

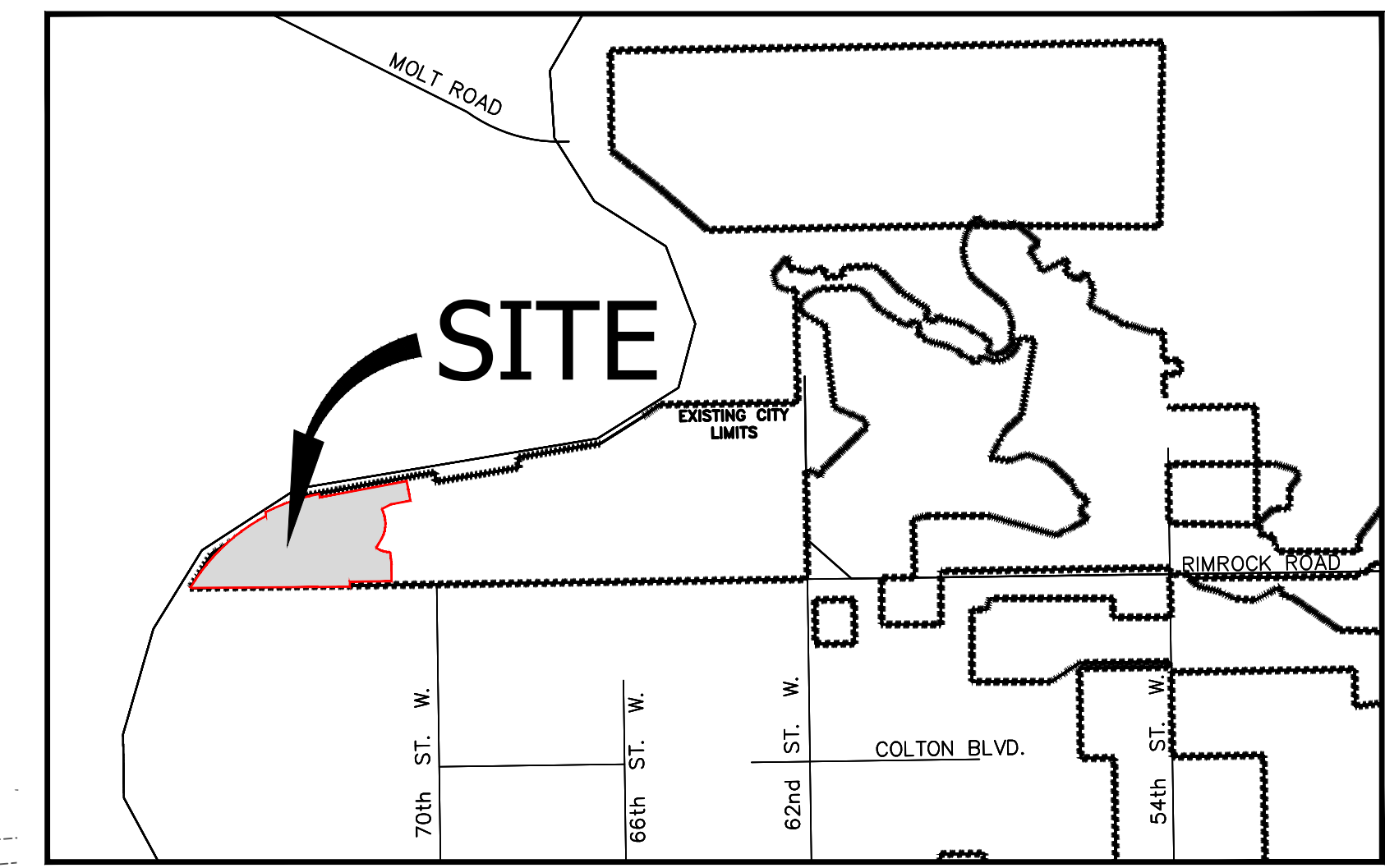
PRELIMINARY PLAT OF TRESTLES SUBDIVISION

OF LOTS 15 AND 16, BLOCK 3; OF COPPER RIDGE SUBDIVISION, 7TH FILING AND LOT 15A, BLOCK 3; OF COPPER RIDGE SUBDIVISION 8TH FILING SITUATED IN THE SE1/4 OF SECTION 26, T. 1 N., R. 24 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : WH COPPER RIDGE 54 LLC.

