PRELIMINARY PLAT OF

LAKE HILLS SUBDIVISION, 36TH FILING

BEING LOTS 9-10, BLOCK 16 AND LOTS 14-15, BLOCK 17 OF LAKE HILLS SUBDIVISION, 15TH FILING, AND LOTS 11-15, BLOCK 11, LOTS 3-5 AND LOTS 7-8, BLOCK 16 AND LOTS 8-9 AND LOTS 11-12, BLOCK 17 OF LAKE HILLS SUBDIVISION, 16TH FILING,
SITUATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 01 NORTH, RANGE 26 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : RON S. HILL

PREPARED BY : PERFORMANCE ENGINEERING AND CONSULTING

PRELIMINARY PLAT DATE : NOVEMBER 2017

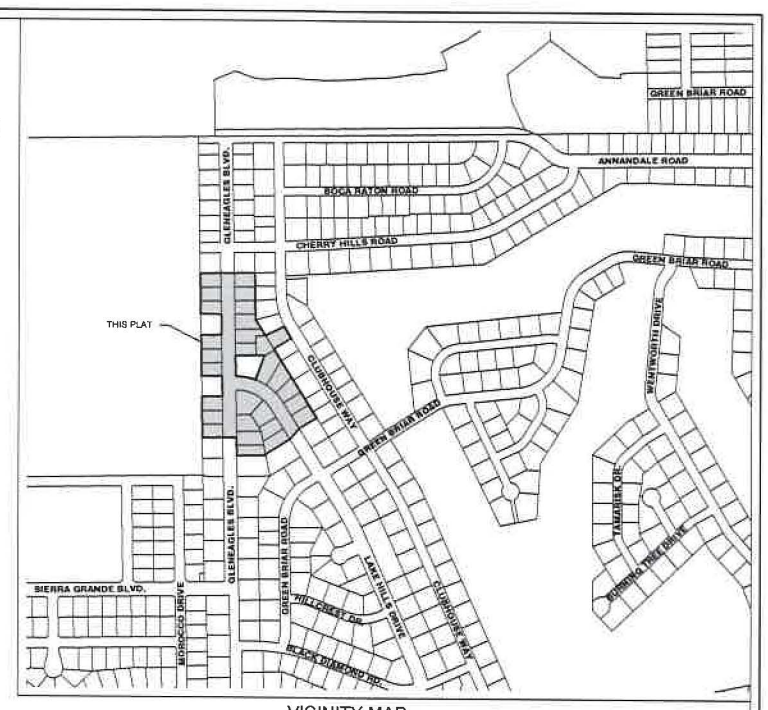
EXISTING LAND USE: UNDEVELOPED

PROPOSED LAND USE: RESIDENTIAL

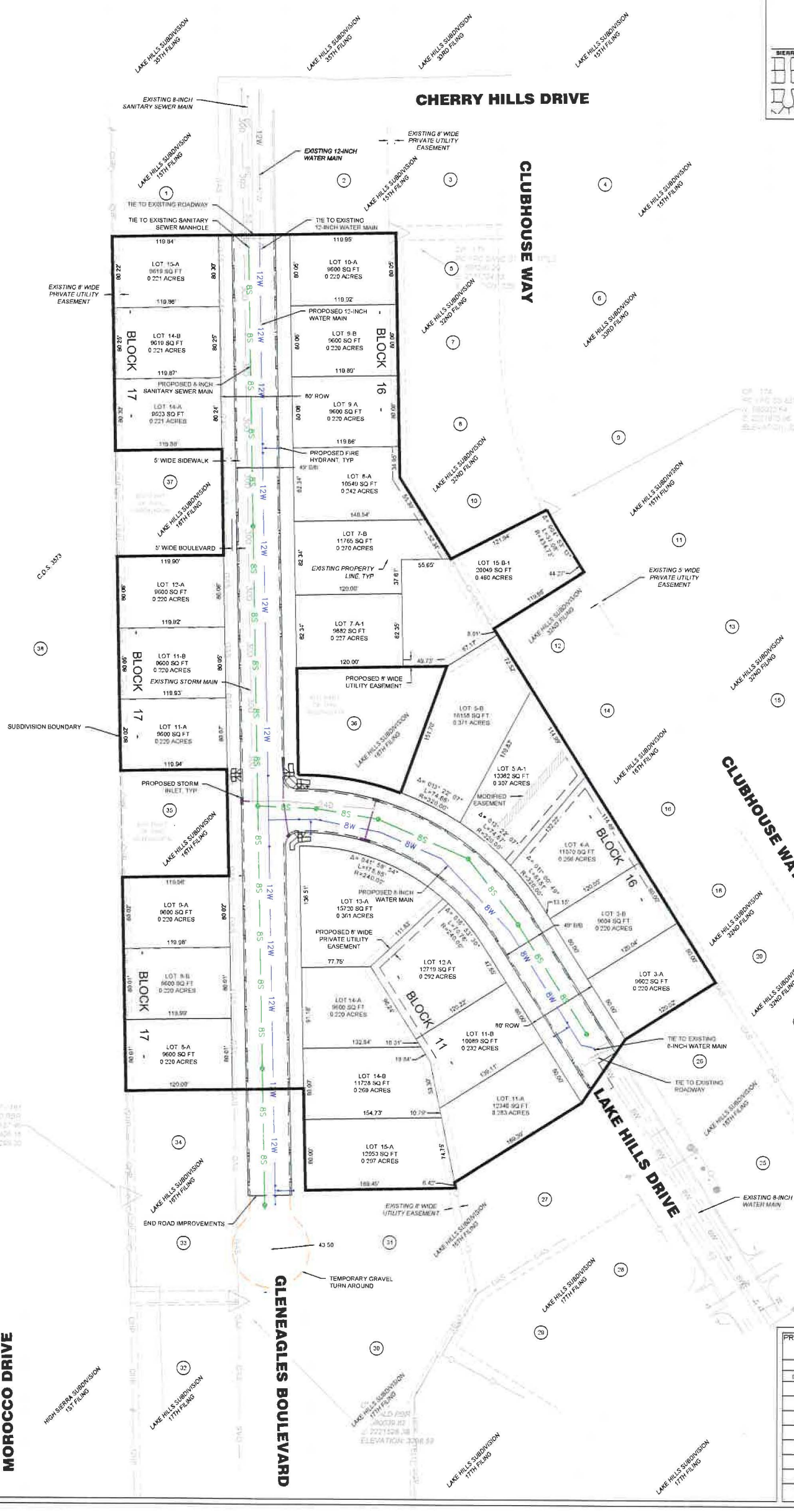
EXISTING ZONING: RESIDENTIAL 9600

PROPOSED ZONING: RESIDENTIAL 9600

PROPERTY OWNERS : RON S. HILL LIVING TRUST & SHEILA M. SIEMION



VICINITY MAP



PROPERTY OWNERS

NUMBER	NAME	ADDRESS
1	JONATHAN ERIC COUSENS	107 AVENUE B, BILLINGS, MT 59101
2	STARKS REAL ESTATE GROUP, LLC	1001 NORTH 22ND STREET, BILLINGS, MT 59101
3	RON S. HILL LIVING TRUST	P.O. BOX 50636, BILLINGS, MT 59105
4	RON S. HILL LIVING TRUST	P.O. BOX 50636, BILLINGS, MT 59105
5	THOMAS L. & SANDRA K. CRAIGHILL	2242 CLUBHOUSE WAY, BILLINGS, MT 59105
6	BRENDON S. HILL	2241 CLUBHOUSE WAY, BILLINGS, MT 59105
7	SPECIALIZED CONSTRUCTION, INC	P.O. BOX 50636, BILLINGS, MT 59105
8	SPECIALIZED CONSTRUCTION, INC	P.O. BOX 50636, BILLINGS, MT 59105
