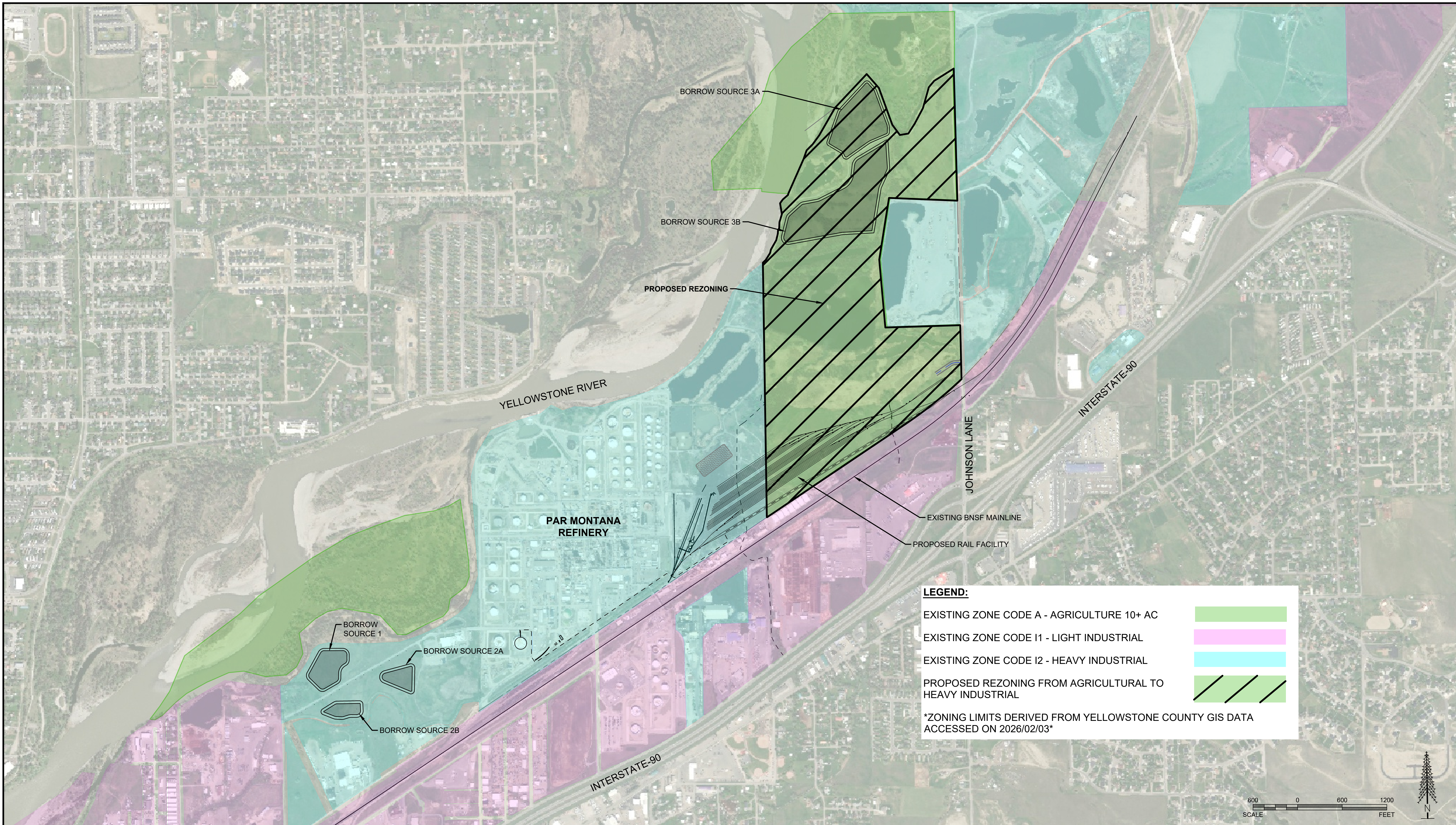
--	--	--	--	--	--	--	--	--

TRIPLE TREE ENGINEERING
 1145 CAP RD
 HELENA, MT 59602
 WWW.TRIPLETREEMT.COM
 TTE JOB NO: 25-107
 DATE : 02/2026

PAR MONTANA
 PAR RAIL EXPANSION
 CIVIL PHASE I
 ZONING SITE MAP

DRAWING NO.	SHT NO.	REV NO.
-	BO	-

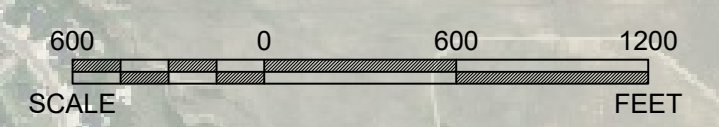
FILE PATH: P:\Billings\25-107 Par Pacific Rail Facility\Design\CADD\Exhibits\20260220 Zoning Map REV2B.dwg



LEGEND:

- EXISTING ZONE CODE A - AGRICULTURE 10+ AC
- EXISTING ZONE CODE I1 - LIGHT INDUSTRIAL
- EXISTING ZONE CODE I2 - HEAVY INDUSTRIAL
- PROPOSED REZONING FROM AGRICULTURAL TO HEAVY INDUSTRIAL