PREPARED BY : **sanbell**

JULY, 2025
BILLINGS, MONTANA



VICINITY MAP

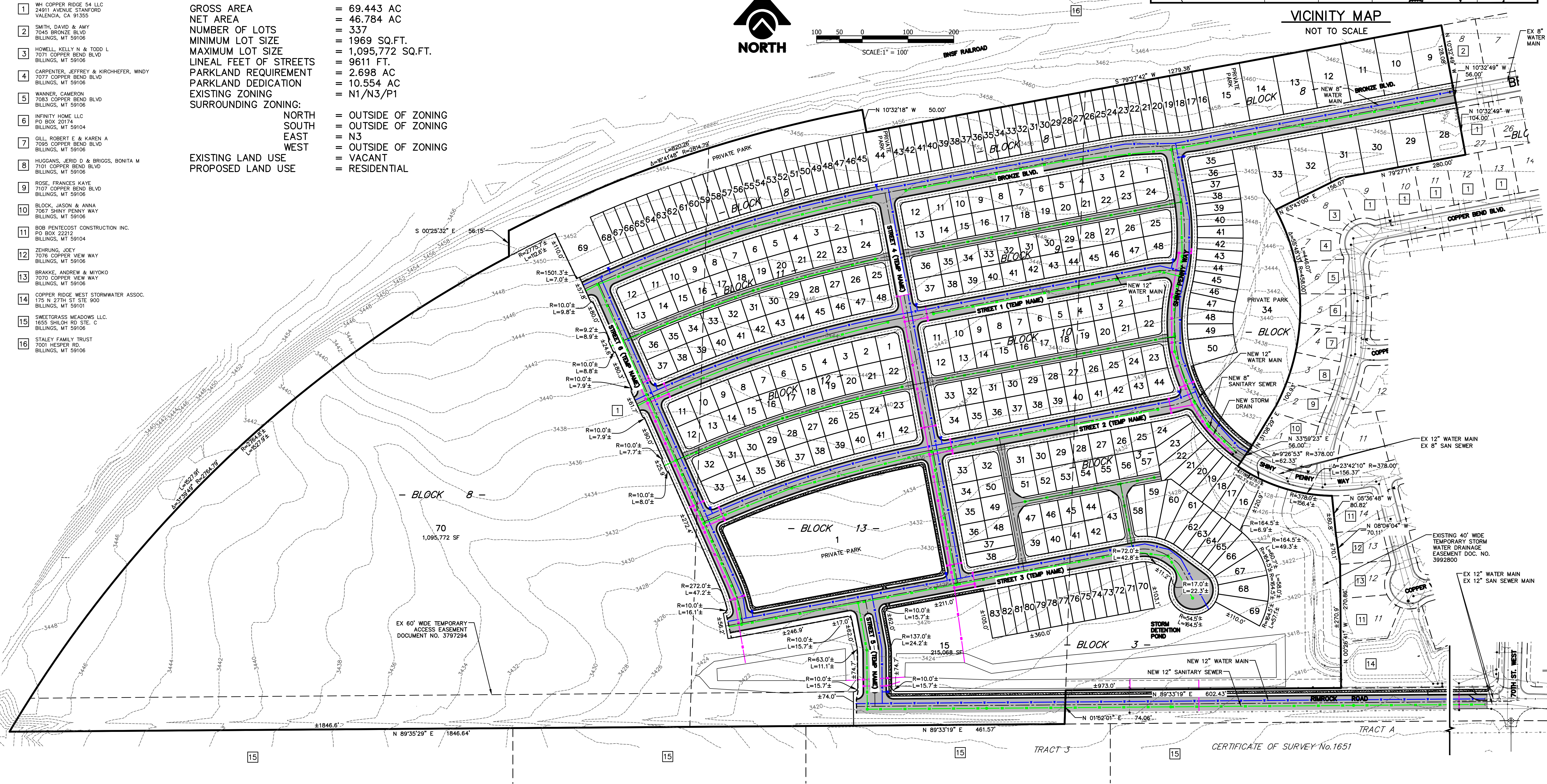
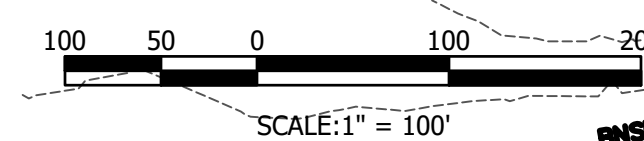
NOT TO SCALE

