

MONUMENT DETAIL
SCALE: 1"=30'

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. JULY, 2013
PREPARED BY : SANDERSON STEWART BILLINGS, MONTANA

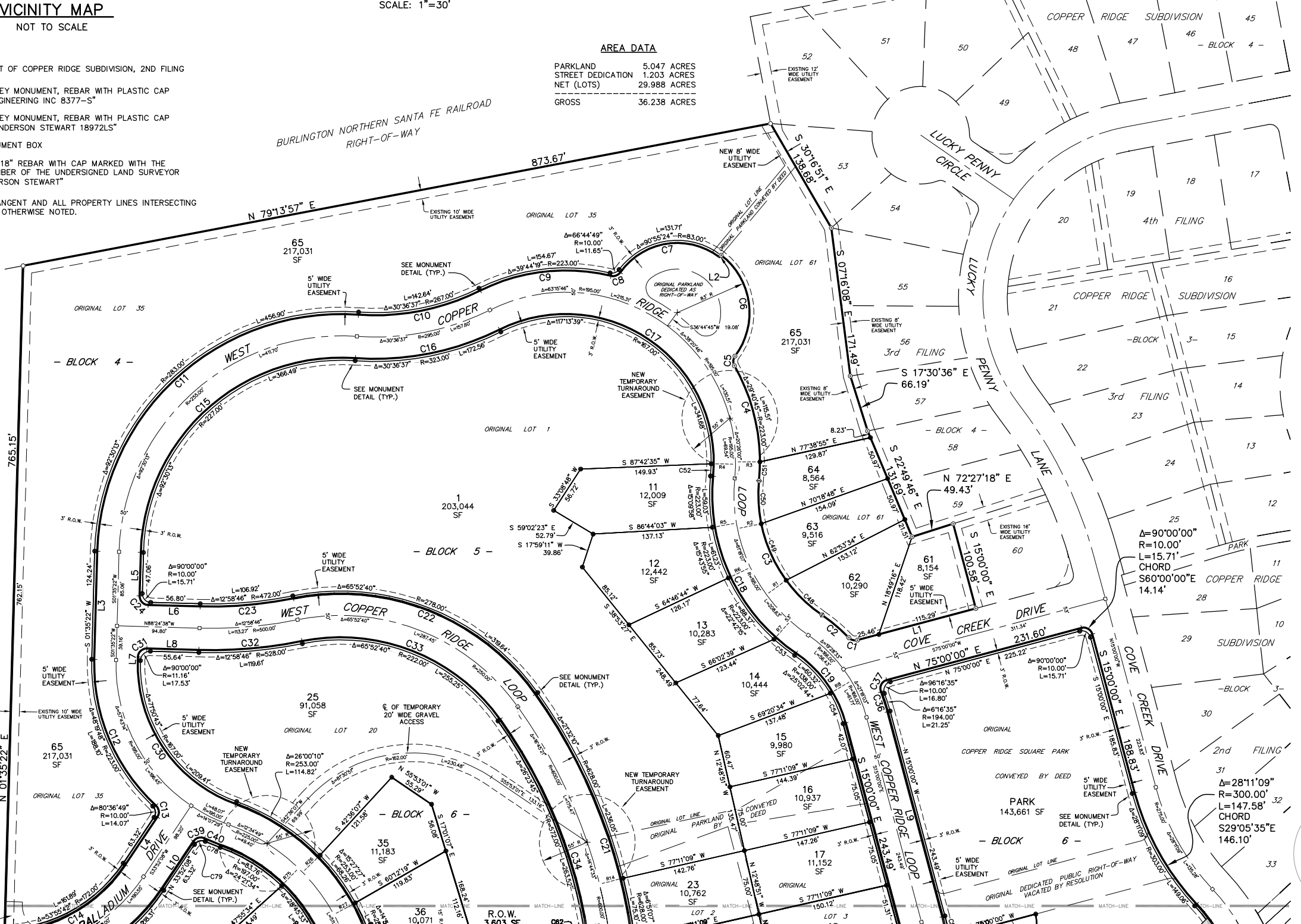
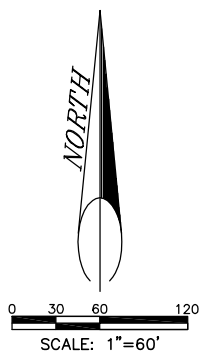
AREA DATA

