

PRELIMINARY PLAT OF
BITTERROOT HEIGHTS SUBDIVISION, 3RD FILING
 BEING TRACT 2A-1 OF COS 3217, 2ND AMENDED AND A PORTION OF LOT 1 OF BLOCK 7 OF
 BITTERROOT HEIGHTS SUBDIVISION 2ND FILING
 LOCATED IN THE SE ¼ OF SECTION 11, TOWNSHIP 01 N, RANGE 26 E, P.M.M., CITY OF BILLINGS,
 YELLOWSTONE COUNTY, MONTANA



PREPARED FOR : BCJM PROPERTIES, LLC

PREPARED BY : PERFORMANCE ENGINEERING, LLC

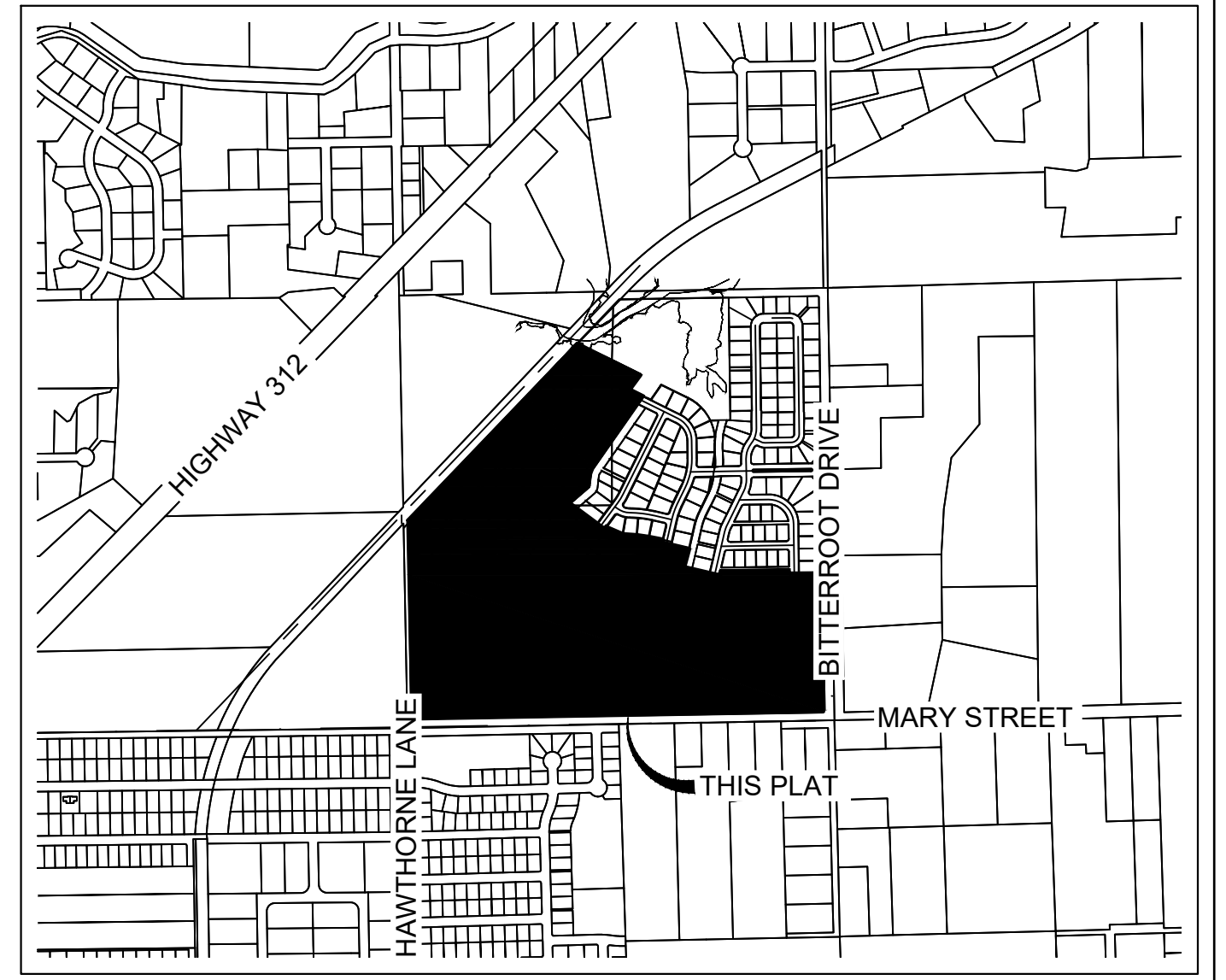
SITE DATA

