

PE STANDARD CTB 8/26/2026 1:10:42 PM Z:\Dom\2025-135 Whitehorse Estates 2nd Filing\CADD\DWG\Plat\25-135 WH Estates 2nd Filing Prelim Plat.dwg

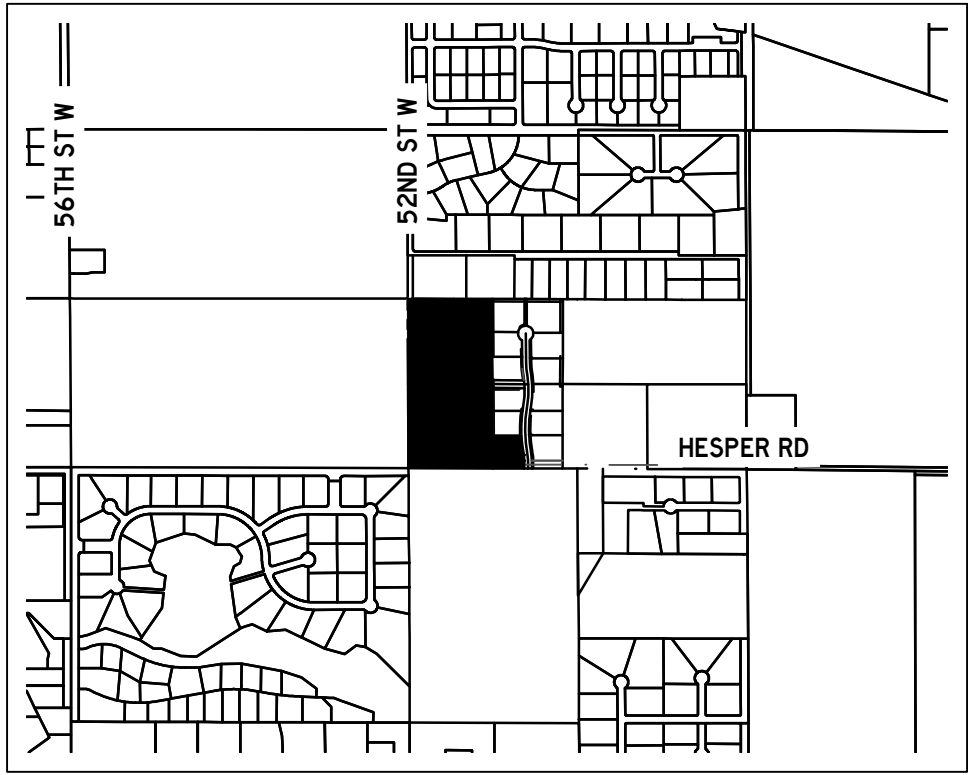
PRELIMINARY PLAT OF
WHITEHORSE ESTATES SUBDIVISION, SECOND FILING

BEING

LOTS 1A-1 AND 2A-1 OF THE AMENDED PLAT OF LOT 12 OF WHITEHORSE ESTATES, 1ST FILING AND LOT 1A OF AMENDED PLAT OF LOTS 1 AND 2 OF THE PLAT OF WHITEHORSE SUBDIVISION, LOCATED IN THE SE 1/4 OF SECTION 16, T. 01 S., R. 25 E., P.M.M., YELLOWSTONE COUNTY, MONTANA

