

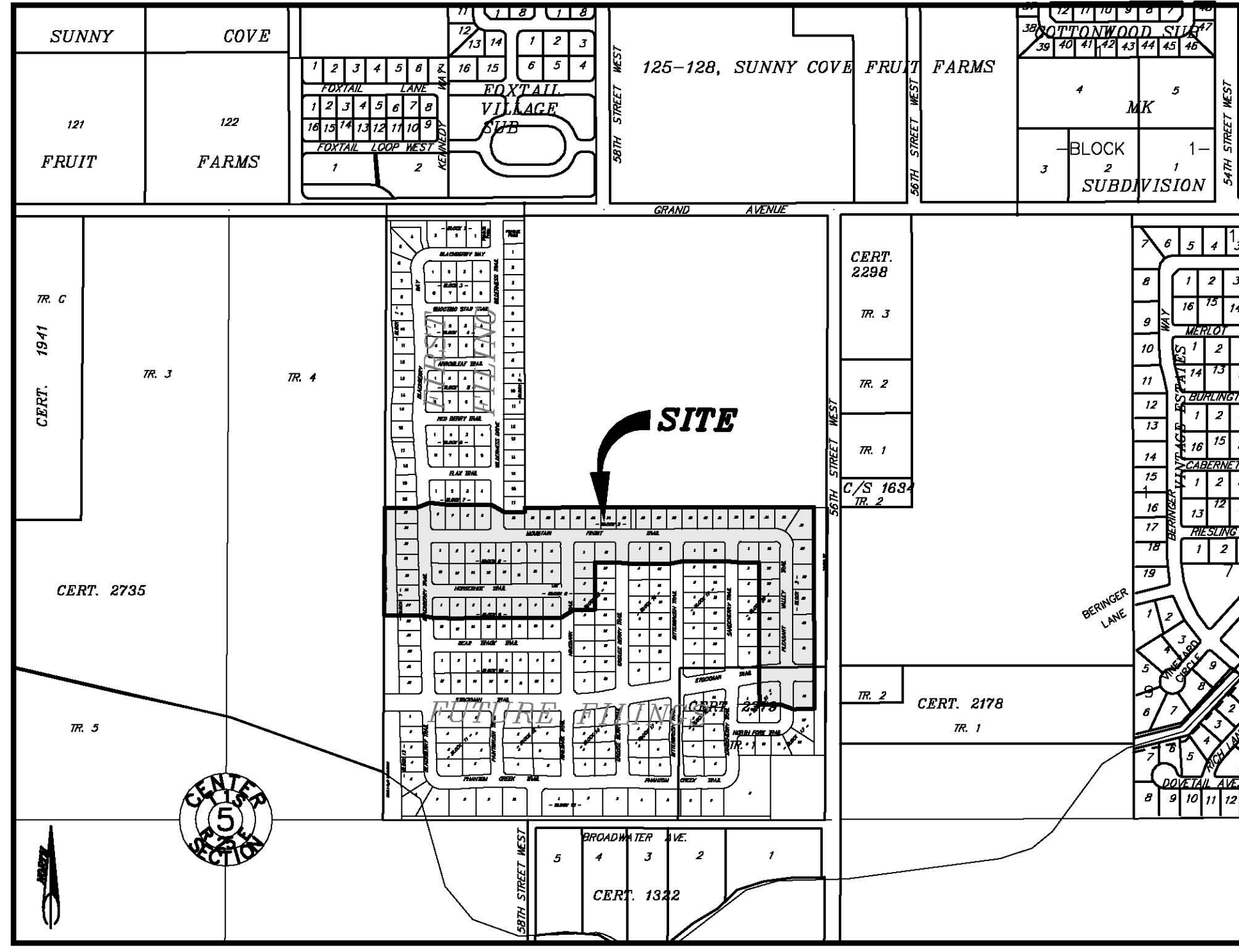
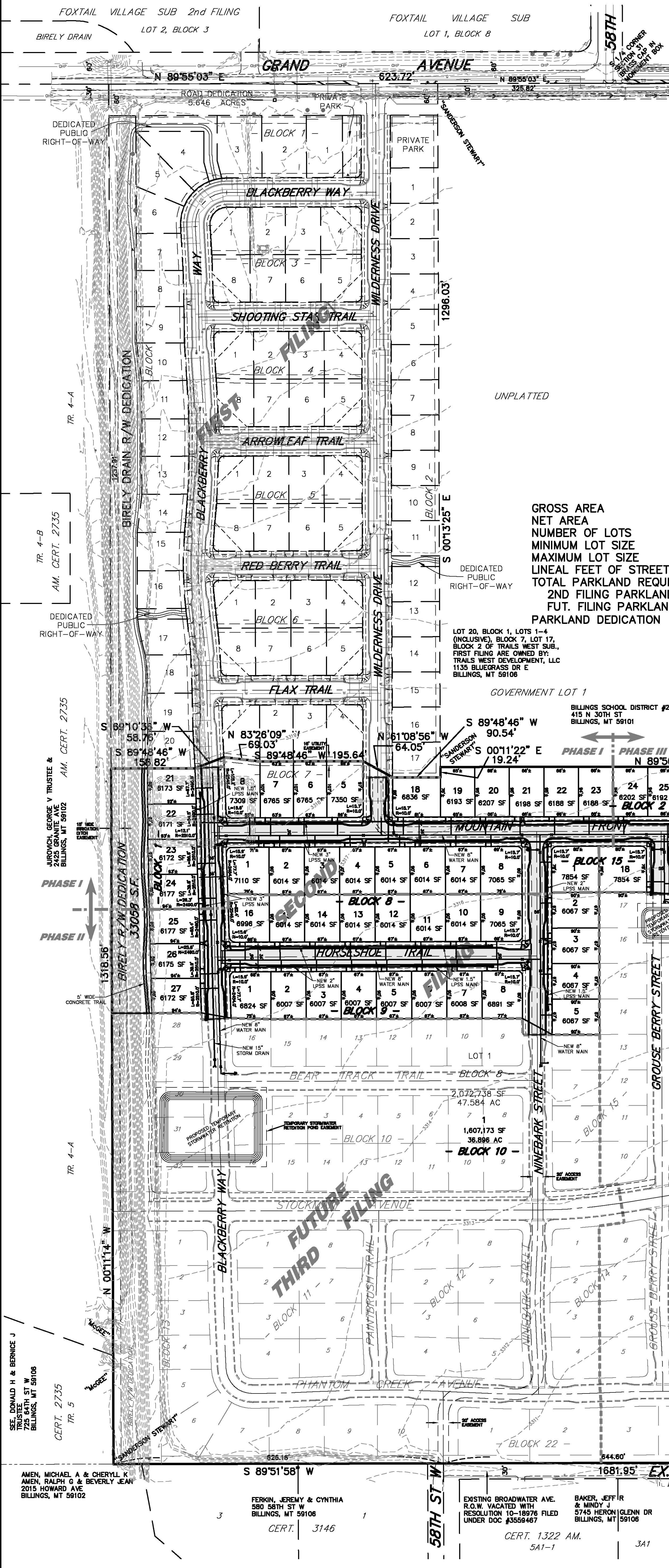
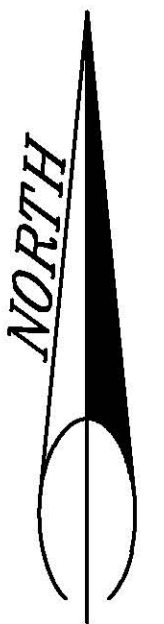
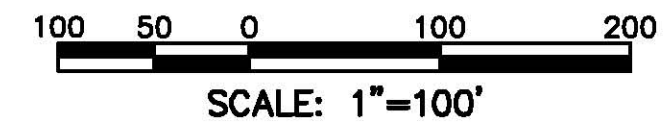
PRELIMINARY PLAT OF TRAILS WEST SUBDIVISION, SECOND FILING

