

PRELIMINARY PLAT OF
**ST. VINCENT HEALTHCARE
 SUBDIVISION, SECOND FILING**

BEING LOTS 1A & 2A OF AMENDED ST. VINCENT
 HEALTHCARE SUBDIVISION

SITUATED IN THE SE1/4 OF SECTION 10, T. 1 S., R. 25 E., P.M.M.,
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : SCL HEALTH-MONTANA

JUNE, 2022

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

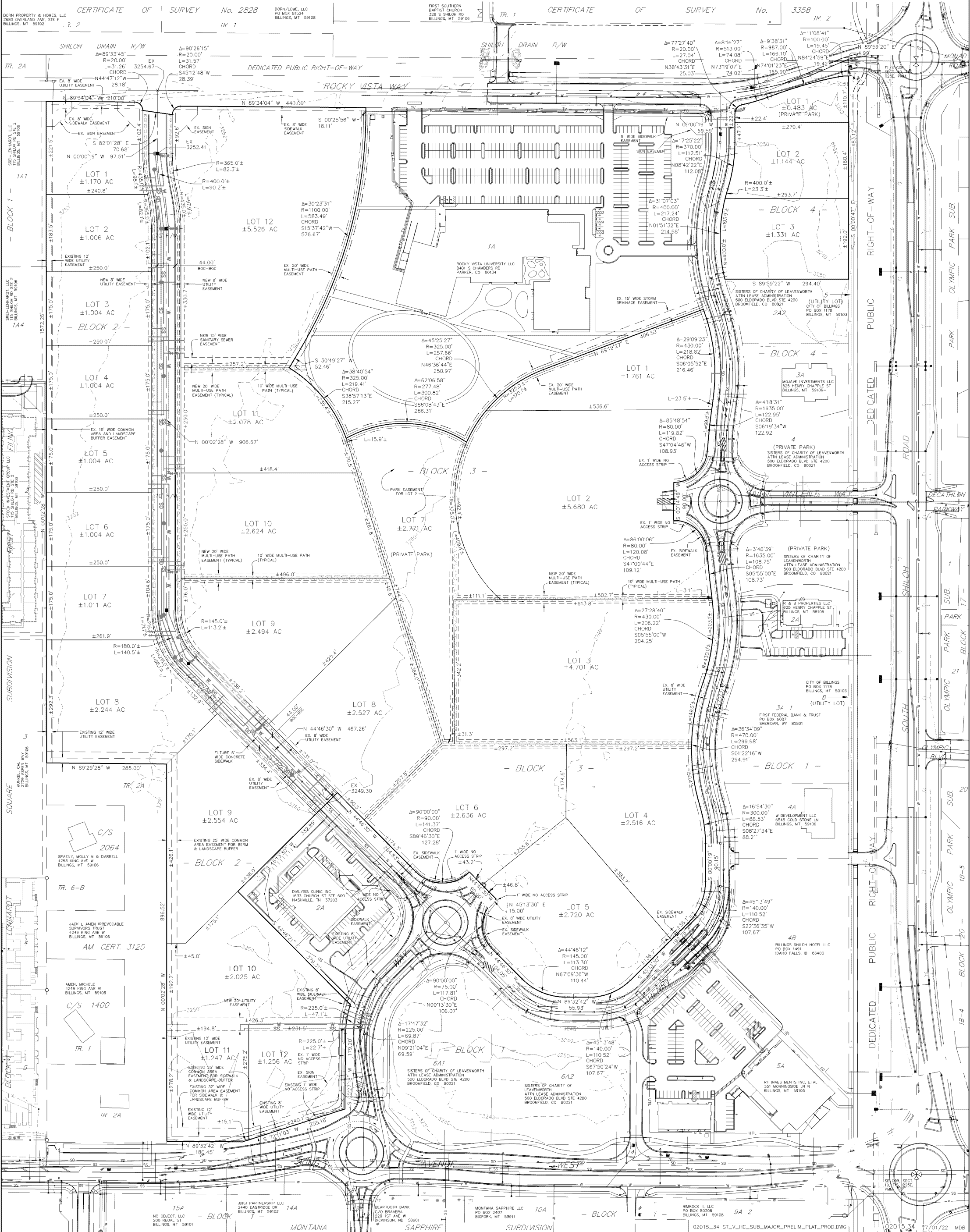
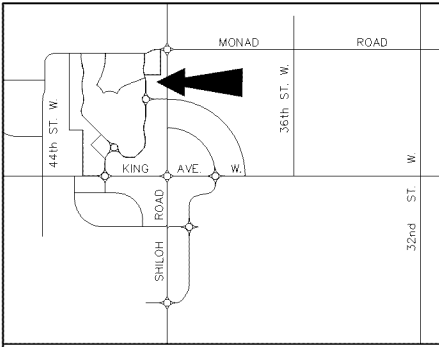
PLAT DATA

