

PRELIMINARY PLAT OF

# COPPER RIDGE SUBDIVISION, 5TH FILING

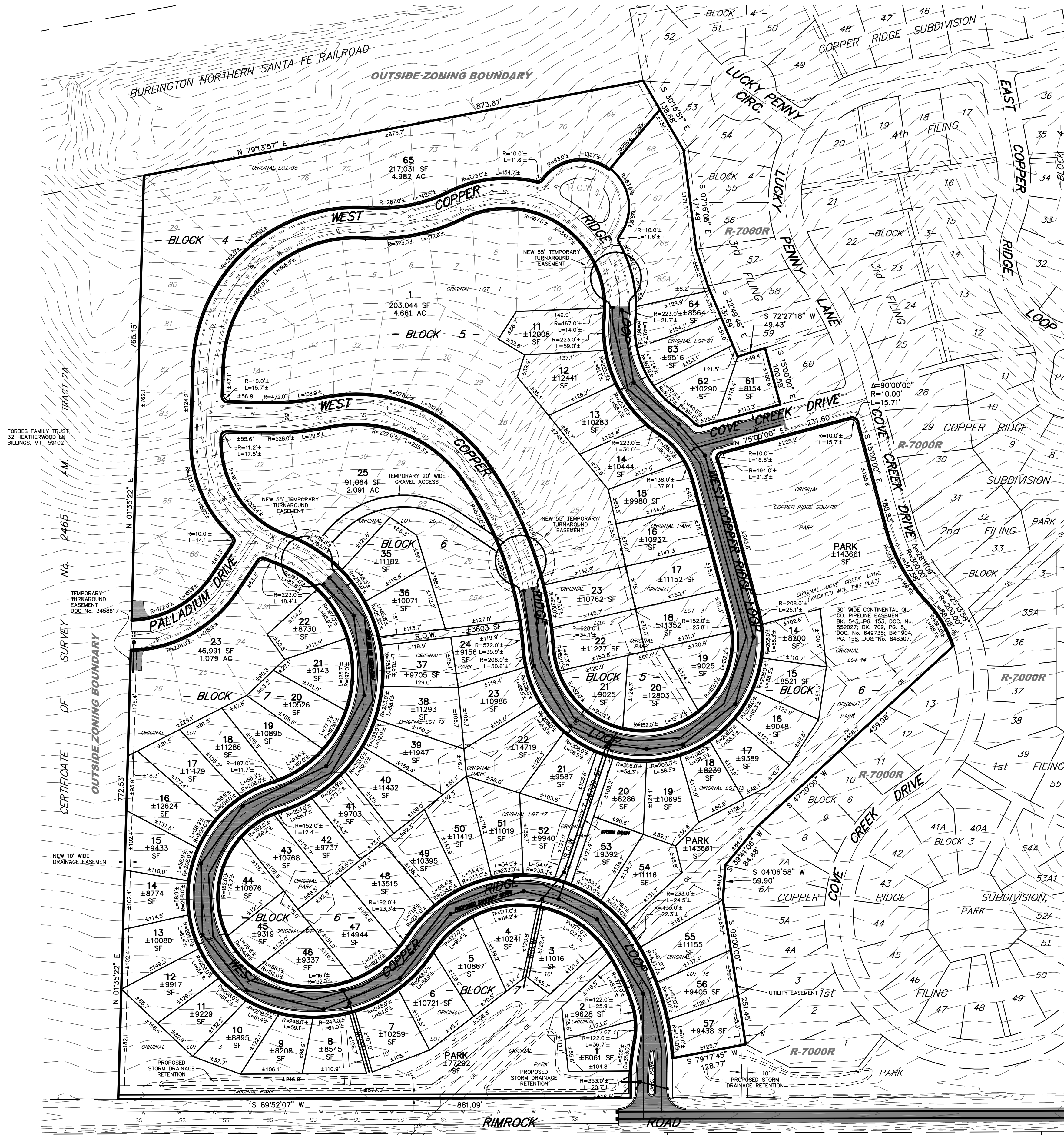
BEING LOT 35 OF BLOCK 4, ALL OF BLOCKS 5, 6, & 7, AND COPPER RIDGE SQUARE (PARK) WITHIN COPPER RIDGE SUBDIVISION, 2ND FILING AND LOT 61 OF BLOCK 4 WITHIN COPPER RIDGE SUBDIVISION, THIRD FILING SITUATED IN THE SW1/4 OF SECTION 25, T. 1 N., R. 24 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : COPPER RIDGE DEVELOPMENT CORP.

