

PE STANDARD C.T.B.
4/30/2025 3:24:01 PM

LEGEND	
●	FOUND PROPERTY CORNER, AS DESCRIBED
○	SET PROPERTY CORNER, 5/8" REBAR W/ PEC CAP
⊗	CALCULATED CORNER, NOT FOUND NOT SET
—	SURVEY BOUNDARY
- - -	EXISTING PROPERTY LINE
- - -	PROPOSED PROPERTY LINE
- - -	RIGHT-OF-WAY LINE
- - -	EASEMENT LINE
- - -	SECTION LINE

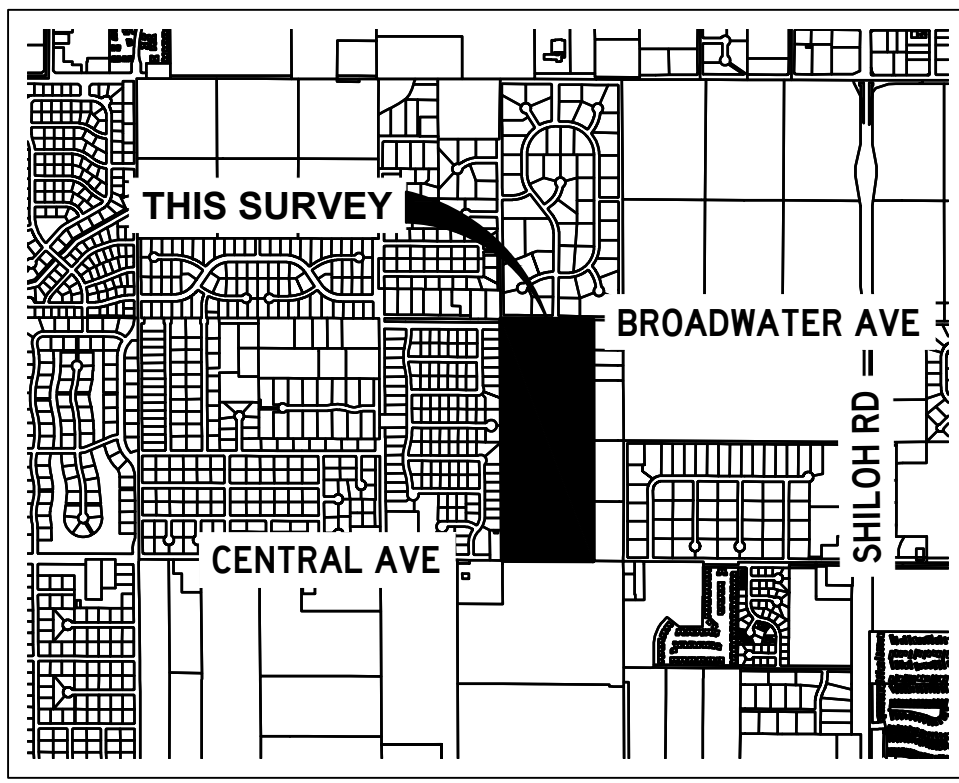
PRELIMINARY PLAT OF
BARBER FARM SUBDIVISION
BEING TRACT 1A OF CERTIFICATE OF SURVEY NO. 2007, AMENDED
LOCATED IN THE SW 1/4 OF SECTION 3, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M.,
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : KARIN ELLEN, DONNA MARIE,
AND DIANA LYNNE BARBER