GROSS AREA	=	60.444 ACRES
NET AREA	=	±57,564 ACRES
NUMBER OF LOTS	=	27
PRIVATE PARKS	=	2
PRIVATE PARK AREA	=	±3,254 ACRES
MINIMUM LOT SIZE	=	±0.483 ACRES
MAXIMUM LOT SIZE	=	±5.680 ACRES
LINEAL FEET OF STREETS	=	±1,792
EXISTING ZONING	=	PLANNED DEVELOPMENT
SURROUNDING ZONING:		
NORTH	=	PUBLIC, CIVIC & INSTITUTIONS
SOUTH	=	CORRIDOR MIXED USE 2
EAST	=	PLANNED DEVELOPMENT
WEST	=	PLANNED DEVELOPMENT
EXISTING LAND USE	=	PROFESSIONAL & BUSINESS
PROPOSED LAND USE	=	PROFESSIONAL & BUSINESS



VICINITY MAP

NOT TO SCALE



CERTIFICATE OF SURVEY No. 2828
 DORN PROPERTY & HOMES, LLC
 5500 OVERLAND AVE STE 1
 BILLINGS, MT 59102

CERTIFICATE OF SURVEY No. 3358
 TR. 1
 TR. 2
 FIRST SOUTHERN BAPTIST CHURCH
 328 S SHILOH RD
 BILLINGS, MT 59106

CERTIFICATE OF SURVEY No. 3358
 TR. 1
 TR. 2

SHILOH DRAIN R/W
 DEDICATED PUBLIC RIGHT-OF-WAY
 ROCKY VISTA WAY
 MONAD ROAD
 SHILOH ROAD
 KING AVE W
 44th ST W
 36th ST W
 32nd ST W

LOT 1 ±1.170 AC
 LOT 2 ±1.006 AC
 LOT 3 ±1.004 AC
 LOT 4 ±1.004 AC
 LOT 5 ±1.004 AC
 LOT 6 ±1.004 AC
 LOT 7 ±1.011 AC
 LOT 8 ±2.244 AC
 LOT 9 ±2.554 AC
 LOT 10 ±2.025 AC
 LOT 11 ±1.247 AC
 LOT 12 ±1.256 AC

LOT 1 ±1.761 AC
 LOT 2 ±5.680 AC
 LOT 3 ±4.701 AC
 LOT 4 ±2.516 AC
 LOT 5 ±2.720 AC
 LOT 6 ±2.636 AC
 LOT 7 ±2.721 AC
 LOT 8 ±2.527 AC
 LOT 9 ±2.494 AC
 LOT 10 ±2.624 AC
 LOT 11 ±2.078 AC
 LOT 12 ±5.526 AC

LOT 1 ±0.483 AC (PRIVATE PARK)
 LOT 2 ±1.144 AC
 LOT 3 ±1.331 AC

ROCKY VISTA UNIVERSITY LLC
 8401 S CHAMBERS RD
 PARKER, CO 80134

SISTERS OF CHARITY OF LEAVENWORTH
 ATTN: LEASE ADMINISTRATION
 500 ELDORADO BLVD STE 4200
 BROOMFIELD, CO 80021

MOJAVE INVESTMENTS LLC
 122 HENRY CHARLES ST
 BILLINGS, MT 59106

RT INVESTMENTS INC, CTAL
 331 MORNINGSTAR LN N
 BILLINGS, MT 59105

BEARTOOTH BANK
 C/O BRAVERA
 120 1ST AVE N
 BOZEMAN, MT 59701

MONTANA SAPPHIRE LLC
 PO BOX 2407
 BIGFOOT, MT 59911

BIMBROOK II, LLC
 PO BOX 80208
 BILLINGS, MT 59108

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 02015_34 7/01/22 MDE