MAY, 2013

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



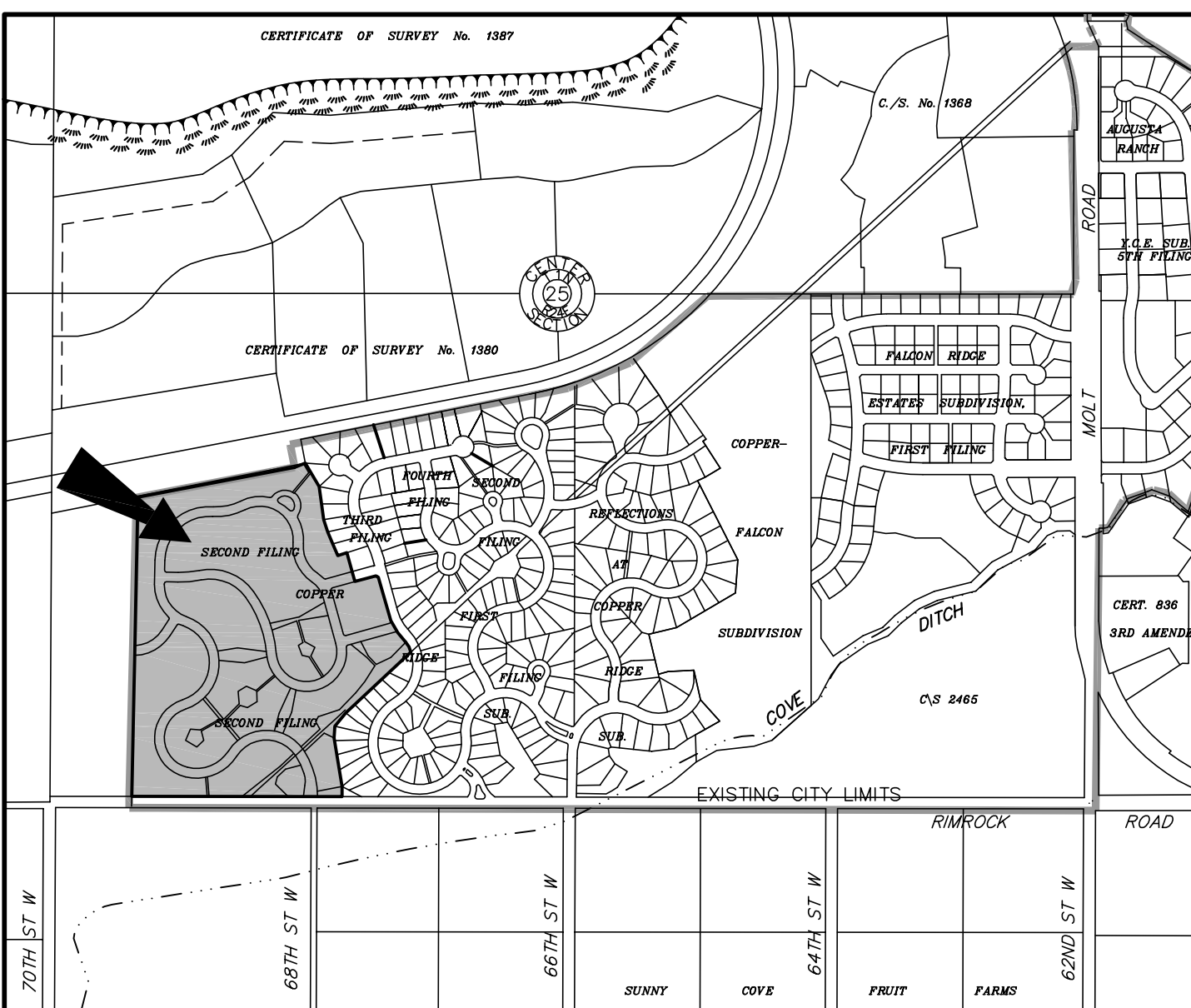
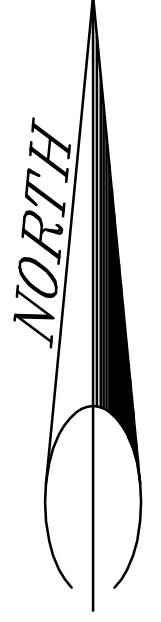
**ADJACENT OWNERS**