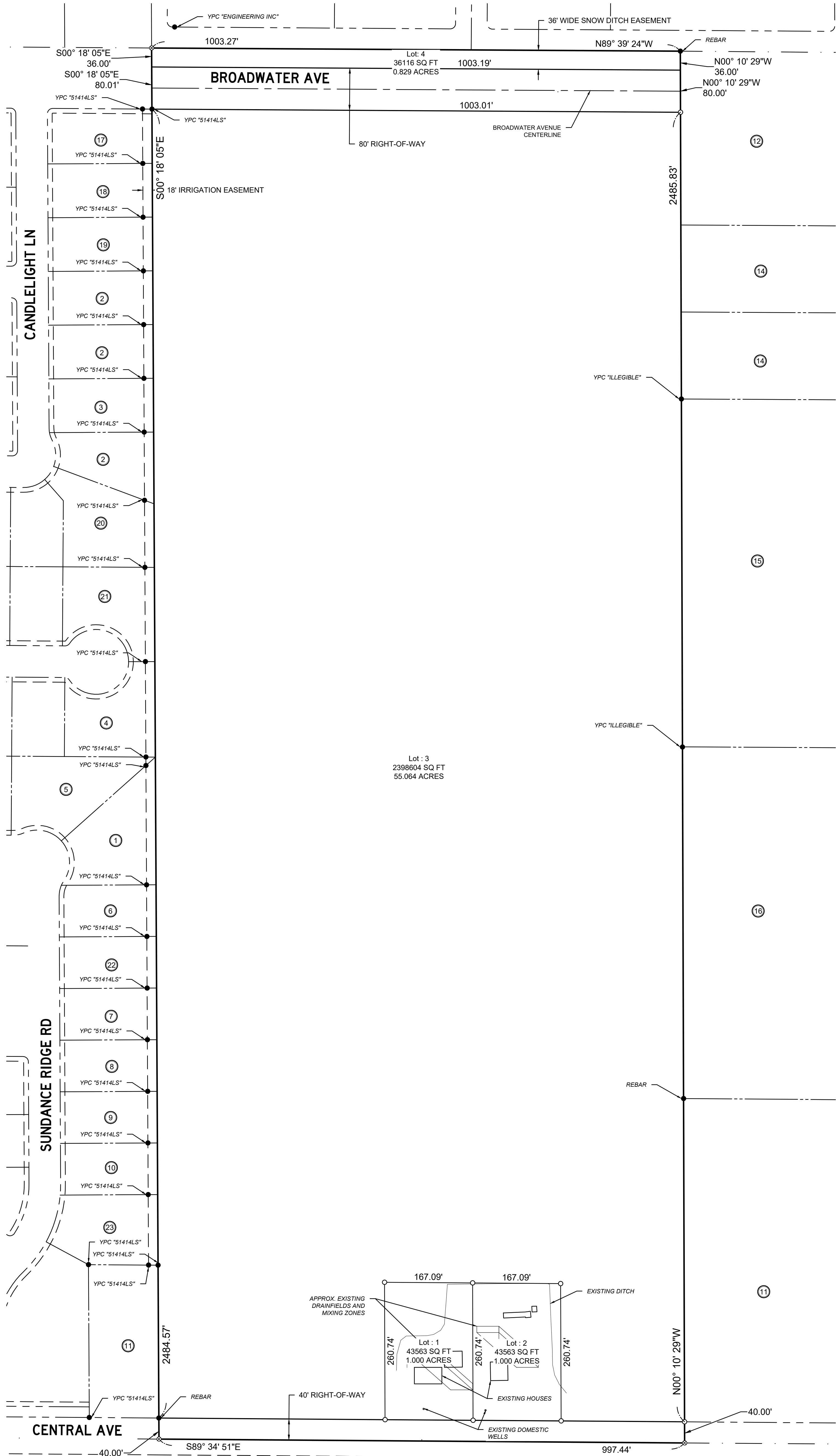


PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL GROSS AREA OF SUBDIVISION : ± 60.651
TOTAL NET AREA OF SUBDIVISION : ± 57.064
MARCH 2025



VICINITY MAP
NOT TO SCALE



SITE DATA	
NO. OF LOTS	4
MAXIMUM LOT AREA	± 2,398,604 SF
MINIMUM LOT AREA	± 36,116 SF
PARKLAND AREA REQUIRED	0 SF
PARKLAND AREA PROVIDED	0 SF
GROSS ACREAGE	± 60.651 AC
EXISTING ZONING	NONE
EXISTING LAND USE	AGRICULTURAL
PROPOSED LAND USE	AGRICULTURAL / N4
SANITARY SEWER	INDIVIDUAL SEPTIC
WATER	PRIVATE WELL
FIRE SERVICE AREA	BILLINGS URBAN FSA

PROPERTY OWNER INFORMATION	
1	REGAL LAND SUNDANCE, LLC PO BOX 80445 BILLINGS, MT 59108
2	LC CUSTOM HOMES, INC. 2044 BROADWATER AVE, SUITE A BILLINGS, MT 59102
3	MATTHEW W & CHELSEA THOMPSON 5234 BLACK STONE CIR BILLINGS, MT 59106
4	CALEB & KATHARINE EBERLY 4602 LIAHONA LN BILLINGS, MT 59106
5	BENJAMIN & SAGE HAMMER 4227 AUDUBON WAY BILLINGS, MT 59106
6	MARSICH INVESTMENTS, INC. 4804 VERDE LN BILLINGS, MT 59106
7	JAMES J MCDONALD 205 SUNDANCE RIDGE RD BILLINGS, MT 59106
8	PATRICK PETER MCDONALD & MARGARET ANN CARROLL 189 SUNDANCE RIDGE RD BILLINGS, MT 59106
9	JOHN & LISA RITTENHOUSE 165 SUNDANCE RIDGE RD BILLINGS, MT 59106
10	JAMILYN WELLS & CURTIS HARRIS 139 SUNDANCE RIDGE RD BILLINGS, MT 59106
11	BRADLEY W HARDT 4620 CENTRAL AVE BILLINGS, MT 59106
12	THOMAS & MONA THAYER 4825 DIAMOND FALLS RD BILLINGS, MT 59106
14	BIEGEL PROPERTIES LLC 4221 WELLS PL BILLINGS, MT 59106
15	STEVE & CANDACE WELLS PO BOX 80445 BILLINGS, MT 59108
16	JOHN L THIEL REVOCABLE TRUST C/O JOHN L THIEL, TRUSTEE PO BOX 81530 BILLINGS, MT 59108
17	JARDEE RANCH INC 1441 MILL IRON CAMP CROOK RD EKALAKA, 59324
18	RICHARD & SUSAN REPUCCI 643 CANDLE LIGHT LN BILLINGS, MT 59106
19	ROBERT & STACEY LOUCKS 613 CANDLE LIGHT LN BILLINGS, MT 59106
20	CODY KEGEL 501 CANDLE LIGHT LN BILLINGS, MT 59106
21	FREDRICK & PEGGY SCHNEIDER 4231 JULAURA LN BILLINGS, MT 59106
22	JAMES & CATHERINE MCDONALD PO BOX 7454 FORT WORTH, TX 76111
23	KENNETH AUGUST SCHAEFBAUER 117 SUNDANCE RIDGE RD BILLINGS, MT 59106

BASIS OF BEARINGS

Bearings shown on this survey are derived from a low distortion Lambert Conformal Conic single parallel projection with parameters as follows:

Latitude of Origin: 45° 47' 00" N
Longitude of Origin: 108° 25' 00" W
Mapping Scale Factor: 1.0001515
Datum : NAD83 (2011)
Distances are ground.

