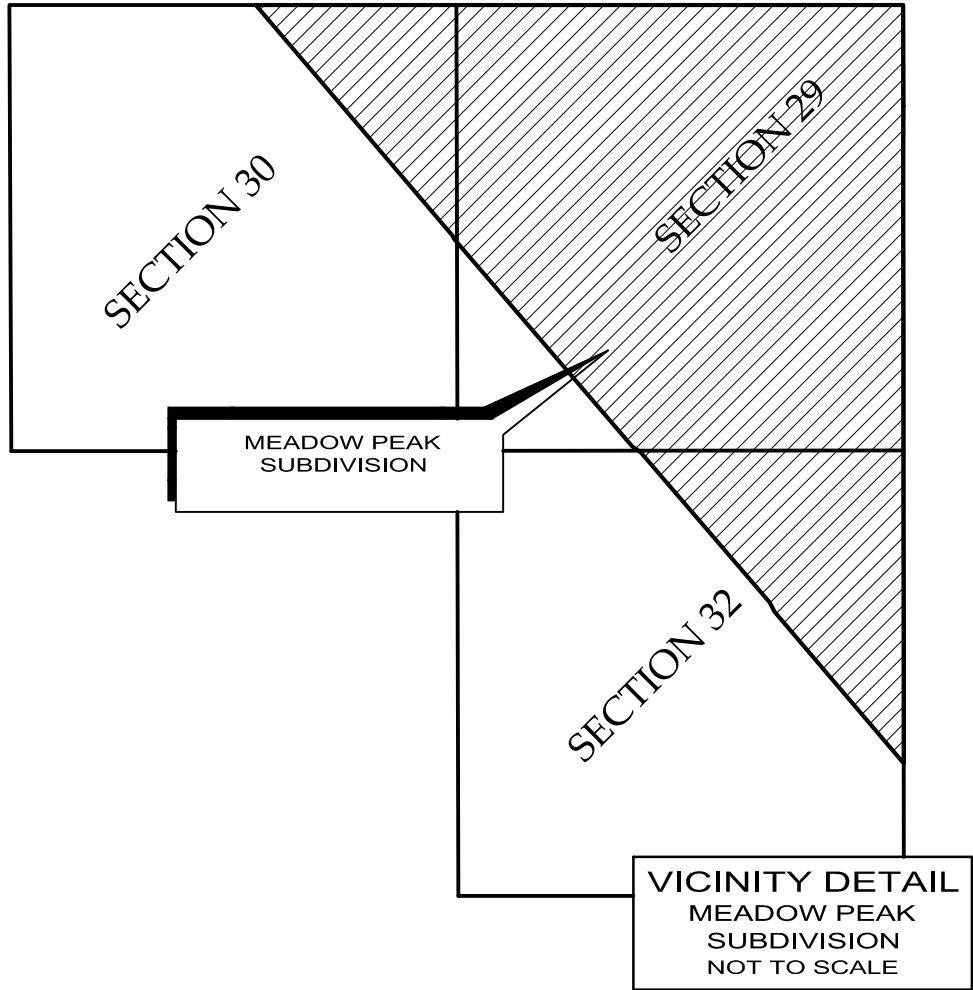