PARKLAND	5.047 ACRES
STREET DEDICATION	1.203 ACRES
NET (LOTS)	29.988 ACRES
GROSS	36.238 ACRES

BASIS OF BEARING: PLAT OF COPPER RIDGE SUBDIVISION, 2ND FILING

- FOUND SURVEY MONUMENT, REBAR WITH PLASTIC CAP MARKED "ENGINEERING INC 8377-S"
- FOUND SURVEY MONUMENT, REBAR WITH PLASTIC CAP MARKED "SANDERSON STEWART 18972LS"
- FOUND MONUMENT BOX
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"

NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.



BOUNDARY CURVE TABLE					
Curve #	Delta	Radius	Length	Ch. Bearing	Ch. Dist.
C1	61°11'32"	10.00'	10.68'	N 74°24'14" W	10.18'
C2	11°58'08"	194.00'	40.53'	N 49°47'32" W	40.44'
C3	61°18'07"	167.00'	178.68'	N 25°07'33" W	170.28'
C4	35°15'19"	83.00'	137.22'	N 12°06'09" W	135.06'
C5	66°44'49"	10.00'	11.65'	N 03°38'37" E	11.00'
C6	89°37'10"	83.00'	129.82'	S 69°27'33" W	116.99'
C7	92°05'02"	80.00'	128.57'	S 81°15'29" W	115.18'
C8	68°30'09"	10.00'	11.96'	S 69°28'03" W	11.26'
C9	40°14'09"	220.00'	154.49'	S 83°36'03" W	151.34'
C10	30°36'37"	270.00'	144.25'	S 78°47'17" W	142.54'
C11	92°30'13"	280.00'	452.06'	S 47°50'29" W	404.54'
C12	48°58'19"	220.00'	188.04'	S 22°53'32" E	182.37'
C13	81°14'49"	10.00'	14.18'	S 06°45'17" E	13.02'
C14	53°59'36"	175.00'	164.91'	S 60°51'56" W	158.88'
C15	92°30'13"	230.00'	371.33'	N 47°50'29" E	332.30'
C16	30°36'37"	320.00'	170.96'	N 78°47'17" E	168.93'
C17	122°02'32"	170.00'	362.11'	S 55°29'45" E	297.43'
C18	61°18'07"	220.00'	235.38'	S 25°07'33" E	224.31'
C19	40°46'36"	141.00'	100.35'	S 35°23'18" E	98.24'
C20	190°59'09"	155.00'	516.67'	S 80°29'35" W	308.58'
C21	31°29'53"	625.00'	343.59'	N 19°45'47" W	339.28'
C22	65°52'40"	275.00'	316.19'	N 68°27'04" W	299.08'
C23	12°58'46"	475.00'	107.60'	S 85°05'59" W	107.37'
C24	90°00'00"	10.00'	15.71'	N 43°24'38" W	14.14'
C25	29°35'43"	430.00'	222.11'	N 17°59'23" W	219.65'
C26	114°08'37"	230.00'	458.20'	N 89°51'33" W	386.10'
C27	70°40'36"	195.00'	240.54'	S 68°24'26" W	225.58'
C28	148°46'56"	155.00'	402.49'	N 01°51'48" W	298.57'
C29	142°47'02"	250.00'	623.01'	N 01°08'10" E	473.86'
C30	71°50'43"	170.00'	213.17'	N 34°20'00" W	199.48'
C31	90°00'00"	10.00'	15.71'	N 46°35'22" E	14.14'
C32	12°58'46"	525.00'	118.93'	N 85°05'59" E	118.68'
C33	65°52'40"	225.00'	258.70'	S 68°27'04" E	244.69'
C34	31°29'53"	575.00'	316.10'	S 19°45'47" E	312.14'
C35	190°59'09"	205.00'	683.33'	N 80°29'35" E	408.12'
C36	71°3'54"	191.00'	24.11'	N 18°36'57" W	24.09'
C37	97°13'54"	10.00'	16.97'	N 26°23'03" E	15.01'
C38	54°49'21"	225.00'	215.29'	N 61°16'48" E	207.17'
C39	81°14'49"	10.00'	14.18'	N 74°29'33" E	13.02'
C40	5°22'19"	220.00'	20.63'	S 67°34'12" E	20.62'
C41	142°47'02"	200.00'	498.41'	S 01°08'10" W	379.09'
C42	148°46'56"	205.00'	532.33'	S 01°51'48" E	394.88'
C43	70°40'36"	245.00'	302.22'	N 68°24'26" E	283.42'
C44	114°08'37"	180.00'	358.59'	S 89°51'33" E	302.17'
C45	14°59'47"	380.00'	99.46'	S 25°17'21" E	99.18'
C46	29°25'38"	125.00'	64.20'	S 03°04'39" E	63.50'
C47	11°46'04"	350.00'	71.88'	S 05°45'09" W	71.76'

