

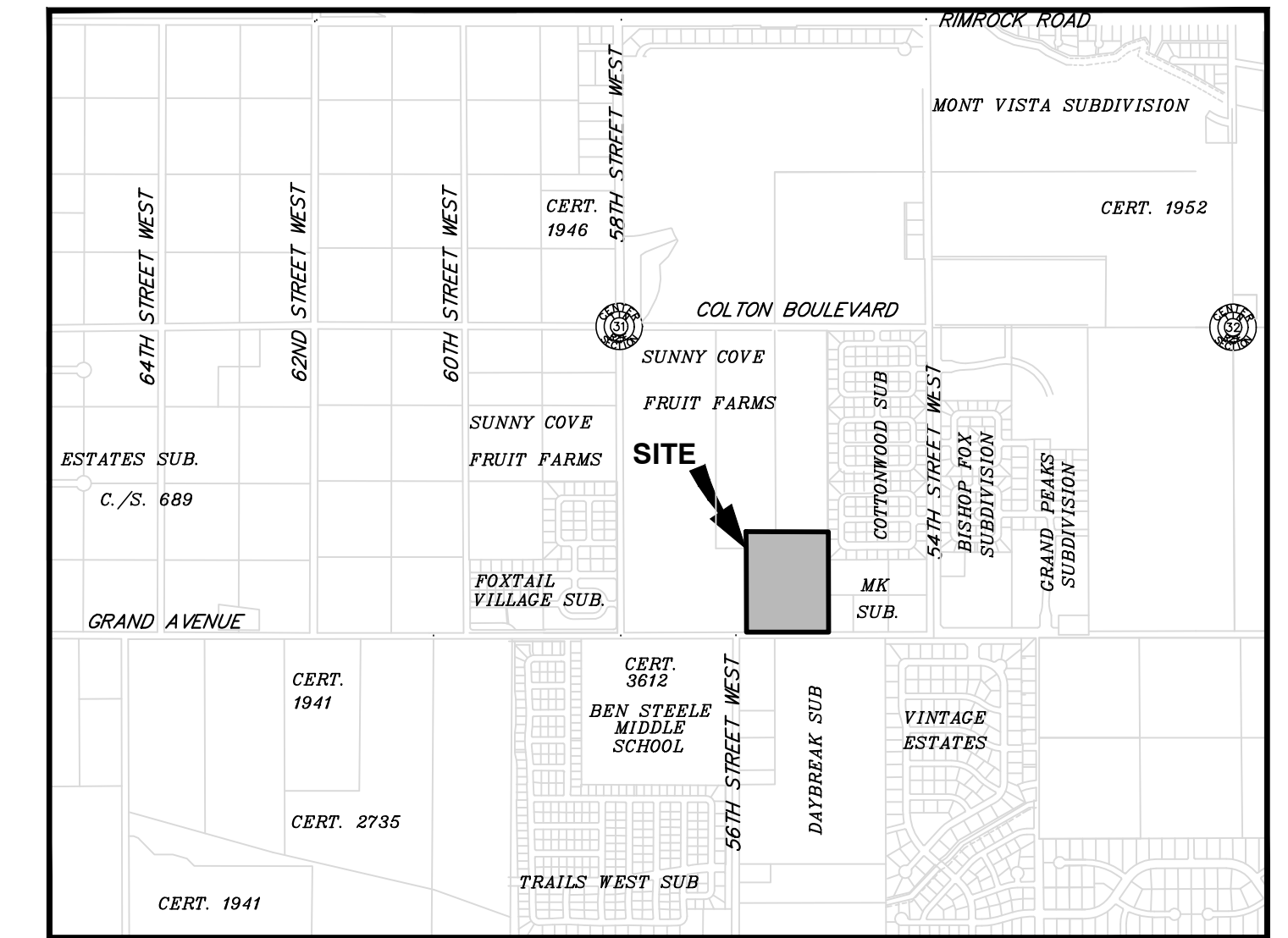
PRELIMINARY PLAT OF
HOMESTEAD ACRES SUBDIVISION
 BEING LOT 66A1A OF SUNNY COVE FRUIT FARMS
 SITUATED IN THE SE1/4 OF SECTION 31, T. 1 N., R. 25 E., P.M.M.
 YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : GRAND AVENUE LLC.