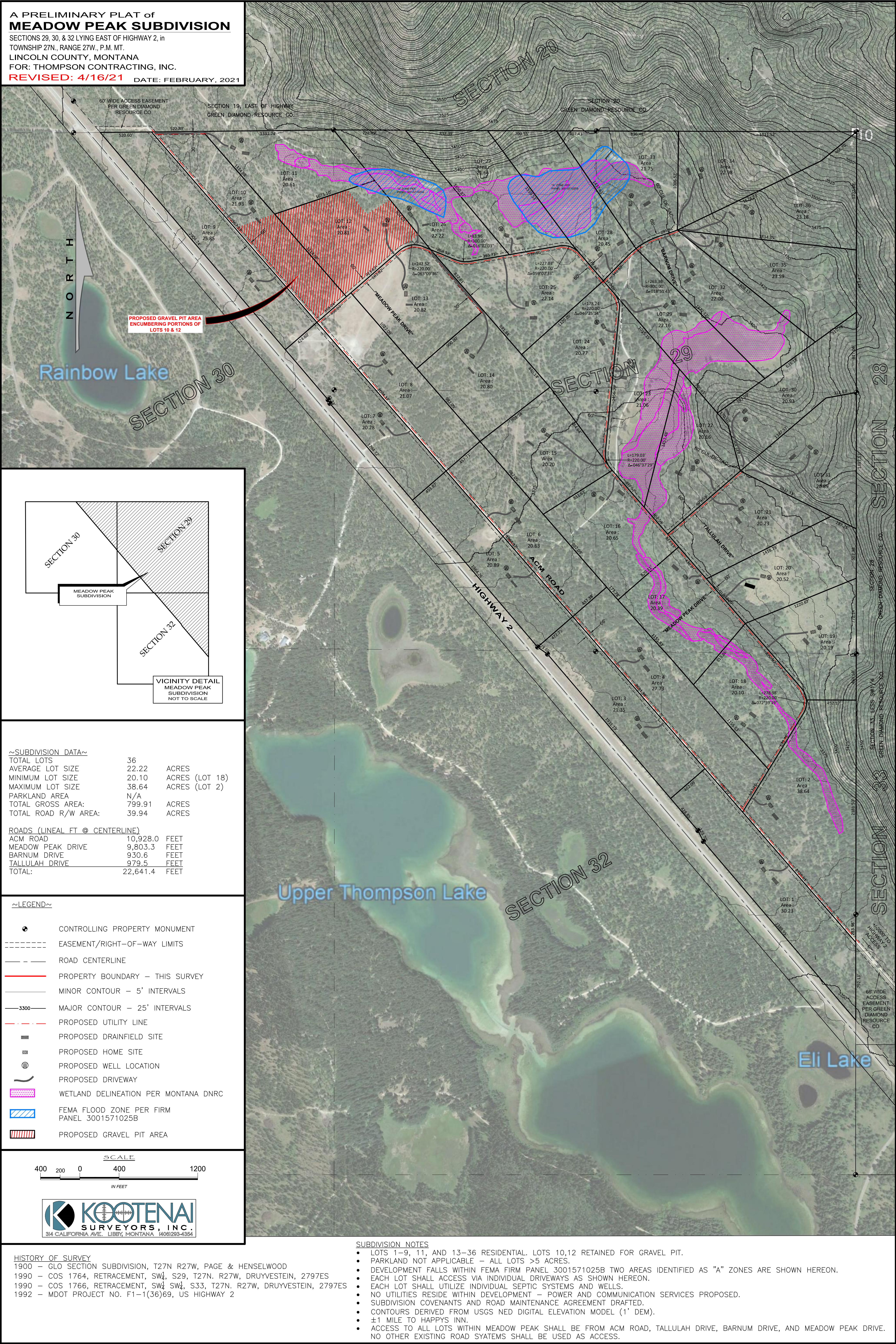


