



PRELIMINARY PLAT OF TRAILS WEST SUBDIVISION, THIRD FILING

BEING LOT 1, BLOCK 10, TRAILS WEST SUBDIVISION, SECOND FILING 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 : DORN-WILSON DEVELOPMENT, LLC.

PREPARED BY : SANDERSON STEWART

VICINITY MAP
NOT TO SCALE

- OWNER-SHELBY GRAY R.G.N.; CITY OF BILLINGS; PO BOX 1178; BILLINGS, MT 59103
- OWNER-1278 TRAILS WEST 2ND; HORTON, ANDREW; 822 BLACK BERRY WAY; BILLINGS, MT 59108
- OWNER-1280 TRAILS WEST 2ND; SCHULZ, WALTER E. & BARBARA J.; 8209 HORSESHOE TRL; BILLINGS, MT 59108
- OWNER-1281 TRAILS WEST 2ND; TRAILS WEST HOMES LLC; 1135 BLUEGRASS DR E; BILLINGS, MT 59108
- OWNER-1282 TRAILS WEST 2ND; TRAILS WEST HOMES LLC; 1135 BLUEGRASS DR E; BILLINGS, MT 59108
- OWNER-1283 TRAILS WEST 2ND; TRAILS WEST HOMES LLC; 1135 BLUEGRASS DR E; BILLINGS, MT 59108
- OWNER-1284 TRAILS WEST 2ND; TRAILS WEST HOMES LLC; 1135 BLUEGRASS DR E; BILLINGS, MT 59108
- OWNER-1285 TRAILS WEST 2ND; TRAILS WEST HOMES LLC; 1135 BLUEGRASS DR E; BILLINGS, MT 59108
- OWNER-1286 TRAILS WEST 2ND; TRAILS WEST HOMES LLC; 1135 BLUEGRASS DR E; BILLINGS, MT 59108
- OWNER-1287 TRAILS WEST 2ND; TRAILS WEST HOMES LLC; 1135 BLUEGRASS DR E; BILLINGS, MT 59108
- OWNER-1288 TRAILS WEST 2ND; TRAILS WEST HOMES LLC; 1135 BLUEGRASS DR E; BILLINGS, MT 59108
- OWNER-1289 TRAILS WEST 2ND; TRAILS WEST HOMES LLC; 1135 BLUEGRASS DR E; BILLINGS, MT 59108
- OWNER-1290 TRAILS WEST 2ND; TRAILS WEST HOMES LLC; 1135 BLUEGRASS DR E; BILLINGS, MT 59108
- OWNER-1291 TRAILS WEST 2ND; TRAILS WEST HOMES LLC; 1135 BLUEGRASS DR E; BILLINGS, MT 59108
- OWNER-1292 TRAILS WEST 2ND; TRAILS WEST HOMES LLC; 1135 BLUEGRASS DR E; BILLINGS, MT 59108
- OWNER-1293 TRAILS WEST 2ND; TRAILS WEST HOMES LLC; 1135 BLUEGRASS DR E; BILLINGS, MT 59108
- OWNER-1294 TRAILS WEST 2ND; TRAILS WEST HOMES LLC; 1135 BLUEGRASS DR E; BILLINGS, MT 59108
- OWNER-1295 TRAILS WEST 2ND; TRAILS WEST HOMES LLC; 1135 BLUEGRASS DR E; BILLINGS, MT 59108
- OWNER-1296 TRAILS WEST 2ND; TRAILS WEST HOMES LLC; 1135 BLUEGRASS DR E; BILLINGS, MT 59108
- OWNER-1297 TRAILS WEST 2ND; TRAILS WEST HOMES LLC; 1135 BLUEGRASS DR E; BILLINGS, MT 59108
- OWNER-1298 TRAILS WEST 2ND; TRAILS WEST HOMES LLC; 1135 BLUEGRASS DR E; BILLINGS, MT 59108
- OWNER-1299 TRAILS WEST 2ND; TRAILS WEST HOMES LLC; 1135 BLUEGRASS DR E; BILLINGS, MT 59108
- OWNER-1300 TRAILS WEST 2ND; TRAILS WEST HOMES LLC; 1135 BLUEGRASS DR E; BILLINGS, MT 59108

PLAT DATA

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|-------------------------|-------------------|
| GROSS AREA: | 36.896 AC |
| NET AREA: | ±32,862 AC |
| NUMBER OF LOTS: | 55 LOTS |
| MINIMUM LOT SIZE: | ±8,030 SF |
| MAXIMUM LOT SIZE: | ±17,489 AC |
| LINEAL FEET OF STREETS: | ±3,037 LF |
| PARKLAND REQUIREMENT: | ±0.980 AC |
| PARKLAND DEDICATION: | CASH-IN-LIEU |
| EXISTING ZONING: | R-9800/R-8000R |
| SURROUNDING ZONING: | |
| NORTH: | R-9800 |
| SOUTH: | VARIABLE |
| EAST: | VARIABLE |
| WEST: | AGRICULTURAL OPEN |
| EXISTING LAND USE: | AGRICULTURAL |
| PROPOSED LAND USE: | RESIDENTIAL |

DRAFT