- LOT 52, BLK 4, COPPER RIDGE SUB, 3RD FLG  
COPPER RIDGE DEVELOPMENT CORPORATION  
175 N 27TH ST STE 940  
BILLINGS, MT 59101
- LOT 53, BLK 4, COPPER RIDGE SUB, 3RD FLG  
COPPER RIDGE DEVELOPMENT CORPORATION  
175 N 27TH ST STE 940  
BILLINGS, MT 59101
- LOT 54, BLK 4, COPPER RIDGE SUB, 3RD FLG  
COPPER RIDGE DEVELOPMENT CORPORATION  
175 N 27TH ST STE 940  
BILLINGS, MT 59101
- LOT 55, BLK 4, COPPER RIDGE SUB, 3RD FLG  
SMON, DEANNA K  
3382 LUCKY PENNY LN  
BILLINGS, MT 59106
- LOT 56, BLK 4, COPPER RIDGE SUB, 3RD FLG  
ORMSBY, STEVE  
3374 LUCKY PENNY LN  
BILLINGS, MT 59106
- LOT 57, BLK 4, COPPER RIDGE SUB, 3RD FLG  
OAKLAND BUILT HOMES INC  
175 N 27TH ST STE 940  
BILLINGS, MT 59101
- LOT 58, BLK 4, COPPER RIDGE SUB, 3RD FLG  
OAKLAND BUILT HOMES INC  
175 N 27TH ST STE 940  
BILLINGS, MT 59101
- LOT 59, BLK 4, COPPER RIDGE SUB, 3RD FLG  
COPPER RIDGE DEVELOPMENT CORPORATION  
175 N 27TH ST STE 940  
BILLINGS, MT 59101
- LOT 60, BLK 4, COPPER RIDGE SUB, 3RD FLG  
RANDALL, TYLER & JENNIFER  
3501 COPPER RIDGE LOOP  
BILLINGS, MT 59106
- LOT 28, BLK 3, COPPER RIDGE SUB, 2ND FLG  
PANSLEY, TROY A & ERICA L  
3345 LUCKY PENNY LN  
BILLINGS, MT 59106
- LOT 29, BLK 3, COPPER RIDGE SUB, 2ND FLG  
RICHMOND, AUSTIN J & KAYCE S  
2402 BITTON DR  
BILLINGS, MT 59105
- LOT 30, BLK 3, COPPER RIDGE SUB, 2ND FLG  
LABBE, JENNY & RICHARD  
3352 LUCKY PENNY LN  
BILLINGS, MT 59106
- LOT 31, BLK 3, COPPER RIDGE SUB, 2ND FLG  
ZAKMLA, JEFFREY S  
3315 LUCKY PENNY LN  
BILLINGS, MT 59106
- LOT 32, BLK 3, COPPER RIDGE SUB, 2ND FLG  
EGGE, PETER A & MEGAN J  
6747 COVE CREEK DR  
BILLINGS, MT 59106
- LOT 33, BLK 3, COPPER RIDGE SUB, 2ND FLG  
SOMES, PHILIP A & MERRI L  
6745 COVE CREEK DR  
BILLINGS, MT 59106
- PARKLAND IN BLK 3, COPPER RIDGE SUB, 2ND FLG  
CITY OF BILLINGS  
PO BOX 1178  
BILLINGS, MT 59103
- LOT 35A, BLK 3, COPPER RIDGE SUB, 1ST FLG  
HAFTER, KYLE A & SHERRI R  
6741 COVE CREEK DR  
BILLINGS, MT 59106
- LOT 36, BLK 3, COPPER RIDGE SUB, 1ST FLG  
WEBER, RICHARD B  
6739 COVE CREEK DR  
BILLINGS, MT 59106
- LOT 13, BLK 6, COPPER RIDGE SUB, 1ST FLG  
GUTHRIE, TROY P & JESSICA J  
6730 COVE CREEK DR  
BILLINGS, MT 59106
- LOT 12, BLK 6, COPPER RIDGE SUB, 1ST FLG  
WEBER, RICHARD B  
6728 COVE CREEK DR  
BILLINGS, MT 59106
- LOT 11, BLK 6, COPPER RIDGE SUB, 1ST FLG  
TOSSON, RAIN M  
6726 COVE CREEK DR  
BILLINGS, MT 59106
- LOT 10, BLK 6, COPPER RIDGE SUB, 1ST FLG  
WEBER, RICHARD B  
6724 COVE CREEK DR  
BILLINGS, MT 59106
- LOT 9, BLK 6, COPPER RIDGE SUB, 1ST FLG  
BARNFIELD, JASON D & CALLE M  
6724 COVE CREEK DR  
BILLINGS, MT 59106
- LOT 8, BLK 6, COPPER RIDGE SUB, 1ST FLG  
EVANSON, RONALD D  
6722 COVE CREEK DR  
BILLINGS, MT 59106
- LOT 7A, BLK 6, COPPER RIDGE SUB, 1ST FLG  
HALE, BROOKE  
81 LOWER LUTHER RD  
RED LODGE, MT 59908
- LOT 6A, BLK 6, COPPER RIDGE SUB, 1ST FLG  
LANGVA, SAM & DIANNA  
6718 COVE CREEK DR  
BILLINGS, MT 59106
- LOT 5A, BLK 6, COPPER RIDGE SUB, 1ST FLG  
GRUSONIK, WILLIAM C &  
6716 COVE CREEK DR  
BILLINGS, MT 59106
- LOT 4A, BLK 6, COPPER RIDGE SUB, 1ST FLG  
TAYLOR, JAMES SCOTT  
6714 COVE CREEK DR  
BILLINGS, MT 59106
- LOT 3, BLK 6, COPPER RIDGE SUB, 1ST FLG  
FULTON, EILEEN M & MATTHEW E  
6712 COVE CREEK DR  
BILLINGS, MT 59106
- LOT 2, BLK 6, COPPER RIDGE SUB, 1ST FLG  
WOMBOLT, ANTHONY W & AMANDA K  
6710 COVE CREEK DR  
BILLINGS, MT 59106
- PARKLAND IN BLK 6, COPPER RIDGE SUB, 1ST FLG  
CITY OF BILLINGS  
PO BOX 1178  
BILLINGS, MT 59103

