

LEGEND	
	PROPERTY CORNER, FOUND AS DESCRIBED
	PROPERTY CORNER, SET 5/8" REBAR W/ PE CAP
	QUARTER CORNER, FOUND AS DESCRIBED
	SURVEY BOUNDARY
	RIGHT-OF-WAY LINE
	EXISTING PROPERTY LINE
	PROPERTY LINE, ESTABLISHED PER THIS PLAT
	EASEMENT LINE
	RECORD DISTANCE

PLAT OF
WWB SUBDIVISION
BEING LOT 1A, BLOCK 2 OF AMENDED PLAT OF LOTS 1 & 2, BLOCK 2 OF
R.F. DEVELOPMENT PROPERTIES SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 23, TOWNSHIP 01 SOUTH, RANGE 25 EAST,
P.M.M., YELLOWSTONE COUNTY, MONTANA

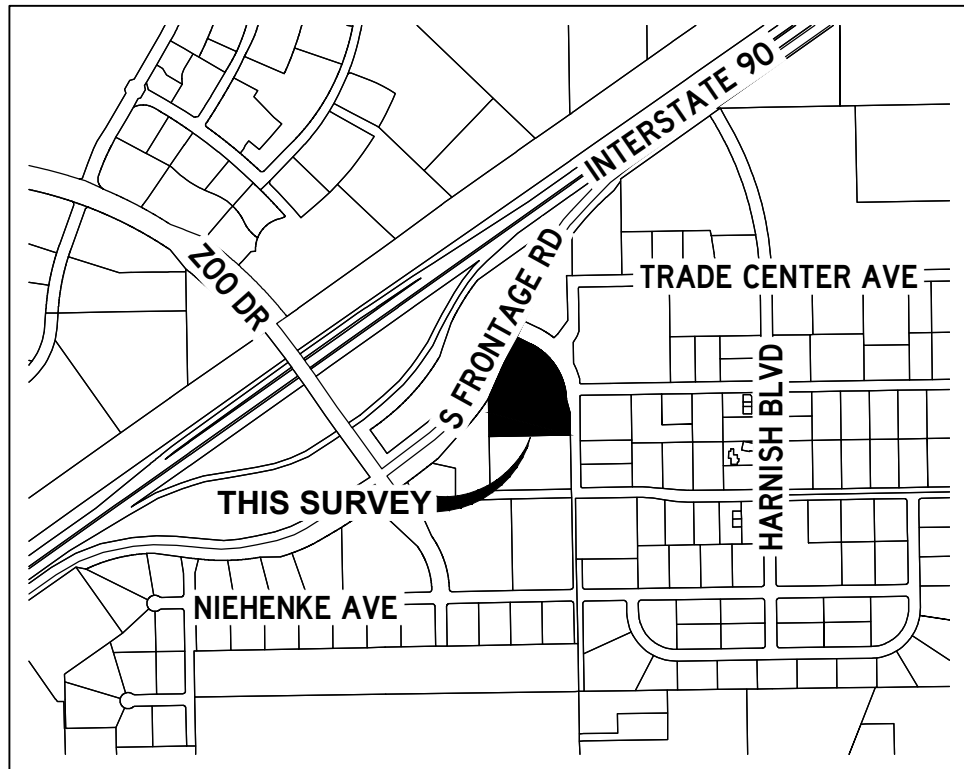
PREPARED FOR : WWB PROPERTIES, LLC



PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 6.511 ACRES

AUGUST 2024

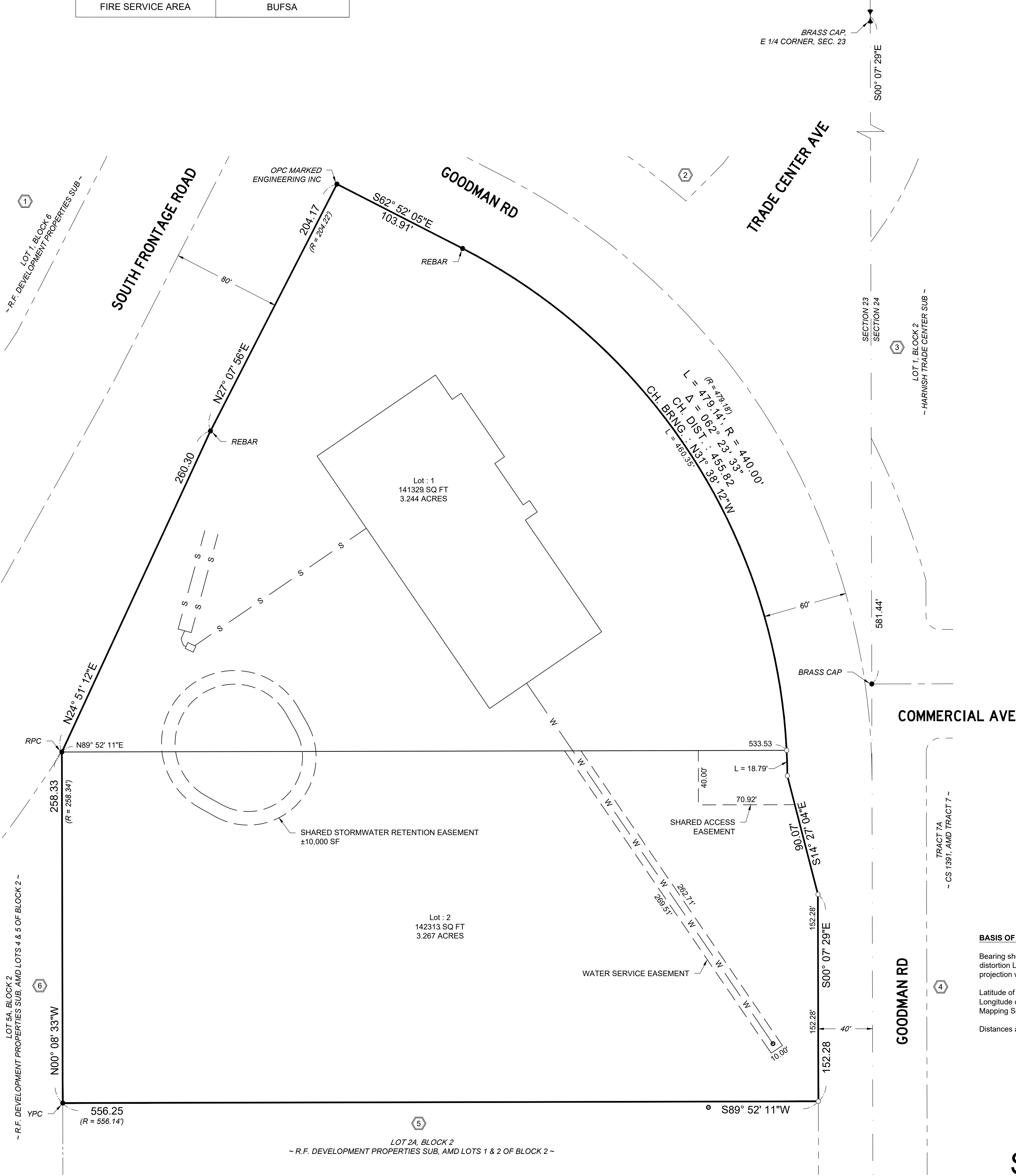


VICINITY MAP
NOT TO SCALE

SITE DATA	
NO. OF LOTS	2
MAXIMUM LOT AREA	±142,313 SF
MINIMUM LOT AREA	±141,329 SF
PARKLAND AREA REQUIRED	NONE
PARKLAND AREA PROVIDED	NONE
GROSS ACREAGE	±6.511 AC
EXISTING ZONING	CX - HEAVY COMMERCIAL
EXISTING LAND USE	COMMERCIAL / VACANT
PROPOSED LAND USE	COMMERCIAL
SANITARY SEWER	INDIVIDUAL SEPTIC
WATER	INDIVIDUAL WELL
FIRE SERVICE AREA	BUFSA

ADJOINING PROPERTY OWNER INFORMATION

- 1 Dave Ruckman
313 Kolar Ln
Lewistown, MT 59457
- 2 Nesson Farms
PO Box 1575
Billings, MT 59103
- 3 KW Billings, LLC
Burke and Associates LLC
C/O Ginamarie Spencer, ESQ Mendelsohn Oseran & Spencer, PLC
2525 E Broadway, Suite 201
Tuscon, AZ 85716
- 4 Interstate Storage, LLC
PO Box 81565
Billings, MT 59108
- 5 Jared A Schroeder
71 Broken Horn Dr
Bozeman, MT 59718
- 6 RSK Holdings, Inc.
PO Box 1497
Billings, MT 59117



BASIS OF BEARINGS

Bearing 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

Distances are ground.