EXISTING LAND USE: VACANT URBAN
 EXISTING ZONING: R2
 PROPOSED LAND USE: RESIDENTIAL
 PROPOSED ZONING: R3
 TOTAL LOTS IN SUBDIVISION: 80
 GROSS AREA: 79.064 AC
 RIGHT-OF-WAY: 6.510 AC
 LINEAL FEET OF STREETS: 5,191 LF
 NET AREA OF LOTS: 72.554 AC

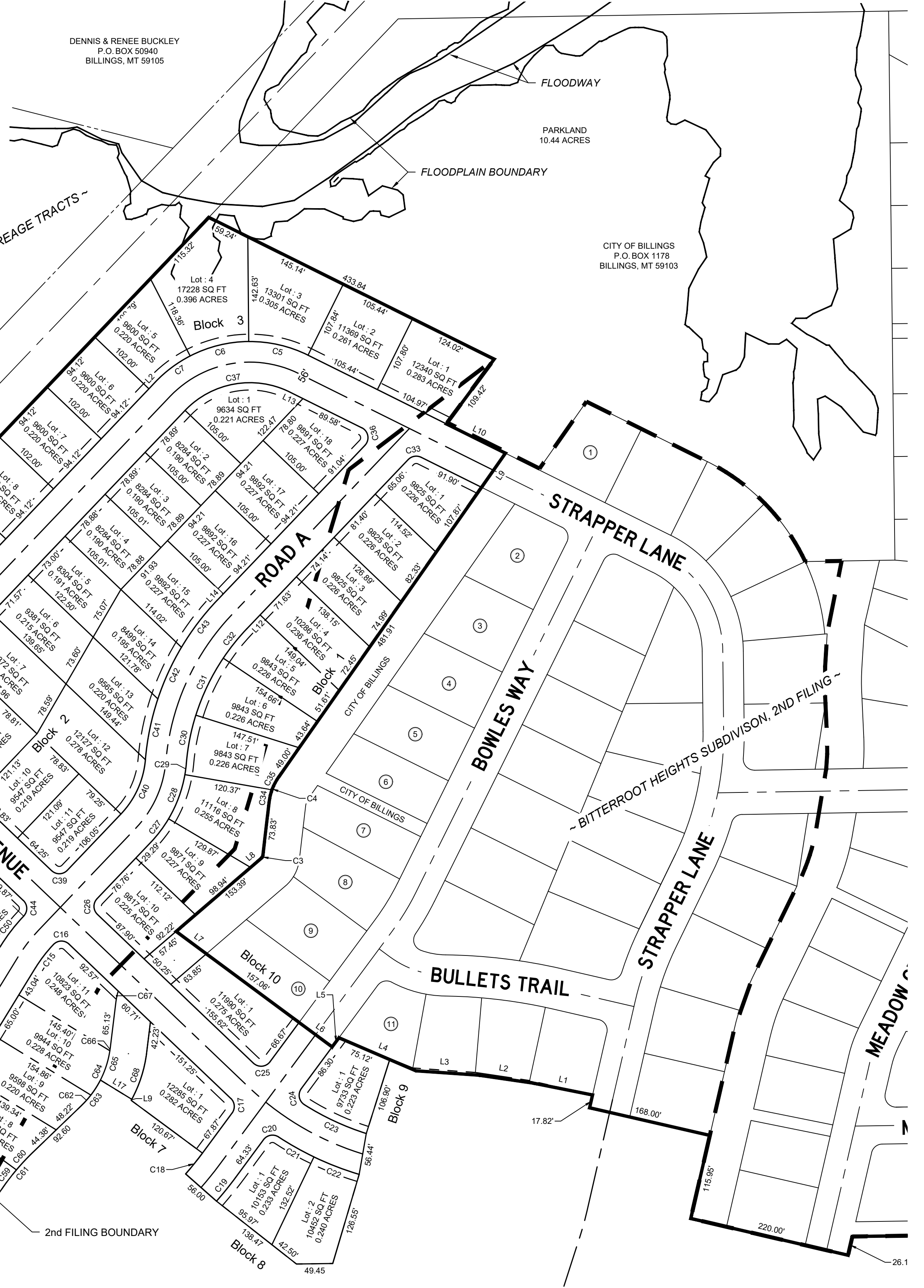
PARKLAND TO DATE
 REQUIRED: 9.201 AC
 DEDICATED: 12.441 AC
PARKLAND THIS PLAT
 REQUIRED: 2.035 AC
 DEDICATED: 0.204 AC
 EXCESS PARKLAND DEDICATED: 1.409 AC