OWNERSHIPS

- 1 WH COPPER RIDGE 54 LLC
24911 AVENUE STANFORD
VALENCIA, CA 91355
- 2 SMITH, DAVID & AMY
7045 BRONZE BLVD
BILLINGS, MT 59106
- 3 HOWELL, KELLY N & TODD L
7071 COPPER BEND BLVD
BILLINGS, MT 59106
- 4 CARPENTER, JEFFREY & KIRSCHEFER, WINDY
7077 COPPER BEND BLVD
BILLINGS, MT 59106
- 5 WANNER, CAMERON
7083 COPPER BEND BLVD
BILLINGS, MT 59106
- 6 INFINITY HOME LLC
PO BOX 20174
BILLINGS, MT 59104
- 7 GILL, ROBERT E. & KAREN A
7095 COPPER BEND BLVD
BILLINGS, MT 59106
- 8 HUGGANS, JERD D & BRIGGS, BONITA M
7101 COPPER BEND BLVD
BILLINGS, MT 59106
- 9 ROSE, FRANCES KAYE
7107 COPPER BEND BLVD
BILLINGS, MT 59106
- 10 BLOCK, JASON & ANNA
7067 SHINY PENNY WAY
BILLINGS, MT 59106
- 11 BOB PENTECOST CONSTRUCTION INC.
PO BOX 22212
BILLINGS, MT 59104
- 12 ZEHRUNGS, JOEY
7076 COPPER VIEW WAY
BILLINGS, MT 59106
- 13 BRAKKE, ANDREW & MIYOKO
7070 COPPER VIEW WAY
BILLINGS, MT 59106
- 14 COPPER RIDGE WEST STORMWATER ASSOC.
175 N 27TH ST STE 900
BILLINGS, MT 59101
- 15 SWEETGRASS MEADOWS LLC.
1655 SHILOH RD STE. C
BILLINGS, MT 59106
- 16 STALEY FAMILY TRUST
7001 HESPER RD.
BILLINGS, MT 59106

PLAT DATA

GROSS AREA	=	69.443 AC
NET AREA	=	46.784 AC
NUMBER OF LOTS	=	337
MINIMUM LOT SIZE	=	1969 SQ.FT.
MAXIMUM LOT SIZE	=	1,095,772 SQ.FT.
LINEAL FEET OF STREETS	=	9611 FT.
PARKLAND REQUIREMENT	=	2.698 AC
PARKLAND DEDICATION	=	10.554 AC
EXISTING ZONING	=	N1/N3/P1
SURROUNDING ZONING:		
NORTH	=	OUTSIDE OF ZONING
SOUTH	=	OUTSIDE OF ZONING
EAST	=	N3
WEST	=	OUTSIDE OF ZONING
EXISTING LAND USE	=	VACANT
PROPOSED LAND USE	=	RESIDENTIAL