PREPARED BY : **sanbell**

FEBRUARY, 2026

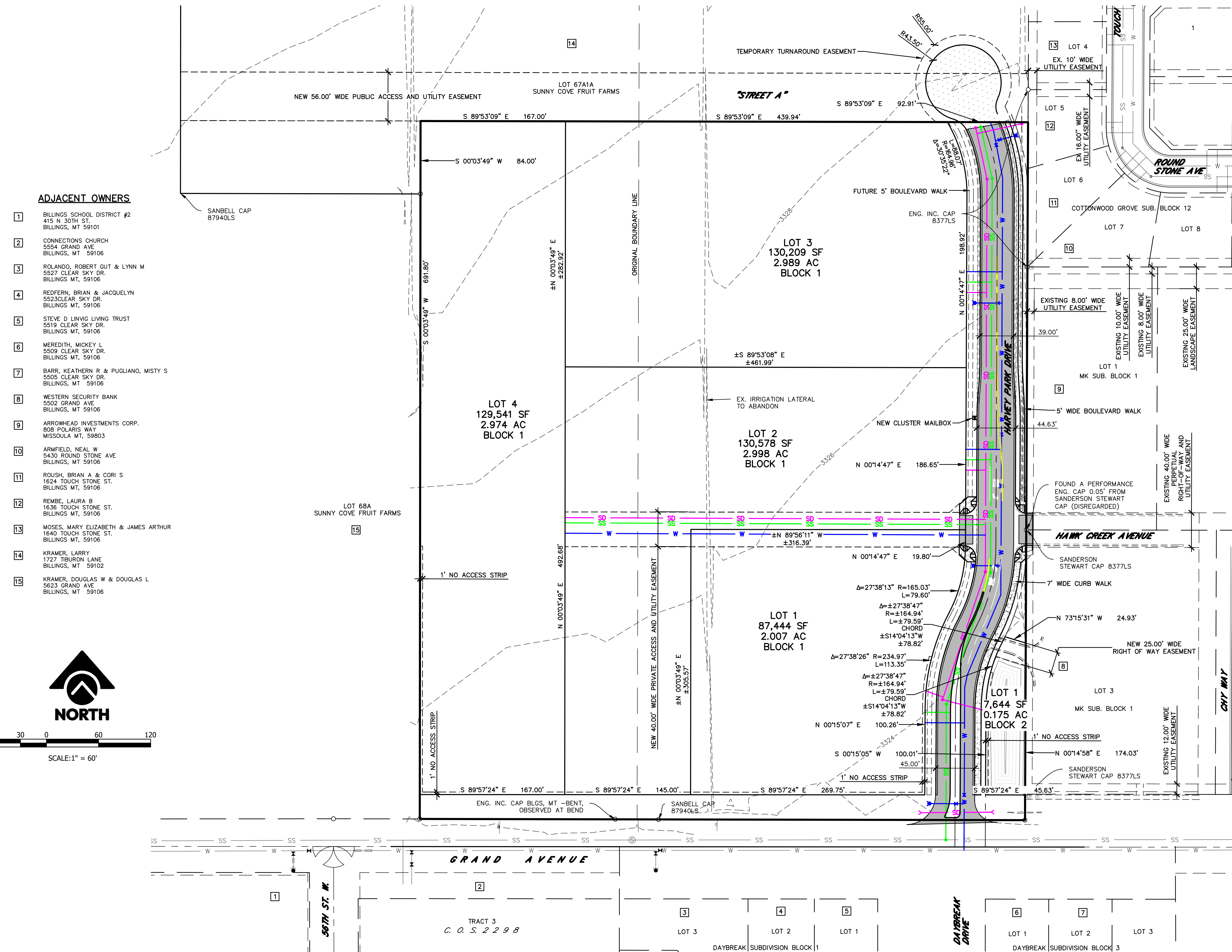
BILLINGS, MONTANA



VICINITY MAP
 NOT TO SCALE

PLAT DATA

GROSS AREA	=	12.893 AC
NET AREA	=	11.143 AC
NUMBER OF LOTS	=	5
MINIMUM LOT SIZE	=	0.175 AC
MAXIMUM LOT SIZE	=	2.998 AC
LINEAL FEET OF STREETS	=	845
PARKLAND REQUIREMENT	=	N/A
PARKLAND DEDICATION	=	N/A
EXISTING ZONING	=	AG
SURROUNDING ZONING:		
NORTH	=	N4 & P1
SOUTH	=	N3 & P2
EAST	=	N2, PUD, & NMU
WEST	=	AG
EXISTING LAND USE		
PROPOSED LAND USE	=	AG
PROPOSED LAND USE	=	CMU1



ADJACENT OWNERS

- 1 BILLINGS SCHOOL DISTRICT #2
415 N 30TH ST.
BILLINGS, MT 59101
- 2 CONNECTIONS CHURCH
5554 GRAND AVE
BILLINGS, MT 59106
- 3 ROLANDO, ROBERT GUT & LYNN M
5527 CLEAR SKY DR.
BILLINGS, MT, 59106
- 4 REDFERN, BRIAN & JACQUELYN
5523 CLEAR SKY DR.
BILLINGS, MT, 59106
- 5 STEVE D LIVING LIVING TRUST
5519 CLEAR SKY DR.
BILLINGS, MT, 59106
- 6 MEREDITH, MICKY L.
5509 CLEAR SKY DR.
BILLINGS, MT, 59106
- 7 BARR, KEATHERN R & PUGLIANO, MISTY S
5505 CLEAR SKY DR.
BILLINGS, MT 59106
- 8 WESTERN SECURITY BANK
5502 GRAND AVE
BILLINGS, MT 59106
- 9 ARROWHEAD INVESTMENTS CORP.
808 POLARIS WAY
MISSOULA, MT, 59803
- 10 ARMFIELD, NEAL W
5430 ROUND STONE AVE
BILLINGS, MT 59106
- 11 ROUSH, BRIAN A & CORI S
1624 TOUCH STONE ST.
BILLINGS, MT, 59106
- 12 REMBE, LAURA B
1636 TOUCH STONE ST.
BILLINGS, MT, 59106
- 13 MOSES, MARY ELIZABETH & JAMES ARTHUR
1640 TOUCH STONE ST.
BILLINGS, MT, 59106
- 14 KRAMER, LARRY
1727 TRIBUN LANE
BILLINGS, MT 59102
- 15 KRAMER, DOUGLAS W & DOUGLAS L
5623 GRAND AVE
BILLINGS, MT 59106

