

REFLECTIONS at COPPER RIDGE SUBDIVISION, SECOND FILING

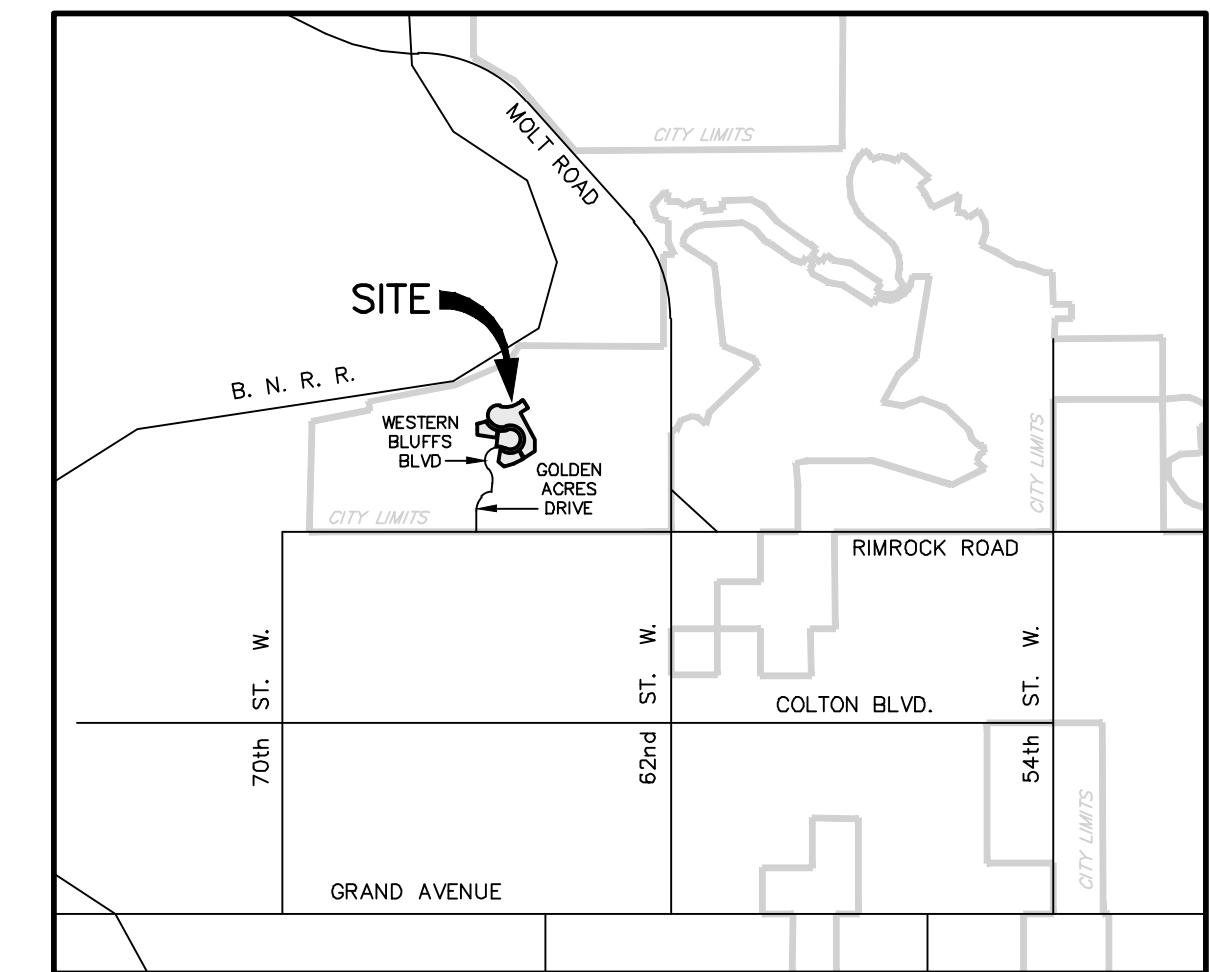
BEING LOTS 10 & 11, BLOCK 2 AND LOTS 12 & 13, BLOCK 3, REFLECTIONS AT COPPER RIDGE SUBDIVISION
SITUATED IN THE SE1/4 OF SECTION 25, T. 1 N., R. 24 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : REFLECTIONS AT COPPER RIDGE, LLC