RADIAL TABLE		RADIAL TABLE		RADIAL TABLE	
Radial #	Bearing	Radial #	Bearing	Radial #	Bearing
R1	S 53°58'58" E	R26	S 45°44'49" W	R51	S 84°23'24" W
R2	N 78°28'37" E	R27	S 61°12'16" W	R52	S 59°34'49" W
R3	S 89°56'57" W	R28	S 76°06'23" W	R53	S 52°24'30" W
R4	S 89°17'23" E	R29	S 79°31'09" W	R54	S 12°52'33" W
R5	N 80°21'32" E	R30	N 84°26'26" W	R55	S 09°38'17" W
R6	N 64°37'38" E	R31	N 47°20'44" W	R56	S 27°20'42" E
R7	N 41°55'23" E	R32	N 30°45'43" W	R57	N 56°55'51" W
R8	S 59°16'08" W	R33	S 22°08'48" E	R58	N 36°24'06" W
R9	S 83°57'42" W	R34	S 48°14'03" E	R59	N 16°59'44" W
R10	N 38°40'14" W	R35	N 64°12'48" E	R60	N 14°41'07" W
R11	N 13°02'33" E	R36	N 35°38'04" E	R61	N 00°05'30" E
R12	N 70°24'37" E	R37	N 20°53'26" W	R62	N 13°44'44" E
R13	S 82°52'29" W	R38	N 49°58'56" W	R63	N 30°39'52" E
R14	S 76°01'25" W	R39	S 39°16'33" E	R64	N 47°34'59" E
R15	S 81°54'12" W	R40	S 25°38'54" E	R65	N 64°30'06" E
R16	N 33°52'29" W	R41	S 12°16'12" E	R66	N 81°25'14" E
R17	N 17°49'10" W	R42	S 01°13'59" W	R67	S 82°21'29" E
R18	N 01°45'50" W	R43	S 14°44'10" W	R68	S 66°08'12" E
R19	N 14°17'30" W	R44	S 22°07'06" W	R69	S 49°54'54" E
R20	N 22°33'45" E	R45	S 36°39'08" W	R70	S 33°41'37" E
R21	N 40°53'35" E	R46	S 51°11'11" W	R71	N 20°52'01" W
R22	N 59°13'24" E	R47	S 69°01'48" W	R72	N 48°05'49" W
R23	N 77°33'13" E	R48	S 77°53'34" W	R73	N 70°35'17" W
R24	S 82°23'12" W	R49	S 86°45'21" W	R74	S 72°51'47" W
R25	S 80°53'00" W	R50	S 86°46'37" E	R75	S 44°06'13" W

RESERVED FOR CLERK AND RECORDER

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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.