ADJOINING LANDOWNER INFORMATION

- | | |
|--|--|
| 1 JOEY KIERNAN & LINDA R LOFF
1346 EUBANKS AVENUE
ATLANTA, GA 30344 | 7 KENNETH C & SHELEAH THOMSON
2526 BOWLES WAY
BILLINGS, MT 59105 |
| 2 GENEVIEVE WINK
2620 BOWLES WAY
BILLINGS, MT 59105 | 8 TROY E & VICTORIA H RUFF
2522 BOWLES WAY
BILLINGS, MT 59105 |
| 3 LINDSAY M MILLER
2614 BOWLES WAY
BILLINGS, MT 59105 | 9 MARTY W & CARLA L EDWARDS
2518 BOWLES WAY
BILLINGS, MT 59105 |
| 4 BRANDON E COOK
2610 BOWLES WAY
BILLINGS, MT 59105 | 10 DENNIS & SUSAN DIRKS
2514 BOWLES WAY
BILLINGS, MT 59105 |
| 5 MARC E & LISA D NEIHAUS
2606 BOWLES WAY
BILLINGS, MT 59105 | 11 TROY R & CAMMIE GUPTILL
1428 BULLETS TRAIL
BILLINGS, MT 59105 |
| 6 ROBERT M, TAMARA M, & CODY J HOOPER
2602 BOWLES WAY
BILLINGS, MT 59105 | |



VICINITY MAP



FRED R & DANIELLE K SCHMIDT
BILLINGS, MT 59103

CS 903

16' ROW DEDICATED THIS PLAT

40' EX. HAWTHORNE LANE ROW

306 LLC
1715 S 10TH ST
BILLINGS, MT 59101

UNPLATTED

HAPPY COWS LLC
2500 AIREWAY DRIVE
BILLINGS, MT 59106

DENNIS & RENEE BUCKLEY
P.O. BOX 50940
BILLINGS, MT 59105

CITY OF BILLINGS
P.O. BOX 1178
BILLINGS, MT 59103

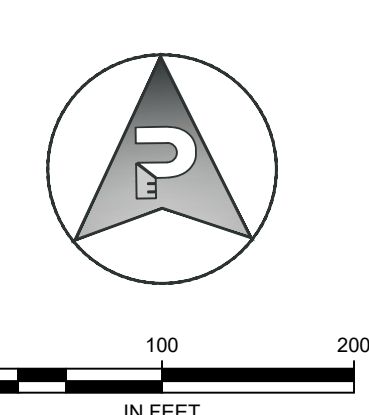
Block 11
Lot: 1
2354644 SQ FT
54.055 ACRES

Line #	Length
L1	87.85
L2	74.75
L3	12.69
L4	85.41
L5	108.67
L6	86.30
L7	25.12
L8	56.00
L9	51.29
L10	19.68
L11	1.63
L12	56.64
L13	89.70
L14	16.00
L15	26.03
L16	20.09
L17	12.10
L18	9.14
L19	18.42
L20	50.10

Curve #	Length	Radius	Delta
C1	15.80	9.73	93.06
C2	15.67	10.00	89.78
C3	3.73	5.00	42.74
C4	36.10	73.00	28.34
C5	83.62	178.00	26.92
C6	82.96	178.00	26.70
C7	59.41	178.00	19.12
C8	4.36	178.00	1.40
C9	66.46	178.00	21.39
C10	67.74	178.00	21.80
C11	23.56	15.00	90.00
C12	53.38	128.00	23.89
C13	65.00	128.00	29.10
C14	10.21	128.00	4.57
C15	40.42	191.00	12.12
C16	23.56	15.00	90.01
C17	21.70	15.00	82.87
C18	36.49	432.00	4.84
C19	41.21	488.00	4.84
C20	22.70	15.00	86.70
C21	55.46	418.00	7.60
C22	66.10	418.00	9.06
C23	93.53	362.00	14.80
C24	24.64	15.00	94.12
C25	25.43	15.00	97.13
C26	23.56	15.00	90.00

