

MASTER PLAN

EMMA JEAN HEIGHTS SUBDIVISION - 1ST FILING

BEING AN UNPLATTED SITE AND ALL OF CERTIFICATE OF SURVEY 999
 SAID TRACT OF LAND IS SITUATED IN THE NE 1/4 OF SECTION 23, T. 1 N., R. 26 E., P.M.M.,
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

FOR: FELCO INDUSTRIES

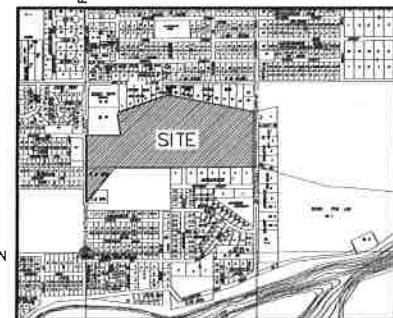
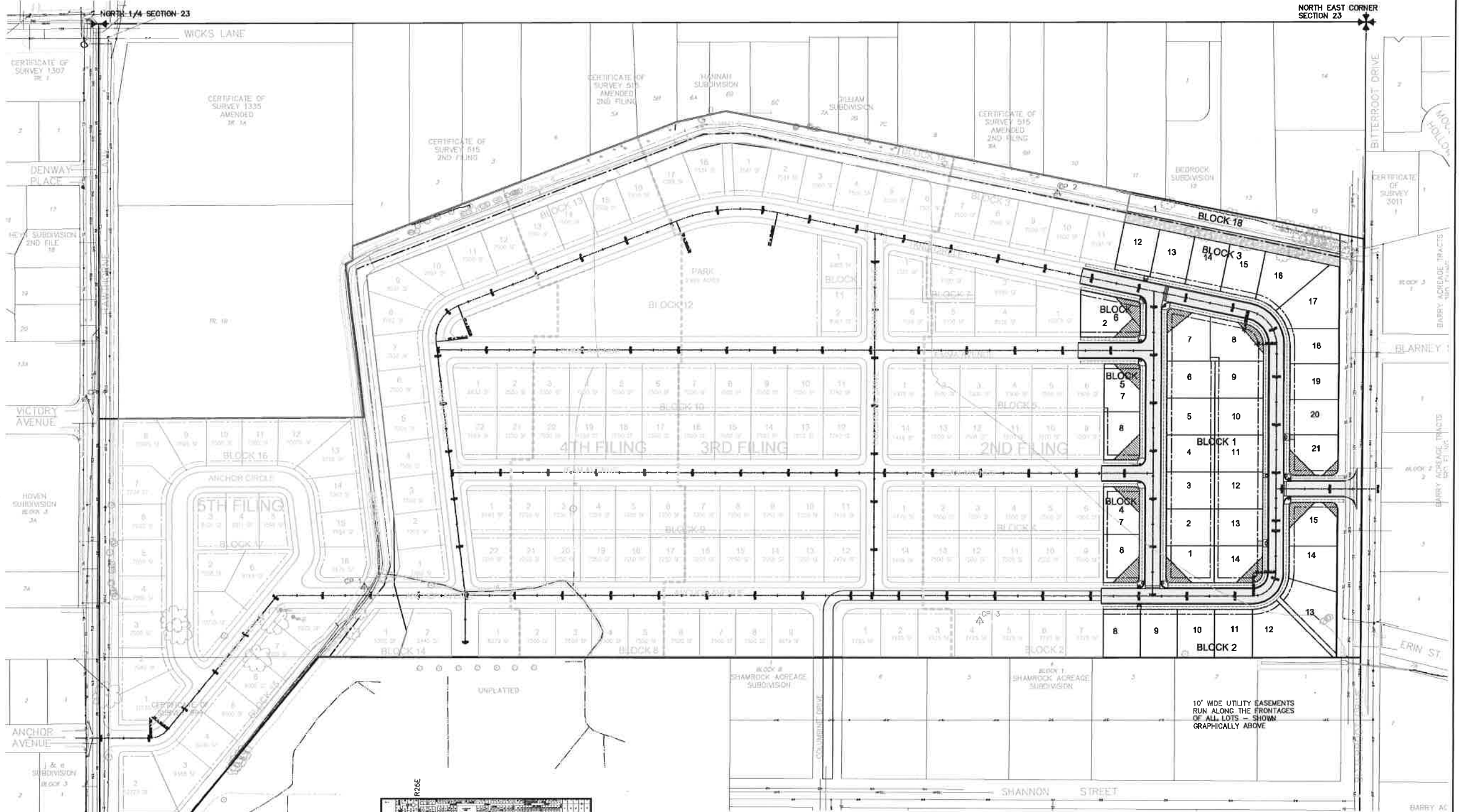
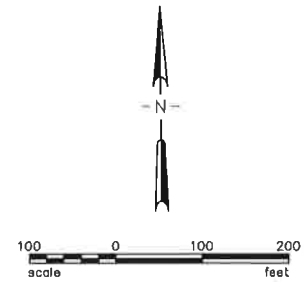
BY: HKM ENGINEERING INC.
 P.O. BOX 31318
 BILLINGS, MT 69107