JULY, 2013

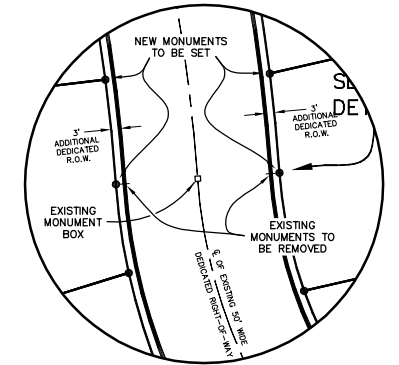
PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

BASIS OF BEARING: PLAT OF COPPER RIDGE SUBDIVISION, 2ND FILING

- FOUND SURVEY MONUMENT, REBAR WITH PLASTIC CAP MARKED "ENGINEERING INC 8377-S"
- FOUND SURVEY MONUMENT, REBAR WITH PLASTIC CAP MARKED "SANDERSON STEWART 18972LS"
- FOUND MONUMENT BOX
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"

NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.



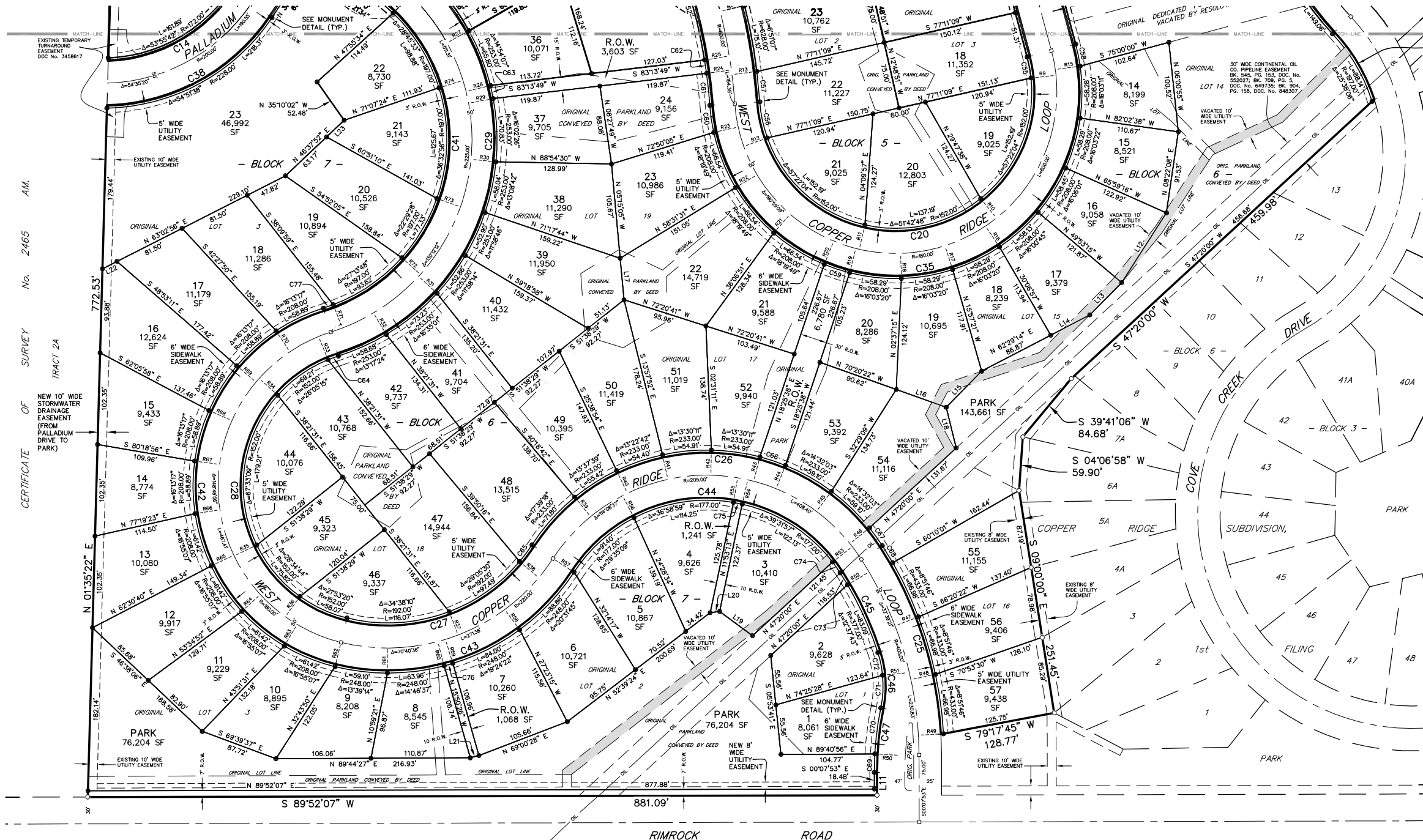
MONUMENT DETAIL

SCALE: 1"=30'

Δ=251'3"58"
R=200.00'
L=88.08'
S30°34'10"E
87.37'



SCALE: 1"=60'



Curve #	Delta	Radius	Length
C48	19°45'34"	167.00'	57.59'
C49	24°29'39"	167.00'	71.39'
C50	17°02'53"	167.00'	49.69'
C51	5°34'34"	223.00'	21.70'
C52	4°48'54"	167.00'	14.03'
C53	7°41'59"	223.00'	29.97'
C54	15°43'52"	138.00'	37.89'
C55	8°57'42"	152.00'	23.77'
C56	15°34'32"	152.00'	41.32'
C57	3°06'36"	628.00'	34.09'
C58	6°54'12"	208.00'	25.06'
C59	8°16'16"	208.00'	30.03'
C60	8°25'56"	208.00'	30.61'
C61	3°35'58"	572.00'	35.93'
C62	1°30'11"	572.00'	15.01'
C63	3°24'46"	253.00'	15.07'
C64	4°40'28"	152.00'	12.40'
C65	6°56'55"	192.00'	23.29'
C66	7°22'56"	233.00'	30.02'
C67	6°01'35"	233.00'	24.51'
C68	2°57'15"	433.00'	22.33'