*ZONING LIMITS DERIVED FROM YELLOWSTONE COUNTY GIS DATA
ACCESSED ON 2026/02/03*



DWG NUMBER	SHT	REFERENCE DRAWING	REV	DATE	REVISION	BY	CHK	APP
-	-	-	-	-	-	-	-	-

TRIPLE TREE ENGINEERING
 1145 CAP RD
 HELENA, MT 59602
 WWW.TRIPLETREEMT.COM
 TTE JOB NO: 25-107
 DATE : 02/2026

PAR MONTANA
 PAR RAIL EXPANSION
 CIVIL PHASE I
 EXISTING ZONING MAP

DRAWING NO. -	SHT NO. BK	REV NO. -
------------------	---------------	--------------

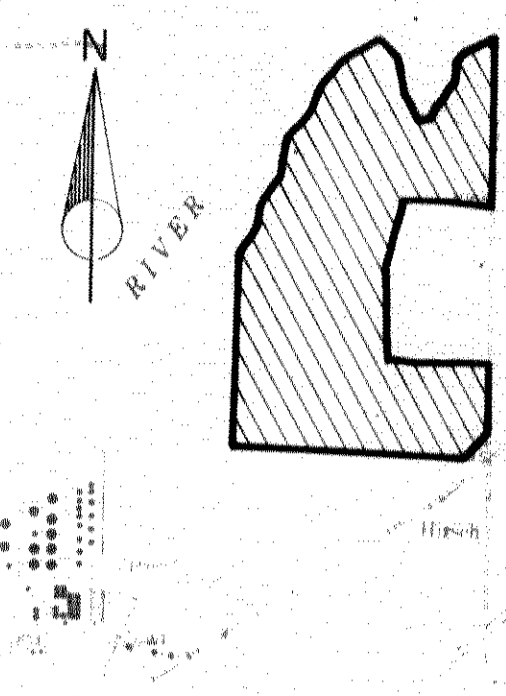
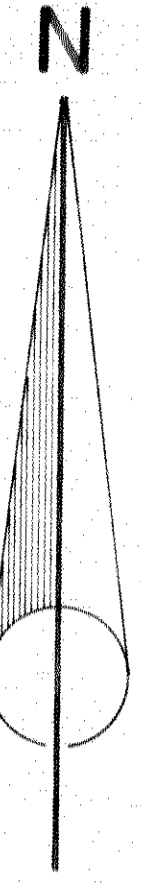
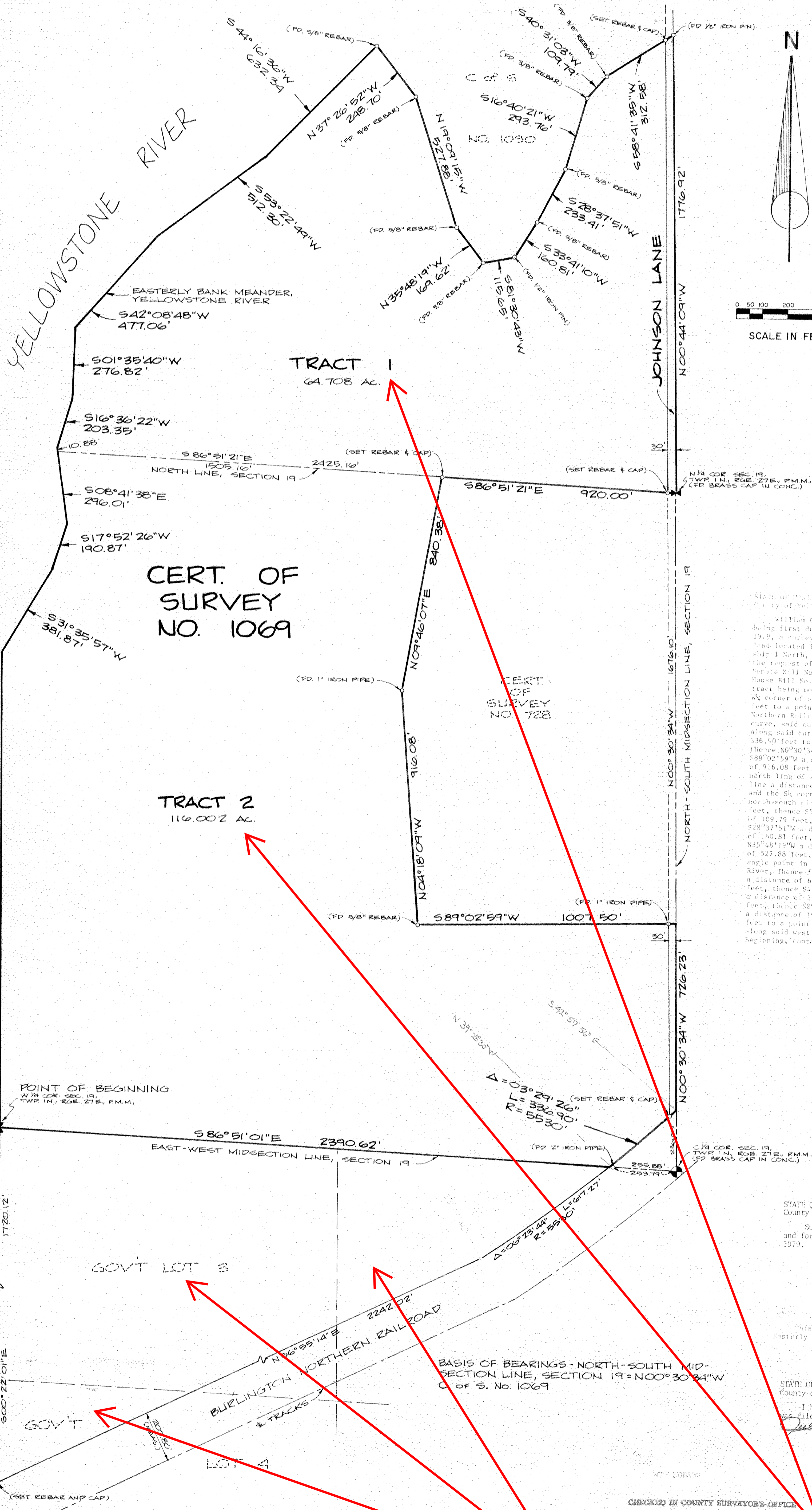
CORRECTED CERTIFICATE OF SURVEY NO. 1069

SITUATED IN THE SW 1/4 OF SEC. 18, AND THE NW 1/4 OF SEC. 19,
TOWNSHIP 1N., RANGE 27E., P. M. M., YELLOWSTONE COUNTY, MONTANA

FOR: EXXON COMPANY, U.S.A.

