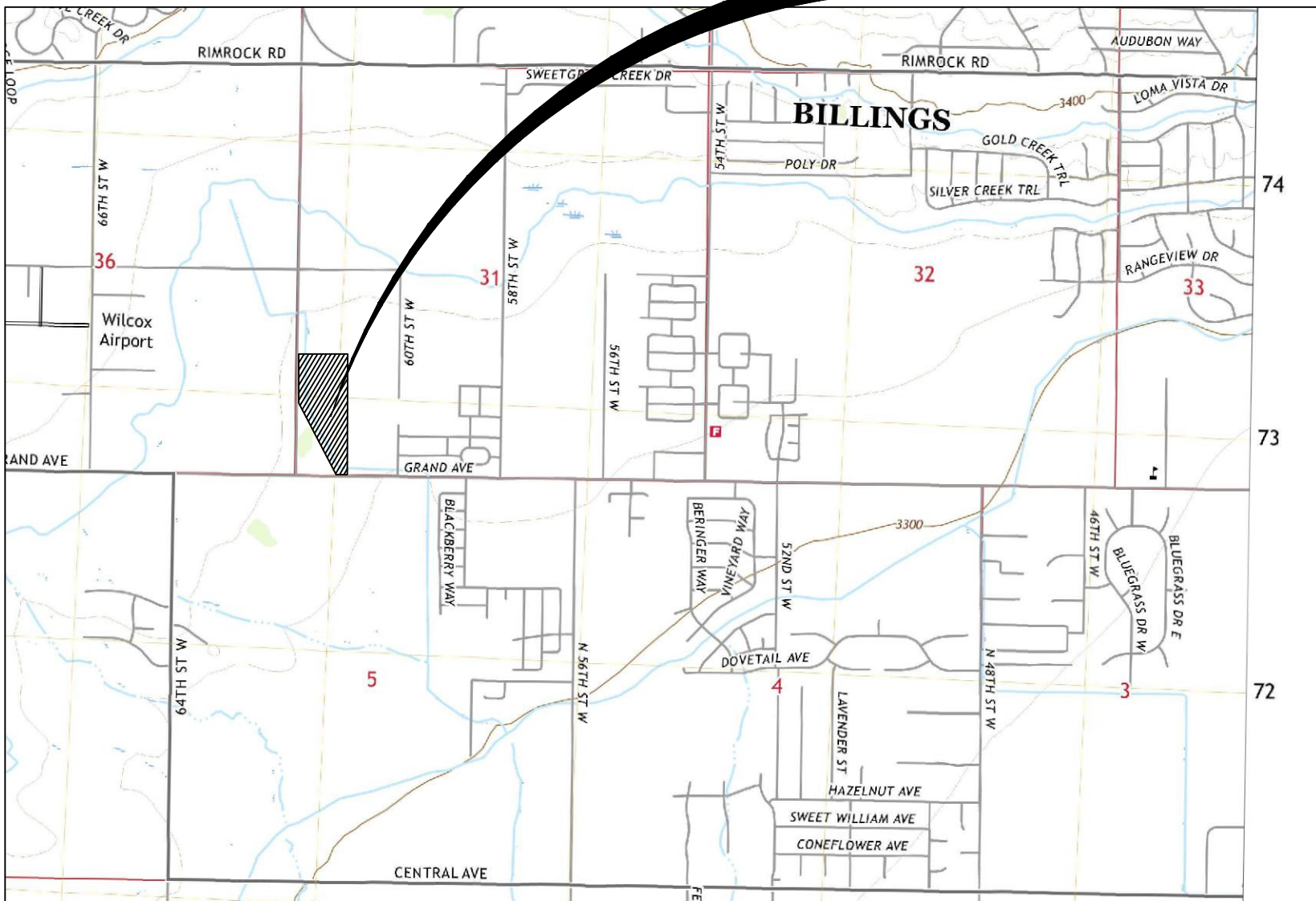


PRELIMINARY PLAT OF
CREEKSIDE ESTATES SECOND FILING

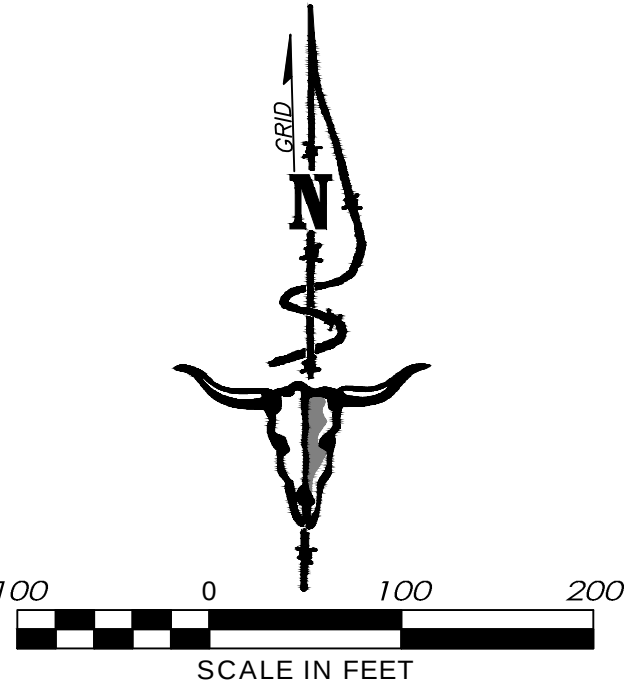
LOCATED IN SW1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA

VICINITY MAP THIS PROJECT



BILLINGS, YELLOWSTONE COUNTY

0 2000



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

RECORD OWNER:
JOHN POUKISH

SUBDIVIDER:
JOHN POUKISH

DATE:
MARCH, 2022

TOTAL SUBDIVISION AREA:
17.55 ACRES (GROSS)

SITE DATA

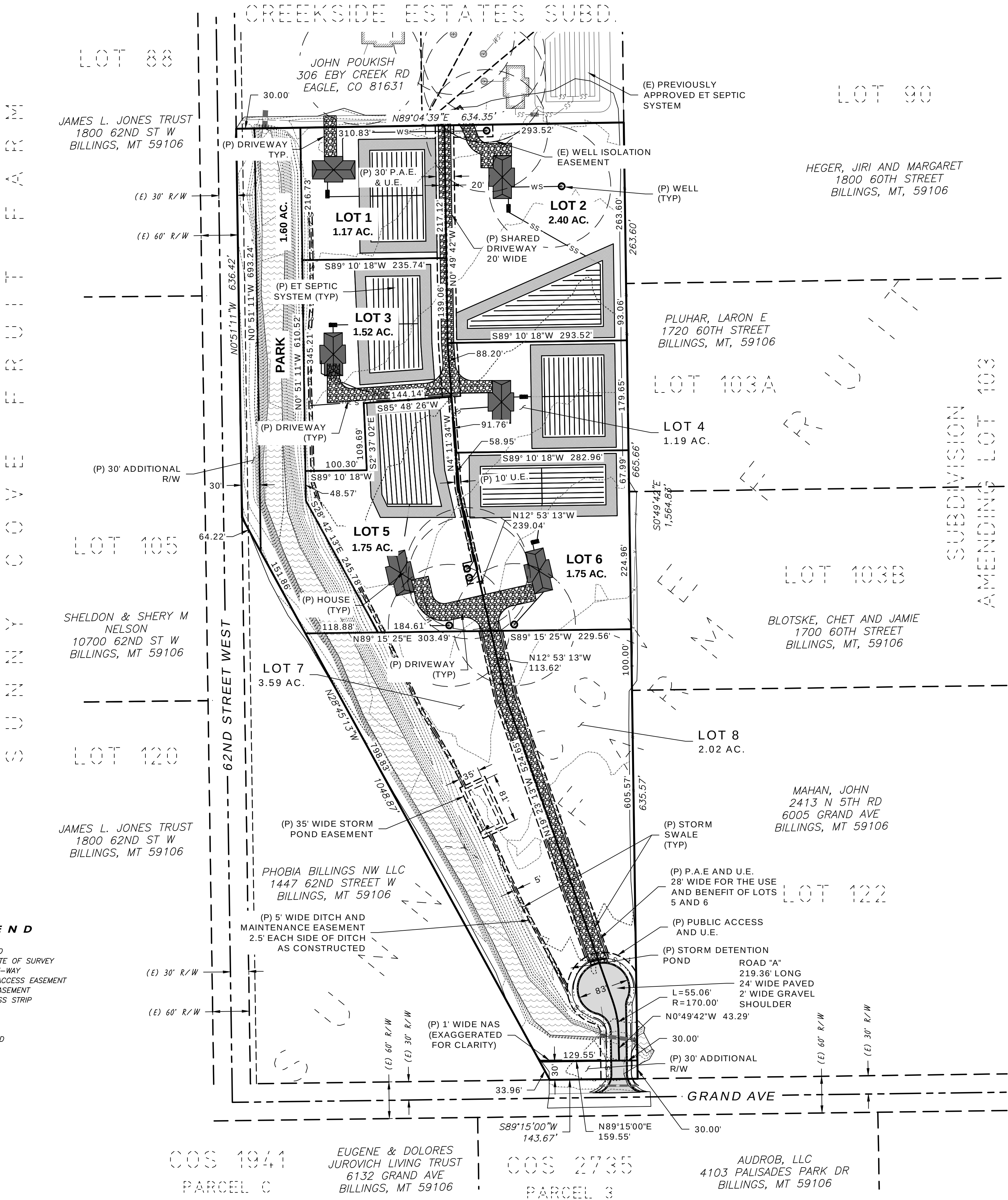
NUMBER OF LOTS	8
MAXIMUM LOT AREA	3.59 AC
MINIMUM LOT AREA	1.17 AC
AREA OF PARKLAND	1.60 AC
LINEAR FEET OF STREETS	219.36 FEET
NET ACREAGE	16.99 AC
GROSS ACREAGE	17.55 AC
EXISTING ZONING	N/A
PROPOSED ZONING	N/A
EXISTING LAND USE	RURAL RESIDENTIAL
PROPOSED LAND USE	RURAL RESIDENTIAL

PERIMETER LEGAL DESCRIPTION

LOT 104A, AMENDED PLAT OF SUNNY COVE FRUIT FARM LOTS 89, 104, & 121, RECORDS OF YELLOWSTONE COUNTY, LOCATED IN THE SW1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA, CONTAINING 17.55 ACRES, MORE OR LESS.

1/4	SEC.	T.	R.
	31	1N	25E

SHEET 1 OF 1
POUKISH MAJOR SUBDIVISION
(A SUBDIVISION OF YELLOWSTONE COUNTY)



- LEGEND**
- (E) = EXISTING
 - (P) = PROPOSED
 - COS = CERTIFICATE OF SURVEY
 - R/W OR R.O.W. = RIGHT-OF-WAY
 - P.A.E. = PRIVATE ACCESS EASEMENT
 - U.E. = UTILITY EASEMENT
 - NAS = NO ACCESS STRIP
 - WELL = WELL
 - DRAINFIELD = DRAINFIELD