Curve #	Length	Radius	Delta
C27	40.33	178.00	12.98
C28	64.44	178.00	20.74
C29	15.75	178.00	5.07
C30	66.66	302.00	12.65
C31	86.47	302.00	16.41
C32	51.48	302.00	9.77
C33	19.04	15.00	72.75
C34	16.73	73.00	13.13
C35	19.37	73.00	15.21
C36	28.08	15.00	107.25
C37	154.90	122.00	72.75
C38	23.57	15.00	90.02
C39	23.56	15.00	90.00
C40	82.60	122.00	38.79
C41	84.64	358.00	13.55
C42	77.40	358.00	12.39
C43	80.52	358.00	12.89
C44	23.56	15.00	89.99
C45	23.55	15.00	89.98
C46	23.56	15.00	90.00
C47	39.58	472.00	4.80
C48	60.59	472.00	7.36
C49	23.56	15.00	90.00
C50	52.28	247.00	12.13
C51	23.56	15.00	90.00
C52	54.80	528.00	5.95

Curve #	Length	Radius	Delta
C53	57.26	528.00	6.21
C54	23.56	15.00	90.00
C55	94.97	122.00	44.60
C56	23.56	15.00	90.00
C57	76.94	76.59	57.56
C58	4.83	5.00	55.36
C59	30.41	320.00	5.44
C60	32.47	320.00	5.81
C61	62.88	320.00	11.26
C62	18.66	130.00	8.22
C63	42.93	130.00	18.92
C64	66.40	130.00	29.27
C65	42.14	130.00	18.57
C66	3.59	130.00	1.58
C67	13.41	70.00	10.97
C68	68.75	180.00	21.88