9	JAY DEE BROADBENT	2233 CLUBHOUSE WAY, BILLINGS, MT 59105
10	TYLER S. & ASHLEY M. HANNER	2218 CLUBHOUSE WAY, BILLINGS, MT 59105
11	DAVID J. & JEAN D. HAYES	948 DIXON ST, BILLINGS, MT 59105
12	JARED & KIM LEFEVRE	2206 CLUBHOUSE WAY, BILLINGS, MT 59105
13	JOE & KATHY WALLACE	2201 CLUBHOUSE WAY, BILLINGS, MT 59105
14	SCHNEITER ENTERPRISES	8858 S. 1240 E, SANDY, UT 84094
15	ANN GILLHAM	2147 CLUBHOUSE WAY, BILLINGS, MT 59105
16	DARIN HYDE & KOREEN WHITTINGTON	2140 CLUBHOUSE WAY, BILLINGS, MT 59105
17	DANIEL W. HALPIN	2490 LEGENDS WAY, CRESTVIEW HLS, KY, 41017
18	STEVE & KATHY WIMPFHEIMER	2128 CLUBHOUSE WAY, BILLINGS, MT 59105
19	DENNIS K. & DORIS B. WINTER	2121 CLUBHOUSE WAY, BILLINGS, MT 59105
20	DERREK D. & JODY L. SKINNER	2120 CLUBHOUSE WAY, BILLINGS, MT 59105
21	SCHNEITER ENTERPRISES	8858 S. 1240 E, SANDY, UT 84094
22	JENNA M. & DANIEL W. & CELINE P. GRAY	2116 CLUBHOUSE WAY, BILLINGS, MT 59105
23	BOULDER WEST APARTMENTS NO. 7, LLC	P.O. BOX 1341, WEST YELLOWSTONE, MT 59758
24	JERRY WOLF	5955 HELFRICK RD, BILLINGS, MT 59101
25	TERRY P. ODEGARD	2101 LAKE HILLS DR, BILLINGS, MT 59105
26	CRAIG T. & KAREN D. GODFREY	2115 LAKE HILLS DR, BILLINGS, MT 59105
27	MICHAEL & ANTONIA CRAIGHILLS	2118 LAKE HILLS DR, BILLINGS, MT 59105
28	RAYMOND E. III & TAWNI J. SALTER	2070 GREENBRIAR RD, BILLINGS, MT 59105
29	JOHN & MONICA MAHER	2060 GREENBRIAR RD, BILLINGS, MT 59105