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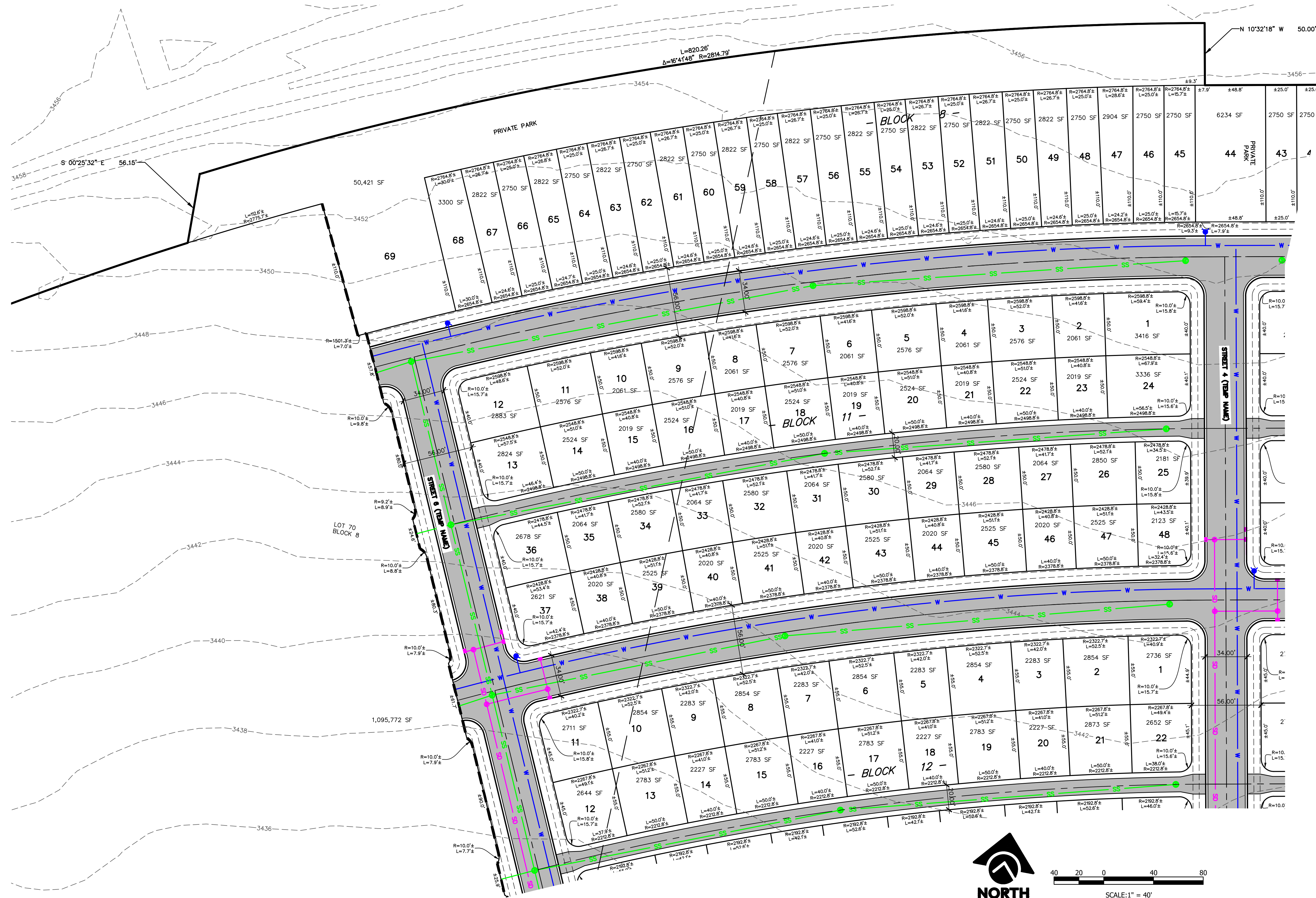
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