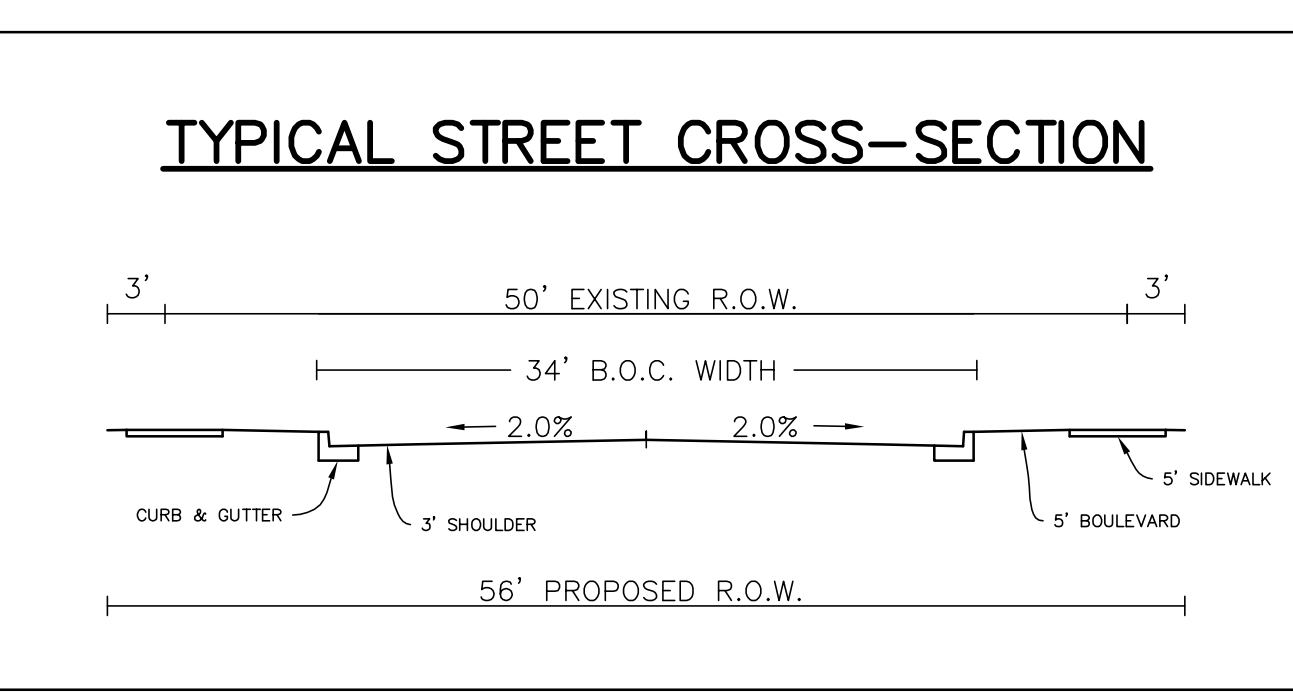
UNPLATTED RESIDENTIAL - 15000 SUNNY COVE FRUIT FARMS

