

Resubmittal

# PRELIMINARY PLAT OF REFLECTIONS at COPPER RIDGE SUBDIVISION THIRD FILING

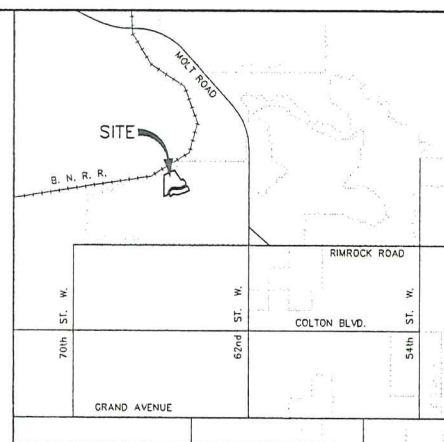
BEING LOTS 1, 2, 3 & PARKLAND IN BLOCK 1 AND VACATED REFLECTIONS CIRCLE RIGHT-OF-WAY IN REFLECTIONS AT COPPER RIDGE SUBDIVISION AND LOT 25 IN BLOCK 2 OF REFLECTIONS AT COPPER RIDGE SUBDIVISION, SECOND FILING SITUATED IN THE SE1/4 OF SECTION 25, T. 1 N., R. 24 E., P.M.M. IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : REFLECTIONS AT COPPER RIDGE, LLC

JANUARY, 2012

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



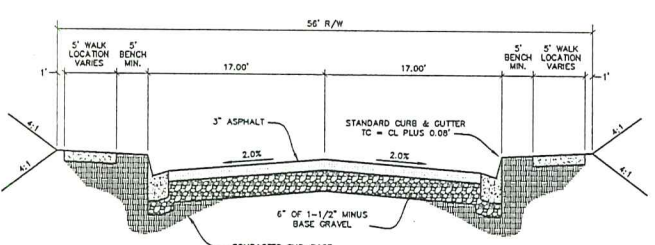
VICINITY MAP  
NOT TO SCALE



TRACT 7  
TRACT 8  
C.O.S. No. 1380  
 $\Delta = 11^{\circ}04'34''$   
 $R = 1712.04'$   
 $L = 330.96'$   
CHORD  
 $N65^{\circ}35'55''E$   
 $330.45'$

### PLAT DATA

GROSS AREA	=	±7.454 AC
NET AREA	=	±7.403 AC
NUMBER OF LOTS	=	21
MINIMUM LOT SIZE	=	±7,980 SF
MAXIMUM LOT SIZE	=	±21,255 SF
LINEAL FEET OF STREETS	=	±925.7
ORIGINAL PARKLAND	=	44,236 SF
PROPOSED PARKLAND	=	44,429 SF
EXISTING ZONING	=	R-7000
SURROUNDING ZONING:		
NORTH	=	R-15000
SOUTH	=	R-7000
EAST	=	R-9600
WEST	=	R-7000R
EXISTING LAND USE	=	RESIDENTIAL
PROPOSED LAND USE	=	RESIDENTIAL



TYPICAL ROAD SECTION  
NOT TO SCALE