BEING LOT 1, BLOCK 8, TRAILSWEST SUBDIVISION, FIRST FILING AND TRACT 1B OF C.O.S. 2379 AM.
SITUATED IN THE NE1/4 OF SECTION 5, T. 1 S., R. 25 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : TRAILSWEST DEVELOPMENT, LLC.

NOVEMBER, 2012

PREPARED BY : SANDERSON STEWART



PLAT DATA

<p>GROSS AREA = ±56.16 AC NET AREA = ±49.414 AC NUMBER OF LOTS = 80 MINIMUM LOT SIZE = ±6,007 SF MAXIMUM LOT SIZE = ±36,896 AC LINEAL FEET OF STREETS = ±4,543 LF TOTAL PARKLAND REQUIREMENT = ±5.44 AC 2ND FILING PARKLAND REQ. = ±1.37 AC FUT. FILING PARKLAND REQ. = ±2.65 AC PARKLAND DEDICATION = CASH IN LIEU</p>	<p>EXISTING ZONING = RESIDENTIAL 9600/ RESIDENTIAL 6000-R SURROUNDING ZONING: NORTH = RESIDENTIAL 6000/AGRICULTURAL OPEN SOUTH = VARIABLE EAST = VARIABLE WEST = AGRICULTURAL OPEN EXISTING LAND USE = AGRICULTURAL PROPOSED LAND USE = RESIDENTIAL</p>
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LOT 20, BLOCK 1, LOTS 1-4 (INCLUSIVE), BLOCK 7, LOT 17, BLOCK 2 OF TRAILS WEST SUB., FIRST FILING ARE OWNED BY: TRAILS WEST DEVELOPMENT, LLC 1133 BLUEGRASS DR E BILLINGS, MT 59108

BILLINGS SCHOOL DISTRICT #2
 415 N 30TH ST
 BILLINGS, MT 59101

AMEN, MICHAEL A & CHERYL K
 AMEN, RALPH G & BEVERLY JEAN
 2015 HOWARD AVE
 BILLINGS, MT 59102

FERKIN, JEREMY & CYNTHIA
 580 58TH ST W
 BILLINGS, MT 59106
 CERT. 3146

EXISTING BROADWATER AVE.
 R.O.W. VACATED WITH
 RESOLUTION 10-18978 FILED
 UNDER DOC #3559467

BAKER, JEFF R
 & MINNY J
 5745 HERON GLENN DR
 BILLINGS, MT 59106

ZENT, TIMOTHY E &
 REBECCA L
 675 HERON GLENN LN
 BILLINGS, MT 59106

STEVENS, CHRIS E & HEIDI L
 844 56TH ST W
 BILLINGS, MT 59106

STEVENS, CHRIS E & HEIDI L
 644 56TH ST W
 BILLINGS, MT 59106

FRANK, DOUGLAS D
 FRANK, DEBORAH FAYE
 706 56TH ST W
 BILLINGS, MT 59106

ROBERT A & SEN TRUSTEE
 OLESEN, JAVO
 351 BOX ELDER CREEK RD
 BILLINGS, MT 59101

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 TWS_2ND-FIL_PP.DWG 05051.07 11/20/12 ATY