A PRELIMINARY PLAT of
MEADOW PEAK SUBDIVISION
SECTIONS 29, 30, & 32 LYING EAST OF HIGHWAY 2, in
TOWNSHIP 27N., RANGE 27W., P.M. MT.
LINCOLN COUNTY, MONTANA
FOR: THOMPSON CONTRACTING, INC.
REVISED: 4/16/21 DATE: FEBRUARY, 2021



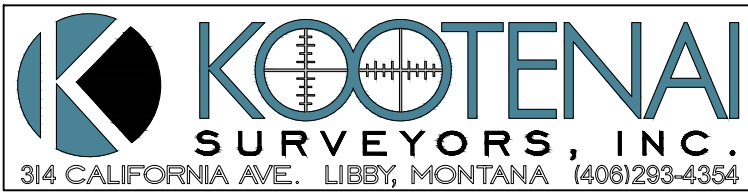
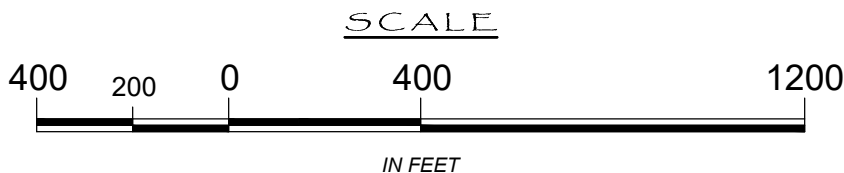
~SUBDIVISION DATA~

TOTAL LOTS	36	
AVERAGE LOT SIZE	22.22	ACRES
MINIMUM LOT SIZE	20.10	ACRES (LOT 18)
MAXIMUM LOT SIZE	38.64	ACRES (LOT 2)
PARKLAND AREA	N/A	
TOTAL GROSS AREA:	799.91	ACRES
TOTAL ROAD R/W AREA:	39.94	ACRES

ROADS (LINEAL FT @ CENTERLINE)

ACM ROAD	10,928.0	FEET
MEADOW PEAK DRIVE	9,803.3	FEET
BARNUM DRIVE	930.6	FEET
TALLULAH DRIVE	979.5	FEET
TOTAL:	22,641.4	FEET

- ~LEGEND~
- CONTROLLING PROPERTY MONUMENT
 - EASEMENT/RIGHT-OF-WAY LIMITS
 - ROAD CENTERLINE
 - PROPERTY BOUNDARY - THIS SURVEY
 - MINOR CONTOUR - 5' INTERVALS
 - MAJOR CONTOUR - 25' INTERVALS
 - PROPOSED UTILITY LINE
 - PROPOSED DRAINFIELD SITE
 - PROPOSED HOME SITE
 - PROPOSED WELL LOCATION
 - PROPOSED DRIVEWAY
 - WETLAND DELINEATION PER MONTANA DNRC
 - FEMA FLOOD ZONE PER FIRM PANEL 3001571025B
 - PROPOSED GRAVEL PIT AREA



HISTORY OF SURVEY
1900 - GLO SECTION SUBDIVISION, T27N R27W, PAGE & HENSELWOOD
1990 - COS 1764, RETRACEMENT, SW $\frac{1}{4}$, S29, T27N. R27W, DRUYVESTEIN, 2797ES
1990 - COS 1766, RETRACEMENT, SW $\frac{1}{4}$, S33, T27N. R27W, DRUYVESTEIN, 2797ES
1992 - MDOT PROJECT NO. F1-1(36)69, US HIGHWAY 2

- SUBDIVISION NOTES
- LOTS 1-9, 11, AND 13-36 RESIDENTIAL. LOTS 10,12 RETAINED FOR GRAVEL PIT.
 - PARKLAND NOT APPLICABLE - ALL LOTS >5 ACRES.
 - DEVELOPMENT FALLS WITHIN FEMA FIRM PANEL 3001571025B TWO AREAS IDENTIFIED AS "A" ZONES ARE SHOWN HEREON.
 - EACH LOT SHALL ACCESS VIA INDIVIDUAL DRIVEWAYS AS SHOWN HEREON.
 - EACH LOT SHALL UTILIZE INDIVIDUAL SEPTIC SYSTEMS AND WELLS.
 - NO UTILITIES RESIDE WITHIN DEVELOPMENT - POWER AND COMMUNICATION SERVICES PROPOSED.
 - SUBDIVISION COVENANTS AND ROAD MAINTENANCE AGREEMENT DRAFTED.
 - CONTOURS DERIVED FROM USGS NED DIGITAL ELEVATION MODEL (1' DEM).
 - ±1 MILE TO HAPPYS INN.
 - ACCESS TO ALL LOTS WITHIN MEADOW PEAK SHALL BE FROM ACM ROAD, TALLULAH DRIVE, BARNUM DRIVE, AND MEADOW PEAK DRIVE. NO OTHER EXISTING ROAD SYATEMS SHALL BE USED AS ACCESS.