

PRELIMINARY PLAT OF FALCON RIDGE ESTATES SUBDIVISION, SECOND FILING

BEING LOT 2, BLOCK 1 OF COPPER-FALCON SUBDIVISION
SITUATED IN THE SE1/4 OF SECTION 25, T. 1 N., R. 24 E., P.M.M.
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : FALCON RIDGE II, LLC

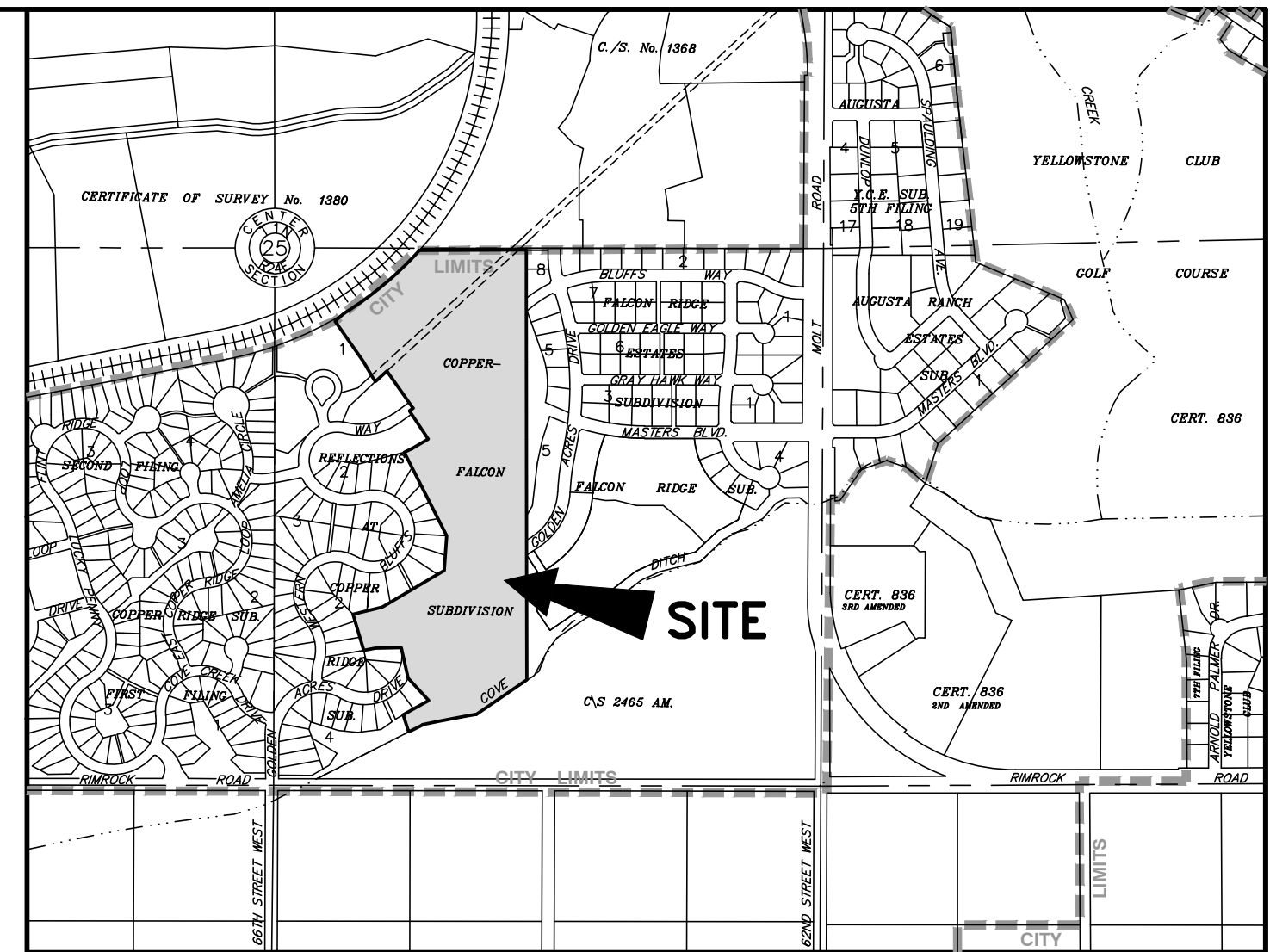
MARCH, 2013

PREPARED BY : SANDERSON STEWART

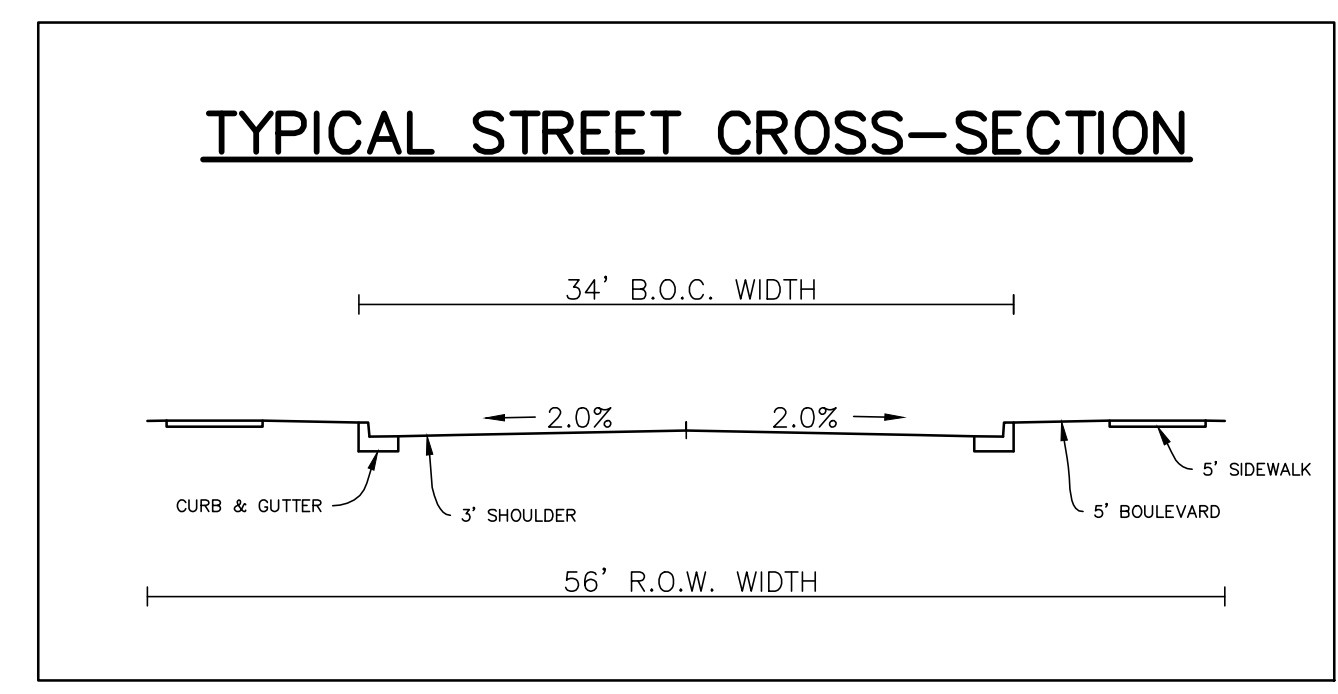
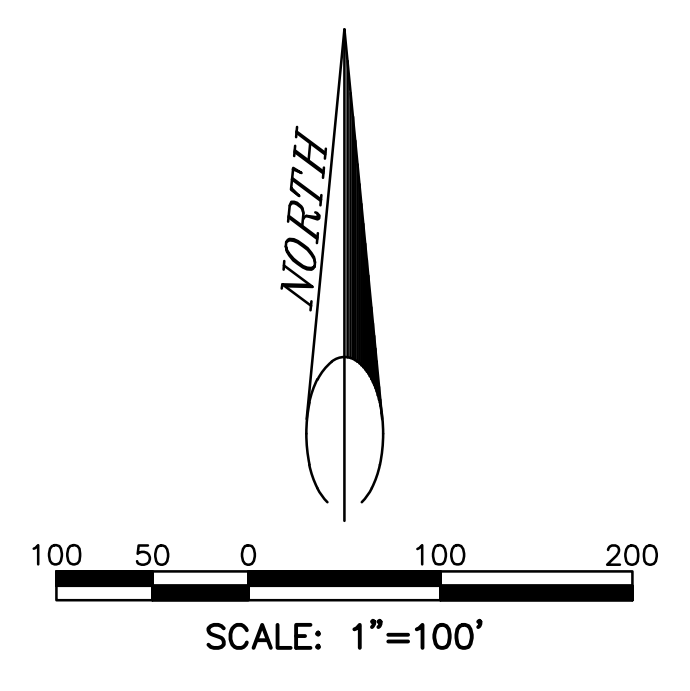
BILLINGS, MONTANA

