

PRELIMINARY PLAT OF THE NINES SUBDIVISION

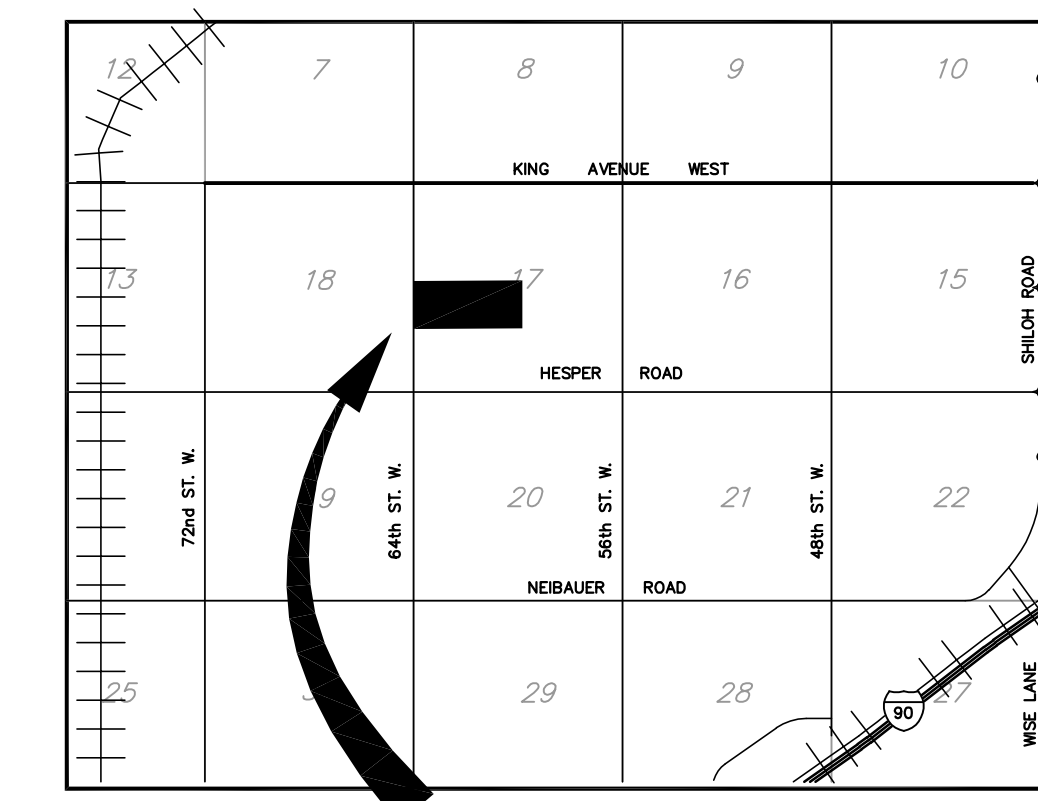
BEING TRACT 2C OF CERTIFICATE OF SURVEY No. 2467 AND NE1/4SE1/4
SITUATED IN THE N1/2SW1/4 OF SECTION 17, T. 1 S., R. 25 E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : P3COLEMAN, LLC.