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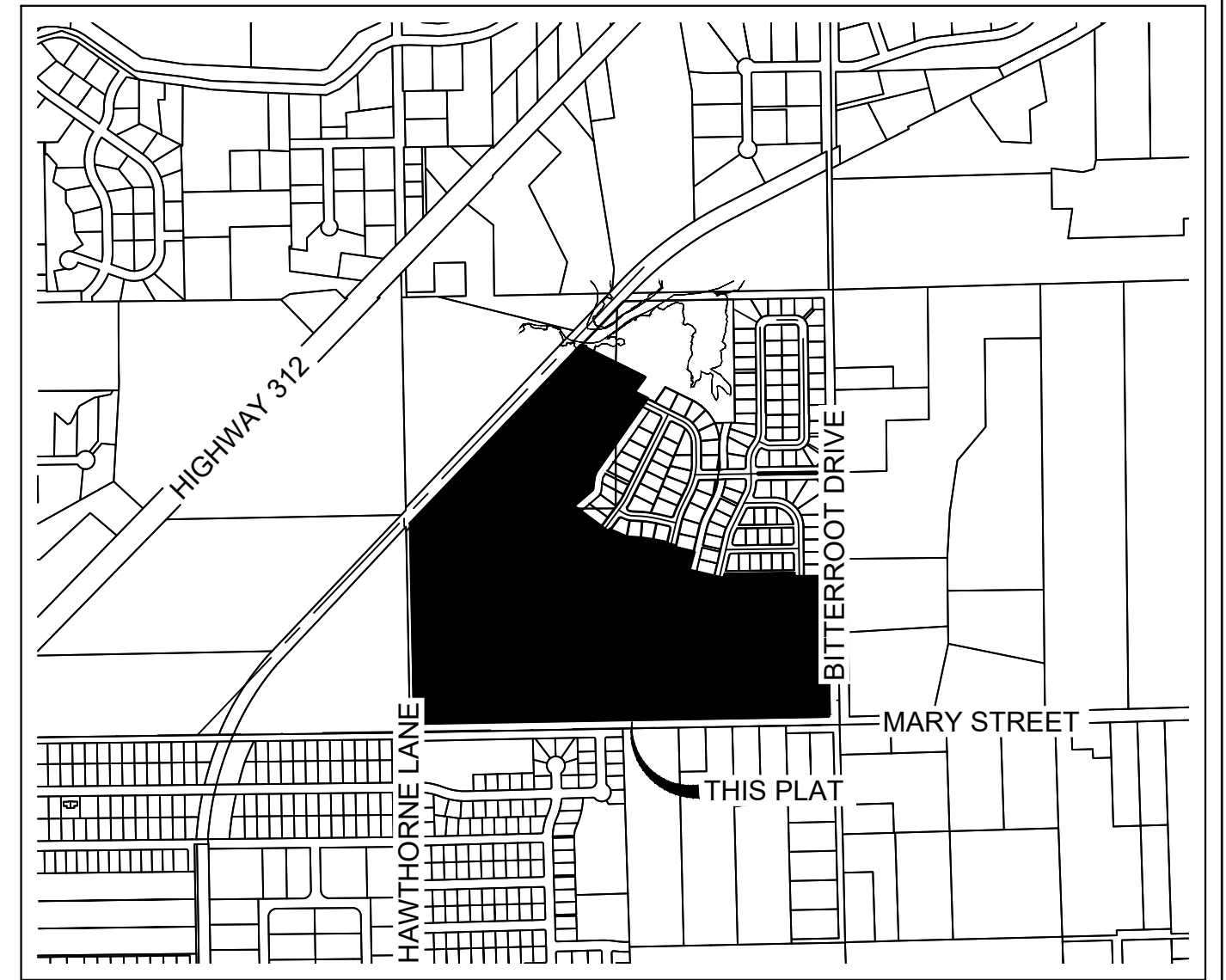
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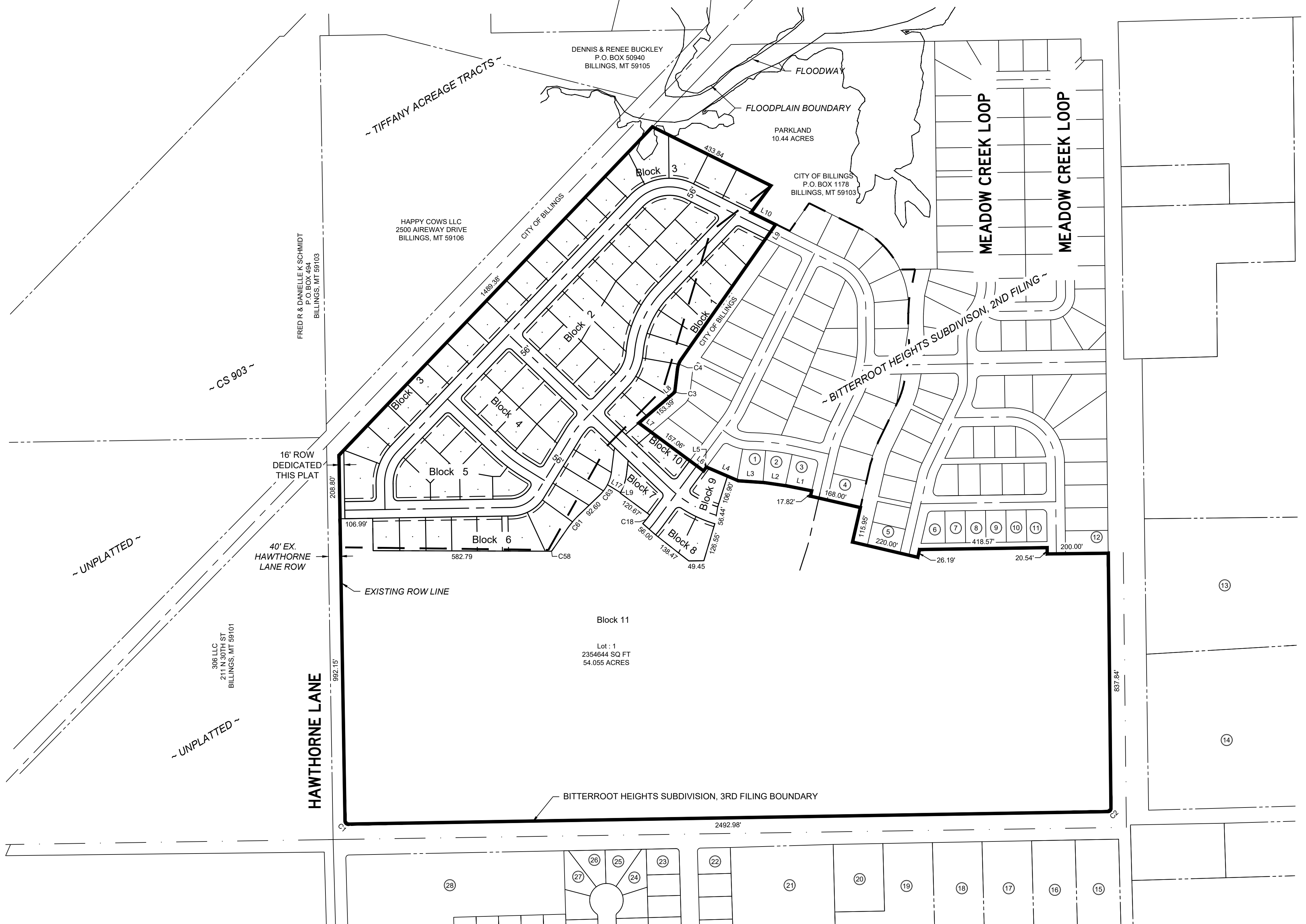
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ADJOINING LANDOWNER INFORMATION