C69	3°21'16"	353.00'	20.67'
C70	8°24'48"	353.00'	51.83'
C71	1°14'46"	122.00'	36.72'
C72	12°10'52"	122.00'	25.94'
C73	2°22'04"	377.00'	15.58'
C74	4°48'16"	177.00'	14.84'
C75	3°14'16"	177.00'	10.00'
C76	2°18'38"	248.00'	10.00'
C77	3°23'42"	197.00'	11.67'
C78	4°44'18"	223.00'	18.44'
C79	8°03'46"	100.00'	14.07'

Line #	Bearing	Distance
L1	S 75°00'00" W	140.75'
L2	S 40°00'00" W	3.00'
L3	S 01°35'22" W	124.20'
L4	S 33°52'08" W	65.88'
L5	N 01°35'22" E	50.06'
L6	N 88°24'38" W	59.80'
L7	N 01°35'22" E	4.16'
L8	S 88°24'38" E	59.80'
L9	N 15°00'00" W	243.49'
L10	N 33°52'08" E	65.88'
L11	S 00°07'53" E	25.48'

Line #	Bearing	Distance
L12	S 32°42'18" W	92.54'
L13	S 44°39'37" W	50.65'
L14	S 62°29'14" W	49.13'
L15	N 44°31'58" E	56.64'
L16	S 70°20'22" E	59.06'
L17	S 05°15'05" E	46.71'
L18	S 13°58'04" E	46.81'
L19	N 53°32'12" W	45.65'
L20	S 82°32'07" W	10.60'
L21	N 75°24'08" E	10.00'
L22	N 63°02'56" E	18.27'
L23	N 46°37'52" E	27.12'

AREA DATA

PARKLAND	5.047 ACRES
STREET DEDICATION	1.203 ACRES
NET (LOTS)	29.988 ACRES
GROSS	36.238 ACRES

RESERVED FOR CLERK AND RECORDER

P:\PROJ\MANAGEMENT\96012_151_P-660-Copper_Ridge_Sub_5th_Plat_CADD_C3D\BASE_DWG_96012151_FP.dwg, SHEET 2, 12/17/2013 4:53:02 PM, mbertram, 1:2.15639