HAGEMAN FARMS  
7 GOODWILL CT  
NEWPORT BEACH, CA 92663

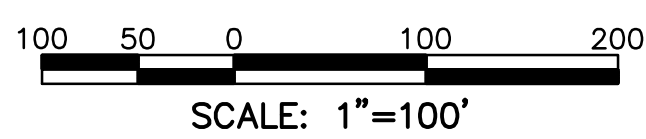
HAGEMAN FARMS  
7 GOODWILL CT  
NEWPORT BEACH, CA 92663



**VICINITY MAP**  
NOT TO SCALE



**TYPICAL STREET CROSS-SECTION**



**PLAT DATA**

GROSS AREA	=	36.238 AC
NET AREA	=	±30.222 AC
NUMBER OF LOTS	=	77
MINIMUM LOT SIZE	=	±8,061 SF
MAXIMUM LOT SIZE	=	±217,031 SF
EXISTING ZONING	=	RESIDENTIAL-7000 RESTRICTED
SURROUNDING ZONING:		
NORTH	=	OUTSIDE ZONING BOUNDARY
SOUTH	=	RESIDENTIAL-15000
EAST	=	RESIDENTIAL -7000 RESTRICTED
WEST	=	OUTSIDE ZONING BOUNDARY
EXISTING LAND USE	=	VACANT
PROPOSED LAND USE	=	RESIDENTIAL DEVELOPMENT
PARKLAND VACATION	=	±59,547 SF
PARKLAND DEDICATION	=	±80,969 SF
TOTAL PROPOSED PARKLAND	=	±220,945 SF (5.072 AC)