Richard L. & Richard A. Egeland
828 Burlington Avenue
Billings, MT 59103

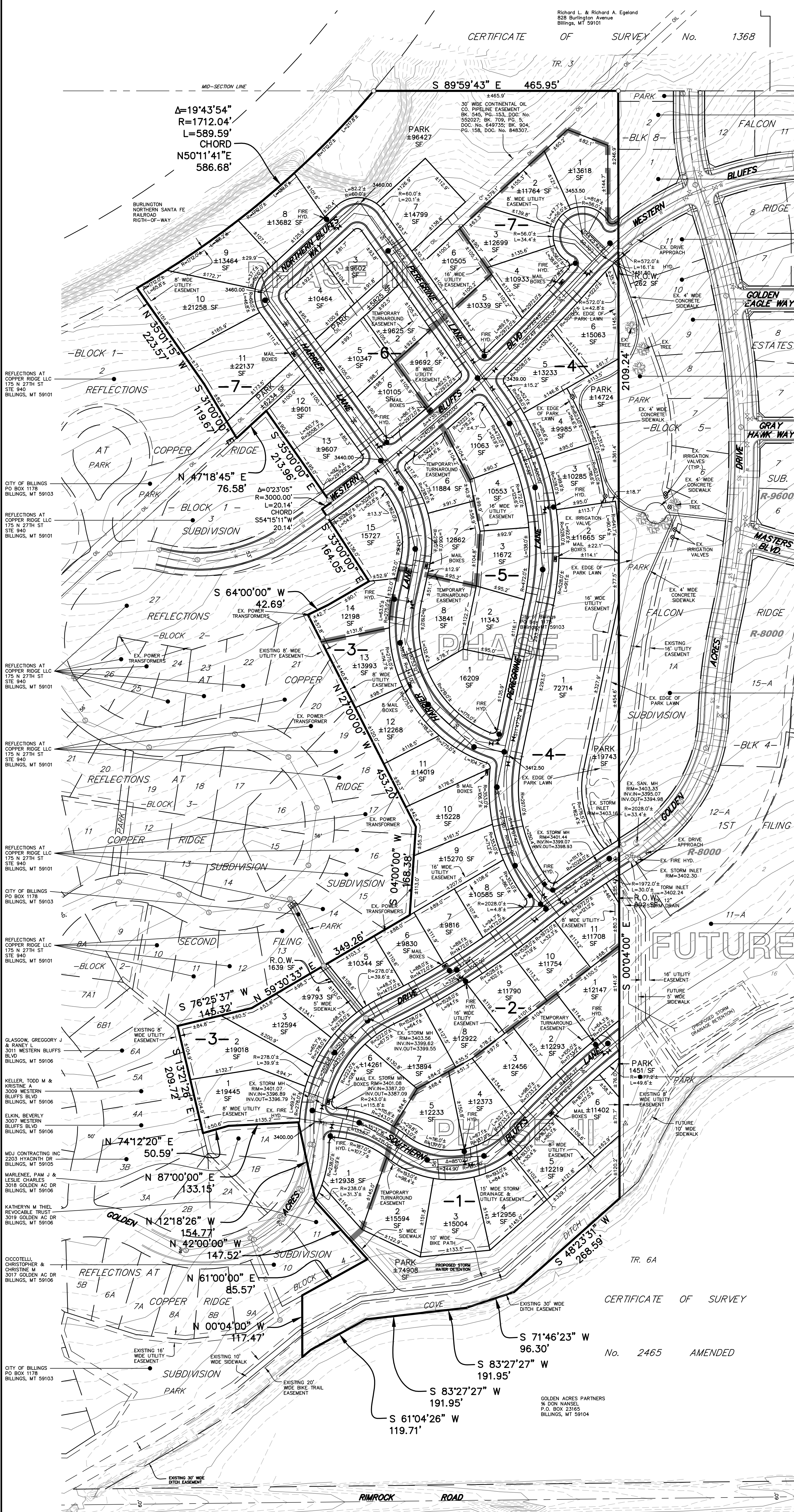
CERTIFICATE OF SURVEY No. 1368



VICINITY MAP
NOT TO SCALE



TYPICAL STREET CROSS-SECTION



- CITY OF BILLINGS
PO BOX 1178
BILLINGS, MT 59103
- DON R CRAMER AND
JOAN B CRAMER TRUST
3312 GOLDEN ACRES DR
BILLINGS, MT 59106
- ELGAS, DAVID J
2223 RIDGEVIEW DR
BILLINGS, MT 59105
- DONOVAN, KELLY J & DEBRA
3312 GOLDEN ACRES DR
BILLINGS, MT 59106
- EXEMPTION TRUST UWO NANCY C TREFNY
3226 GOLDEN ACRES DR
BILLINGS, MT 59106
- CITY OF BILLINGS
PO BOX 1178
BILLINGS, MT 59103
- S D Helgeson INC
PO Box 1332
Billings, MT 59103
- THE VILLAS AT FALCON RIDGE:
CHRISTOPHER, ARNOLD R & CHARLA S
3148 GOLDEN ACRES DR
BILLINGS, MT 59106
MCNALLY, MICHAEL D
3142 GOLDEN ACRES DR
BILLINGS, MT 59106
HELGESON, RYAN S
PO BOX 1332
BILLINGS, MT 59103
MCBRIDE, DOUGLAS J & LILLIAN M
3134 GOLDEN ACRES DR
BILLINGS, MT 59106
LOENDORF, JOSEPH G & SHARLENE L
3126 GOLDEN ACRES DR
BILLINGS, MT 59108
SMITH, DALE M & MARIE
3120 GOLDEN ACRES DR
BILLINGS, MT 59106
- FALCON RIDGE LLC
5671 SPALDING AVE
BILLINGS, MT 59106