30	RON S. HILL LIVING TRUST	P.O. BOX 50636, BILLINGS, MT 59105
31	RON S. HILL TRUSTEE	P.O. BOX 50636, BILLINGS, MT 59105
32	RON S. HILL LIVING TRUST	P.O. BOX 50636, BILLINGS, MT 59105
33	RON S. HILL LIVING TRUST	P.O. BOX 50636, BILLINGS, MT 59105
34	RON S. HILL LIVING TRUST	P.O. BOX 50636, BILLINGS, MT 59105
35	SCHNEITER ENTERPRISES	8858 S. 1240 E, SANDY, UT 84094
36	ROBERT J. PARKER	APDO POST #734, CHAPALA, JALISCO
37	RON S. HILL LIVING TRUST	P.O. BOX 50636, BILLINGS, MT 59105
38	DOVER RANCH	P.O. BOX 51389, BILLINGS, MT 59105

SITE DATA

# OF LOTS	28
MAXIMUM LOT AREA	± 0.46 AC
MINIMUM LOT AREA	± 0.22 AC
PARKLAND AREA	NA
LINEAL FEET OF STREETS	1541.5 LF
RIGHT OF WAY AREA	± 2.65 AC
NET ACREAGE	± 7.18 AC
GROSS ACREAGE	± 9.83 AC

* NOTE: PARKLAND DEDICATION WAS INCLUDED AS PART OF PREVIOUS FILINGS

PROJECT TITLE: LAKE HILLS SUBDIVISION, 36TH FILING

REVISIONS: DATE | BY

7100 COMMERCIAL AVE. STE 4
BILLINGS, MT 59101
OFFICE - 406-384-0080
www.performance-ec.com

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PERFORMANCE ENGINEERING & CONSULTING

SHEET 1 OF 1

2017-070 | DRAWN BY JMD | CHECKED BY CPD | DATE 11/15/2017

C:\Users\WMeyer\Dropbox (PEC Billings)\PEC Billings Team Folder\Ron Hill\2017-070 - Lake Hills, 36th Filing\CAD\Plat\Preliminary\17-070 Lake Hills, 36 Filing PRELIMINARY Plat.dwg
11/21/2017 10:42:48 AM PEC STANDARD.CTB