- | | | | |
|---|--|--|--|
| 1 BRET & SHELLEY R BARNES
1432 BULLETS TRAIL
BILLINGS, MT 59105 | 8 CURTIS A & ANGELA R SCHMIDT
1516 MUSTANG VALLEY DRIVE
BILLINGS, MT 59105 | 15 ROBERT C & BETTE M WOLFF
825 CRIST DRIVE
BILLINGS, MT 59105 | 22 KELLY R SELPH
2347 COLUMBINE DRIVE
BILLINGS, MT 59105 |
| 2 JAMES & SHAWNA FRIEDE
1436 BULLETS TRAIL
BILLINGS, MT 59105 | 9 ELIZABETH LOCKWOOD
1520 MUSTANG VALLEY DRIVE
BILLINGS, MT 59105 | 16 ROBERT C & BETTE M WOLFF
825 CRIST DRIVE
BILLINGS, MT 59105 | 23 COLTON T JAMES
2346 COLUMBINE DRIVE
BILLINGS, MT 59105 |
| 3 COREY S. JOHNSON
1440 BULLETS TRAIL
BILLINGS, MT 59105 | 10 JOSH S ROBERSON
1524 MUSTANG VALLEY DRIVE
BILLINGS, MT 59105 | 17 M P SOUZA
1512 MARY STREET
BILLINGS, MT 59105 | 24 CHRISTOPHER W GRUDZINSKI
2341 HYACINTH DRIVE
BILLINGS, MT 59105 |
| 4 DANIEL B & DEANNA L HANSARD
2513 STRAPPER LANE
BILLINGS, MT 59105 | 11 KALEN J YOUNG
1528 MUSTANG VALLEY DRIVE
BILLINGS, MT 59105 | 18 BRENT & CHERYL CATHEY
200 BRIDLE PATH ROAD
BILLINGS, MT 59105 | 25 CODY W MARTINEZ
2347 HYACINTH DRIVE
BILLINGS, MT 59105 |
| 5 TRAVIS J & HILLARY B TRYAN
2508 MEADOW CREEK DRIVE
BILLINGS, MT 59105 | 12 AMANDA M & KAI S SLATES
2505 SPRING GULCH WAY
BILLINGS, MT 59105 | 19 JOSEPH M & NARDA ALLEN
1432 MARY STREET
BILLINGS, MT 59105 | 26 BRYAN GROTJOHN
2346 HYACINTH DRIVE
BILLINGS, MT 59105 |
| 6 TERILL J & VIRGINIA M NORVILLE
1508 MUSTANG VALLEY DRIVE
BILLINGS, MT 59105 | 13 RICHARD & JONI PENTLAND
2495 BITTERROOT DRIVE
BILLINGS, MT 59105 | 20 SARA WRIGHT
1430 MARY STREET
BILLINGS, MT 59105 | 27 DAVID JOHN RUFF
2340 HYACINTH DRIVE
BILLINGS, MT 59105 |
| 7 MARK STEVEN & ALESIA E FOWLER
1512 MUSTANG VALLEY DRIVE
BILLINGS, MT 59105 | 14 MDT
PO BOX 201001
HELENA MT, 59620 | 21 JOSEPH M ALLEN
1414 MARY STREET
BILLINGS, MT 59105 | 28 KALISPELL ASSEMBLY OF GOD CHURCH
225 SUMMIT RIDGE DRIVE
KALISPELL, MT 59901 |