- CITY OF BILLINGS
PO BOX 1178
BILLINGS, MT 59103
- GLASCOCK, GREGORY J
& RANEY L
3011 WESTERN BLUFFS
BLVD
BILLINGS, MT 59106
- KELER, TODD M &
KRISTINE A
3009 WESTERN
BLUFFS BLVD
BILLINGS, MT 59106
- ELKIN, BEVERLY
3007 WESTERN
BLUFFS BLVD
BILLINGS, MT 59106
- MDI CONTRACTING INC
2203 HYACINTH DR
BILLINGS, MT 59105
- MARLENEE, PAM J &
LESLIE CHARLES L
3018 GOLDEN AC DR
BILLINGS, MT 59106
- KATHERYN M THIEL
REVOCABLE TRUST
3019 GOLDEN AC DR
BILLINGS, MT 59106
- CICOTELLI
CHRISTOPHER &
CHRISTINE M
3017 GOLDEN AC DR
BILLINGS, MT 59106
- CITY OF BILLINGS
PO BOX 1178
BILLINGS, MT 59103
- GOLDEN ACRES PARTNERS
% DON NANSLE
P.O. BOX 23165
BILLINGS, MT 59104

PLAT DATA

GROSS AREA	= 31.88 AC
NET AREA	= ±20.31 AC
NUMBER OF LOTS	= 65
MINIMUM LOT SIZE	= ±9,601 SF
MAXIMUM LOT SIZE	= ±72,714 SF
LINEAL FEET OF STREETS	= ±5,067 LF
PARKLAND REQUIREMENT	= ±2.12 AC
PARKLAND DEDICATION	= ±5.00 AC
EXISTING ZONING	= R7000, RMF, R9600
SURROUNDING ZONING:	
NORTH	= R9600, R15000
SOUTH	= R15000 COUNTY
EAST	= R8000, RMF, R9600
WEST	= R7000-R
EXISTING LAND USE	= VACANT
PROPOSED LAND USE	= RESIDENTIAL DEVELOPMENT