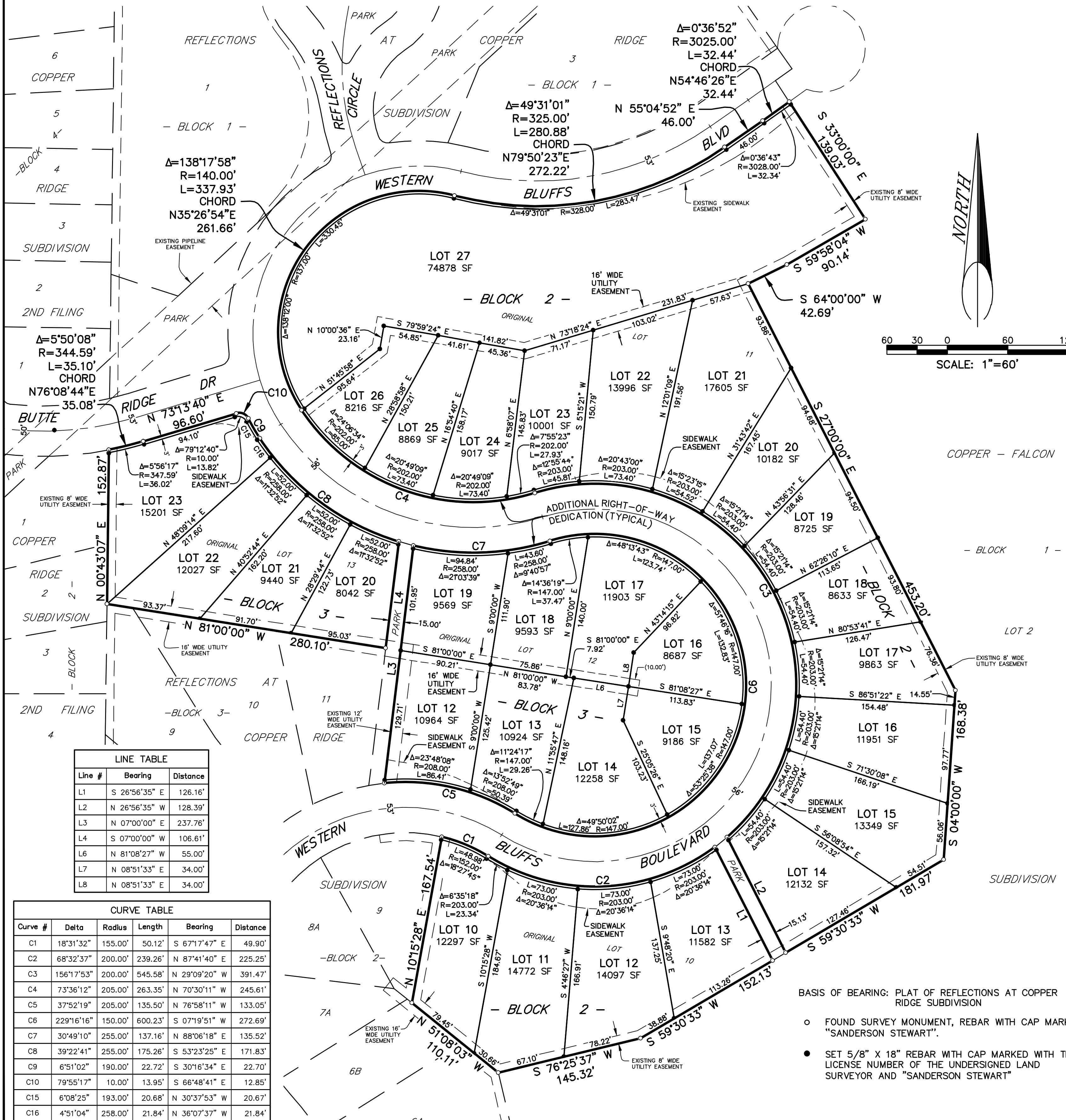
MAY, 2012

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE



Line #	Bearing	Distance
L1	S 26°56'35" E	126.16'
L2	N 26°56'35" W	128.39'
L3	N 07°00'00" E	237.76'
L4	S 07°00'00" W	106.61'
L6	N 81°08'27" W	55.00'
L7	N 08°51'33" E	34.00'
L8	N 08°51'33" E	34.00'