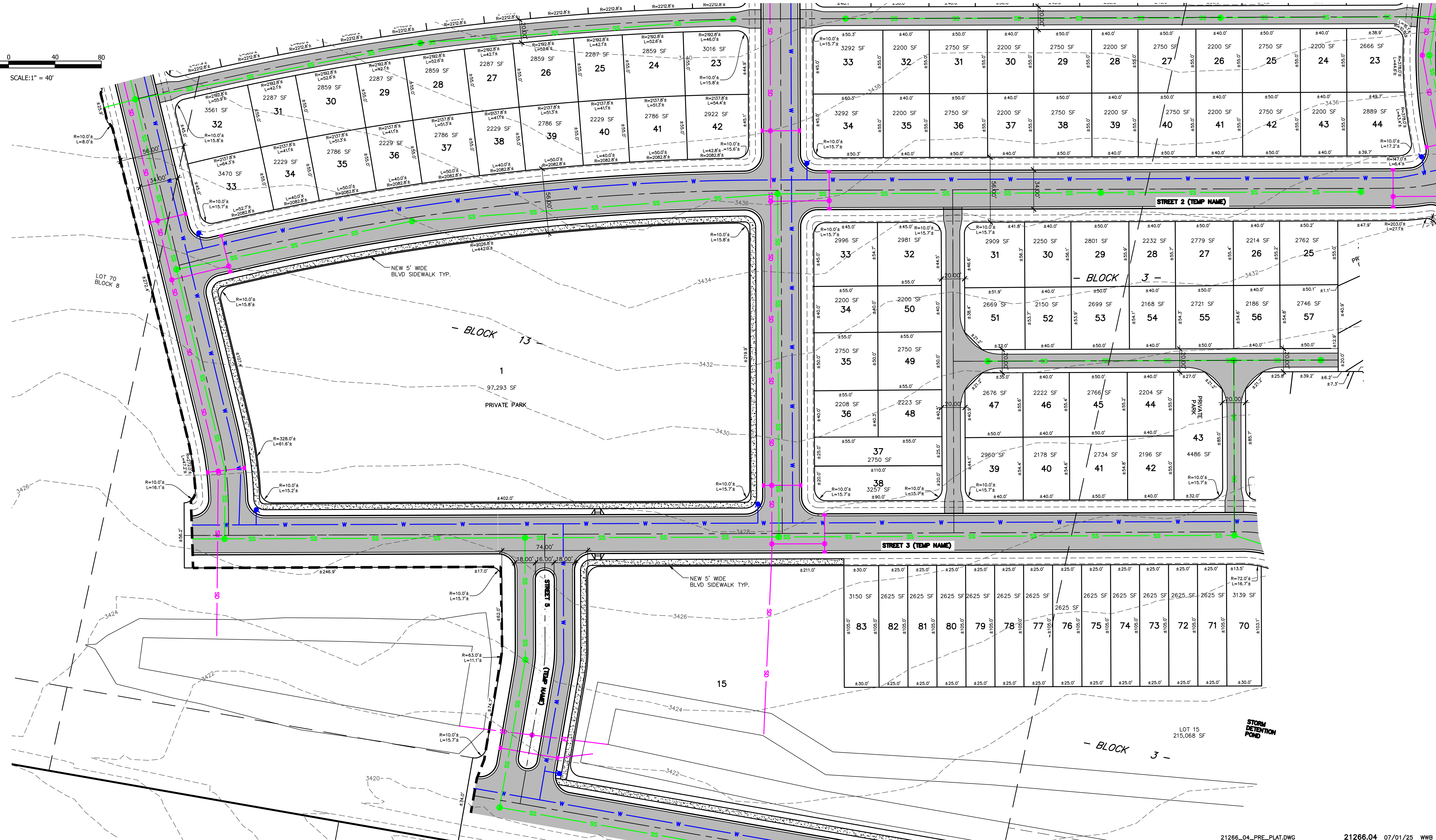
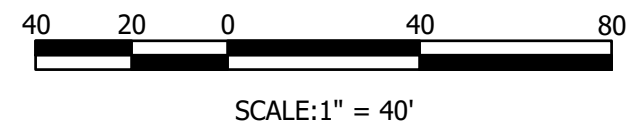