BY: ASSOCIATED SURVEYS
BILLINGS, MONTANA

JUNE, 1979



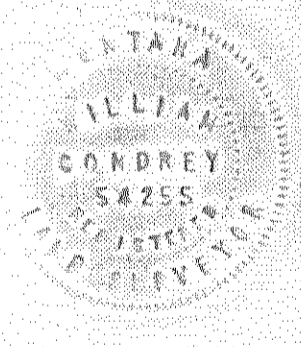
0 50 100 200 400
SCALE IN FEET

VICINITY MAP
1" = 2000'

STATE OF MONTANA)
County of Yellowstone) ss

William Conroy, a Montana Registered Land Surveyor No. 5425-S, being first duly sworn, deposes and says that during the month of June, 1979, a survey was made under his supervision of a certain tract of land located in the SW 1/4 of Section 18 and the NW 1/4 of Section 19, Township 1 North, Range 27 East, P.M.M., Yellowstone County, Montana, at the request of the owner and in conformity with the provisions of Senate Bill No. 108, Chapter 500, Montana Session Laws of 1973 and House Bill No. 1017, Chapter 334, Montana Session Laws of 1973 and said tract being more particularly described as follows: Beginning at the NE corner of said Section 19, thence S86°51'01"E a distance of 2390.62 feet to a point on the northerly right of way line of the Burlington Northern Railroad Right of Way, said point also being a point on a curve, said curve having a radius of 5930 feet, thence northeasterly along said curve having a radius of 5930 feet, a distance of 336.90 feet to the north-south midsection line of said Section 19, thence N0°30'34"W along said line a distance of 726.23 feet, thence S89°02'59"W a distance of 1007.50 feet, thence N47°18'09"W a distance of 916.08 feet, thence S9°46'07"E a distance of 840.38 feet to the north line of said Section 19, thence S86°51'21"E along said north line a distance of 920.00 feet to the NE corner of said Section 19 and the SE corner of said Section 18, thence N0°44'09"W along the north-south midsection line of said Section 18, a distance of 1276.92 feet, thence S58°41'35"W a distance of 312.58 feet, thence S40°31'03"W a distance of 109.29 feet, thence S16°30'21"W a distance of 293.76 feet, thence S28°37'51"W a distance of 233.41 feet, thence S33°21'10"W a distance of 160.81 feet, thence S81°30'43"W a distance of 115.65 feet, thence N35°48'19"W a distance of 169.62 feet, thence N19°09'15"W a distance of 527.88 feet, thence N37°26'52"W a distance of 248.70 feet to an angle point in the meander of the easterly bank of the Yellowstone River, thence following the meander of said easterly bank, S44°16'36"W a distance of 632.34 feet, thence S53°22'49"W a distance of 512.30 feet, thence S2°08'48"W a distance of 477.06 feet, thence S10°35'40"W a distance of 276.82 feet, thence S16°36'22"W a distance of 203.35 feet, thence S8°41'38"E a distance of 206.01 feet, thence S17°52'26"W a distance of 190.87 feet, thence S31°45'57"W a distance of 381.87 feet to a point on the west line of said Section 19, thence S05°33'48"E along said west line a distance of 1835.68 feet to the Point of Beginning, containing 180.705 acres, more or less.

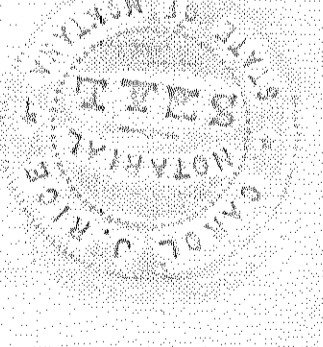
William Conroy
William Conroy, Mont. Reg. Land Surveyor No. 5425-S



STATE OF MONTANA) ss
County of Yellowstone)

Subscribed and sworn to before me, a Notary Public in and for the State of Montana this 13th day of July, 1979.

James J. Rice
Notary Public in and for the State of Montana
Residing at Billings, Montana
My Commission Expires 4-23-82



This survey was made in order to retrace the northerly and easterly boundary of Certificate of Survey No. 1069.

STATE OF MONTANA) ss
County of Yellowstone) 1136286

I hereby certify that the annexed Certificate of Survey was filed for record in my office on this 23rd day of July, 1979, at 11:35 o'clock A.M.

Edward H. R. R. R.
County Clerk & Recorder
Yellowstone County Clerk & Recorder

CHECKED IN COUNTY SURVEYOR'S OFFICE
July 16-79 BY *H.B.*

LOTS AND TRACTS TO BE INCLUDED IN REZONING (2026/02/27)





**ZONING
REQUEST**

5000

ZONE CHANGE
SPECIAL PERMIT
VARIANCE



ZONING
REQUEST





WILSON ST