Curve #	Delta	Radius	Length	Bearing	Distance
C1	18°31'32"	155.00'	50.12'	S 67°17'47" E	49.90'
C2	68°32'37"	200.00'	239.26'	N 87°41'40" E	225.25'
C3	156°17'53"	200.00'	545.58'	N 29°09'20" W	391.47'
C4	73°36'12"	205.00'	263.35'	N 70°30'11" W	245.61'
C5	37°52'19"	205.00'	135.50'	N 76°58'11" W	133.05'
C6	229°16'16"	150.00'	600.23'	S 07°19'51" W	272.69'
C7	30°49'10"	255.00'	137.16'	N 88°06'18" E	135.52'
C8	39°22'41"	255.00'	175.26'	S 53°23'25" E	171.83'
C9	6°51'02"	190.00'	22.72'	S 30°16'34" E	22.70'
C10	79°55'17"	10.00'	13.95'	S 66°48'41" E	12.85'
C15	6°08'25"	193.00'	20.68'	N 30°37'53" W	20.67'
C16	4°51'04"	258.00'	21.84'	N 36°07'37" W	21.84'

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
County of Yellowstone) ss

The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of May 2012, a survey was performed under his supervision of a tract of land to be known as REFLECTIONS AT COPPER RIDGE SUBDIVISION, SECOND FILING, in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that the monuments found and set are of the character and occupy the positions shown hereon and that the gross area is 406,994 square feet (9.343 acres) and the net area is 397,959 square feet (9.136 acres).

SANDERSON STEWART
By: _____
Montana Registration No. _____

STATE OF MONTANA)
County of Yellowstone) ss

Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this ____ day of _____, 20__.

Notary Public in and for the State of Montana

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
County of Yellowstone) ss

We hereby certify that we have examined the annexed and foregoing PLAT OF REFLECTIONS AT COPPER RIDGE SUBDIVISION, SECOND FILING, and find that said plat conforms with the requirements of the laws of the State of Montana, and the requirements of The Yellowstone County Board of Planning. It is therefore approved and the dedication to public use of any and all lands shown on this plat as being dedicated to such use are accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA, this day of _____, 20__.

CITY OF BILLINGS, MONTANA
By: _____ Mayor Attest: _____ City Clerk

CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City Attorney's office and is acceptable as to form.

Date: _____
Reviewed by: _____

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b)/76-3-207(3), M.C.A.

Date: _____
Yellowstone County Treasurer
By: _____ Deputy

SUBDIVISION IMPROVEMENT AGREEMENT

Document No. _____

CONSENT TO PLATTING
Document No. _____

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
County of Yellowstone) ss

KNOW ALL MEN BY THESE PRESENTS: That REFLECTIONS AT COPPER RIDGE, LLC, the owner of the following described tract of land, does hereby certify that it has caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract being situated in the SE1/4 of Section 25, T. 1 N., R. 24 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Lots 10 & 11, Block 2 and Lots 12 & 13, Block 3, Reflections at Copper Ridge Subdivision, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3439662.

The park requirement for this subdivision has been previously met.

The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair and removal of their lines over, under and across the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever. Said tract to be known and designated as REFLECTIONS AT COPPER RIDGE SUBDIVISION, SECOND FILING, and the lands included in all streets, avenues, and parks as shown on the annexed plat are hereby granted and donated to the use of the public forever.

REFLECTIONS AT COPPER RIDGE, LLC
By: _____
Title: _____

NOTICE OF APPROVAL

STATE OF MONTANA)
County of Yellowstone) ss

On this ____ day of _____, 20__, before me, the undersigned Notary Public for the State of Montana, personally appeared _____, known to me to be the person who signed the foregoing instrument as _____ of REFLECTIONS AT COPPER RIDGE, LLC, and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana

NOTICE OF APPROVAL

STATE OF MONTANA)
County of Yellowstone) ss

This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

Date: _____ President
Executive Secretary

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that annexed and foregoing plat conforms with Section 76-4-125(2)(d), M.C.A., for the removal of sanitary restrictions since the plat is inside a master planning area and said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

IN WITNESS WHEREOF, I have executed this CERTIFICATE OF APPROVAL this ____ day of _____, 20__.

City Engineer's Office

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting and find that said plat conforms with the requirements of the laws of the State of Montana, and that said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as circumstances will permit.

Examining Land Surveyor _____ Date _____