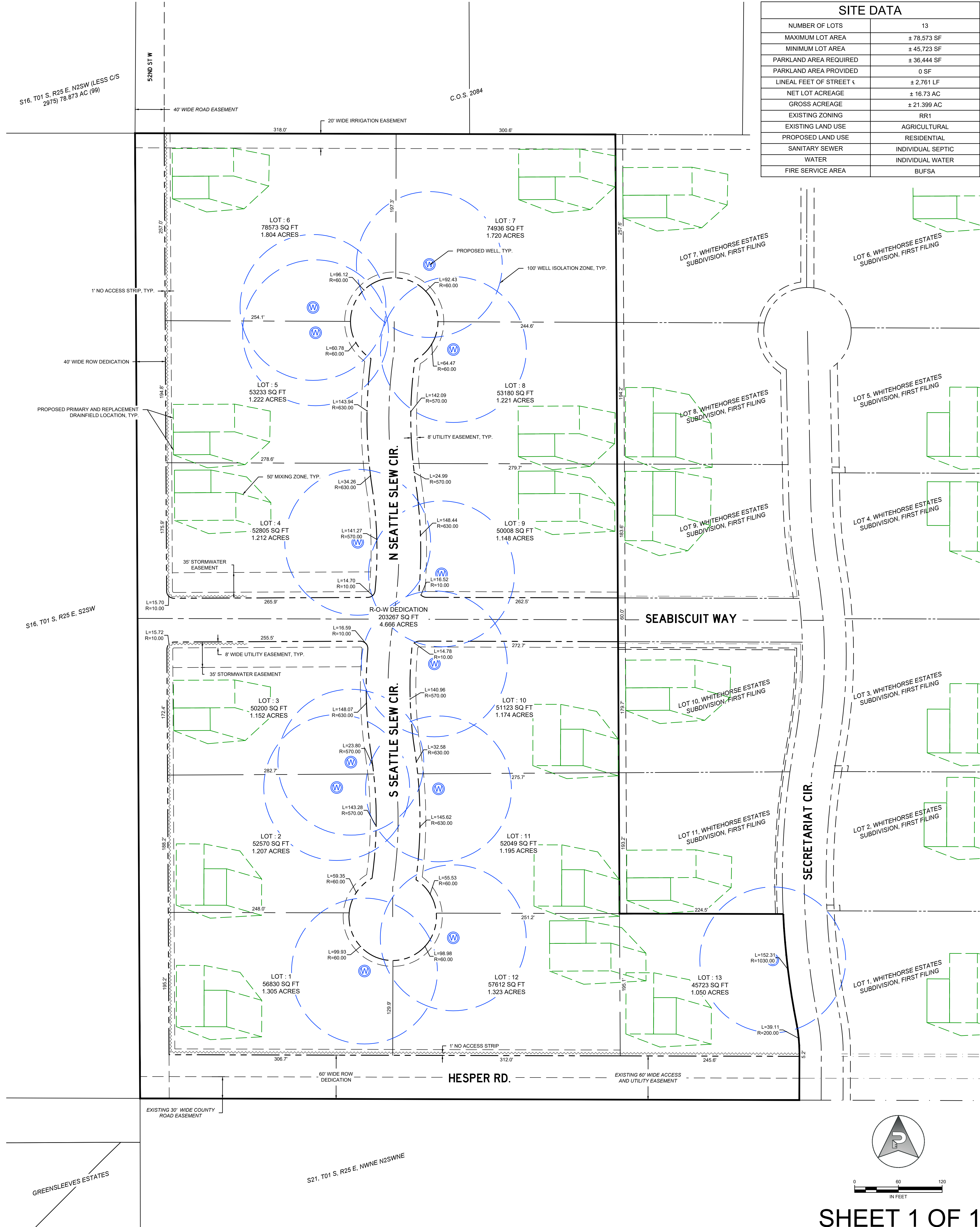
PREPARED FOR : NEXCO, LLC.

PREPARED BY : PERFORMANCE ENGINEERING, LLC



VICINITY MAP
NOT TO SCALE

SITE DATA	
NUMBER OF LOTS	13
MAXIMUM LOT AREA	± 78,573 SF
MINIMUM LOT AREA	± 45,723 SF
PARKLAND AREA REQUIRED	± 36,444 SF
PARKLAND AREA PROVIDED	0 SF
LINEAL FEET OF STREET	± 2,761 LF
NET LOT ACREAGE	± 16.73 AC
GROSS ACREAGE	± 21.399 AC
EXISTING ZONING	RR1
EXISTING LAND USE	AGRICULTURAL
PROPOSED LAND USE	RESIDENTIAL
SANITARY SEWER	INDIVIDUAL SEPTIC
WATER	INDIVIDUAL WATER
FIRE SERVICE AREA	BUFSA



0 60 120
IN FEET