DATE: SEPTEMBER, 2007

SITE DATA (TOTAL)

NUMBER OF LOTS: 197
 MAXIMUM LOT AREA: 14,452 sq. ft.
 * (BUILDABLE)
 MINIMUM LOT AREA: 7,100 sq. ft.
 AREA OF PARKLAND: 2.87 acres
 LINEAR FEET OF STREETS:
 ASPHALT W/ C&G 10,934 ln. ft.
 GRAVEL 938 ln. ft.
 GROSS ACERAGE: 57.78 acres
 NET ACERAGE: 39.71 acres
 ZONING EXISTING: R-7000
 PROPOSED: R-7000
 LAND USE EXISTING: VACANT
 PROPOSED: SINGLE FAMILY RESIDENTIAL

* LOTS 1-5, BLOCK 18 & LOT 9, BLOCK 15 ARE UNBUILDABLE (BBWA CANAL LATERAL)



VICINITY MAP

LOT/TR	OWNER	ADDRESS	LOT/TR	OWNER	ADDRESS	LOT/TR	OWNER	ADDRESS
COS 1335 AMENDED								
TR 1A	FIRST FREE MILL BAPTIST CHURCH	1545 HAWTHORNE LN	GILLIAM SUBDIVISION			BLOCK 2		
TR 1B	RONALD E & ALVIN B CARLSON	-	7A	BIRDELL C LIEN	1418 WICKS LN	4	CAROL J STEVENSON & FRED W WALLIS	-
COS 515 AMENDED 2ND FILING								
1	ROBERT J GARRISON	1246 WICKS LN	7B	TIMOTHY E PETERSON	1422 WICKS LN	7 & 7A	ROY E CLAUSE	-
2	COLETA A THOMSEN	1302 WICKS LN	7C	BROOKE LUND	1428 WICKS LN	SHAMROCK ACERAGE SUBDIVISION BLOCK 1		
3	CLAYTON J BONDROFSKY	1314 WICKS LN	BLOCK 1			1	HERBERT E & MARY C GUNSH	1539 SHANNON ST
4	DEBRA J NORTHROP	1322 WICKS LN	COS 3011			2	BARBARA D NELSON	1525 SHANNON ST
5A	CARY GREENFIELD	1334 WICKS LN	1	RICHARD E JUSTICE JR	1503 BITTERROOT DR	3	DARLA J AGUIER	-
5B	LESUE N ROHR	1340 WICKS LN	BARRY ACERAGE TRACTS			4	TRUSTEE & ET AL	1511 SHANNON ST
6	PAUL R WALLER	1430 WICKS LN	BLOCK 3			5	DOUGLAS MORAN	1447 SHANNON ST
6A & 6B	MICHAEL K RIST	1444 WICKS LN	1 (W 1/2)			6	BARRY L & COLLEEN WRIGHT	1423 SHANNON ST
10	JOHN J WILSON	1508 WICKS LN	1 (E 1/2)			BLOCK 8		
11	C&E SAUNDERS TRUST	1516 WICKS LN	BLOCK 2			1	GARY A & CONNIE M BECKER	1405 SHANNON ST
13	JOHN A BREWER	1536 WICKS LN	1			UNPLATTED		
14	JOHN A BREWER	1530 BITTERROOT DR	1			COS 3189		
15	JOHN A BREWER	1530 BITTERROOT DR	2			1	RANDY SHELTON	1305 HAWTHORNE LN
HANNAH SUBDIVISION								
6A	ROBERT H WENS - TRUSTEE	1344 WICKS LN	3					
6B	WILLIS C & EUNICE E EICHSTADT	1346 WICKS LN						
6C	DALE L & THERESA A OHANON	1410 WICKS LN						