OCTOBER, 2017

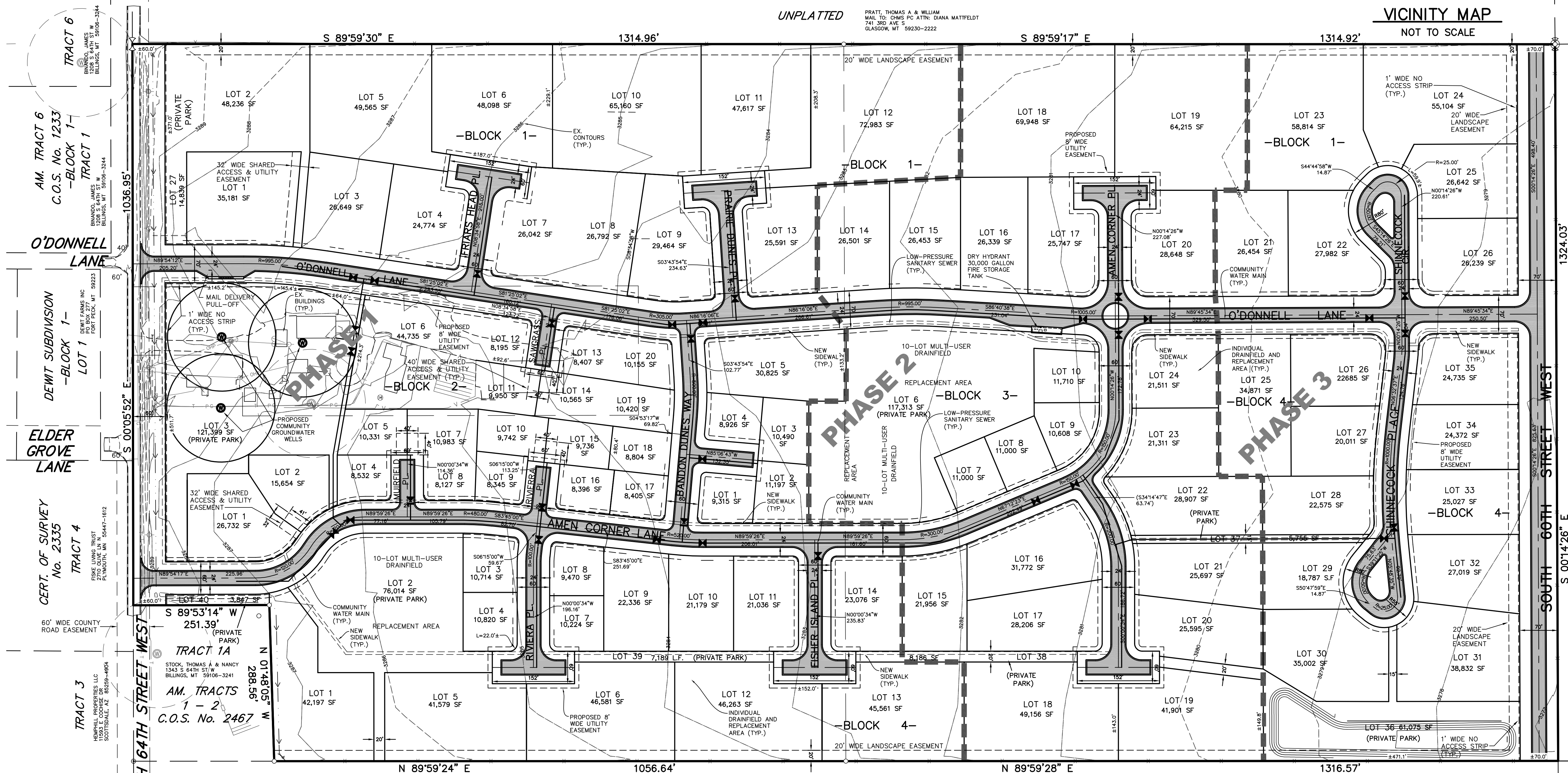
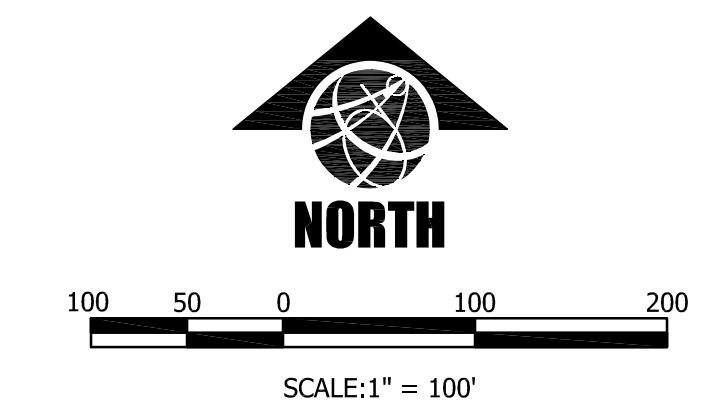
PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE

LOT 2
GOUNI, JEFF & KIM
1130 WOODGATE CIR
BILLINGS, MT 59106-3211



UNPLATTED PRATT, THOMAS A & WILLIAM
MAIL TO CHMS PC ATTN: DIANA MATTFELDT
741 3RD AVE S
GLASSBORO, WY 59230-2222

UNPLATTED MILLER, DONALD W
2007 S 72ND ST W
BILLINGS, MT 59106-3531

PLAT DATA

GROSS AREA	= ±78.33 AC.
NET AREA	= ±62.51 AC. (LOTS-53.31; PRIVATE PARK-9.20)
NUMBER OF LOTS	= 97 (89 RESIDENTIAL, 8 PRIVATE PARK)
MINIMUM LOT SIZE	= ±3,847 S.F.
MAXIMUM LOT SIZE	= ±72,983 S.F.
LINEAL FEET OF STREETS	= ±10,609 L.F.
PARKLAND REQUIREMENT	= ±3.81 AC.
PRIVATE PARK PROVIDED	= ±9.23 AC.
EXISTING ZONING	= OUTSIDE ZONING JURISDICTION
SURROUNDING ZONING:	
NORTH	= OUTSIDE ZONING JURISDICTION
SOUTH	= OUTSIDE ZONING JURISDICTION
EAST	= AG. SUBURBAN
WEST	= OUTSIDE ZONING JURISDICTION
EXISTING LAND USE	= SINGLE-FAMILY RESIDENTIAL/AG
PROPOSED LAND USE	= RESIDENTIAL

UNPLATTED COBURN, LYNDON S JR
1524 S 56TH ST W
BILLINGS, MT 59106-2834