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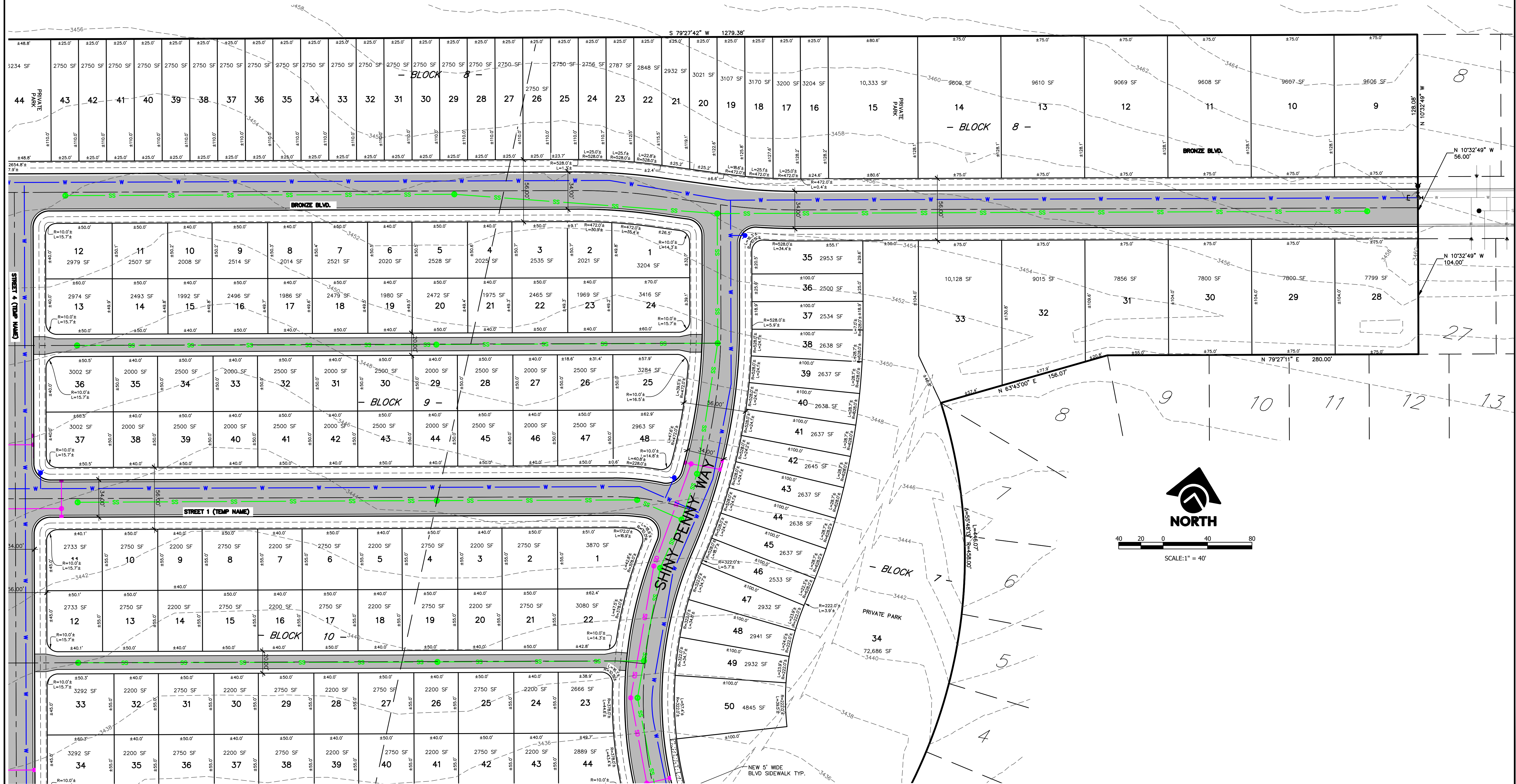
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