

# PRELIMINARY PLAT OF COPPER RIDGE SUBDIVISION, 6TH FILING

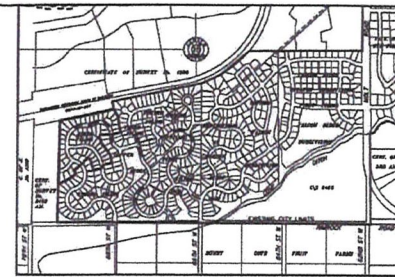
BEING LOT 65 OF BLOCK 4, LOT 1 OF BLOCK 5, LOT 25 OF BLOCK 6, AND LOT 23 OF  
BLOCK 7 WITHIN COPPER RIDGE SUBDIVISION, 5TH FILING  
SITUATED IN THE SW1/4 OF SECTION 25, T. 1 N., R. 24 E., P.M.M.,  
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : COPPER RIDGE DEVELOPMENT CORP.

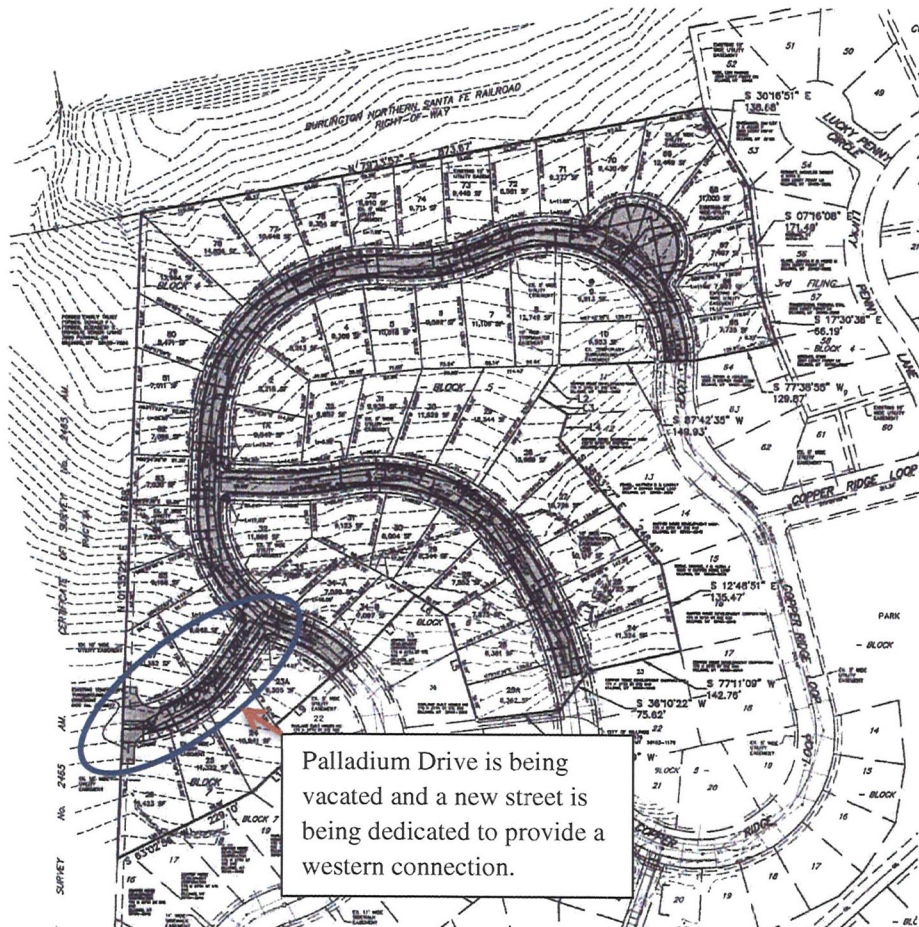
JANUARY, 2016

PREPARED BY : SANDERSONSTEWART

BILLINGS, MONTANA



VICINITY MAP  
NOT TO SCALE

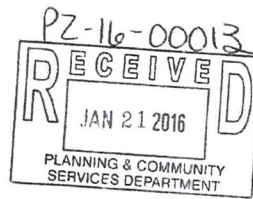


BASES OF BEARING: PLAT OF COPPER RIDGE SUBDIVISION, 2ND FILING

- FOUND SURVEY MONUMENT, REBAR WITH PLASTIC CAP MARKED "ENGINEERING INC 1877-9"
- 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.

Line #	Bearing	Distance
L1	S 87°47'51" W	28.03'
L2	S 32°31'30" W	324.67'
L3	N 89°25'37" W	95.79'
L4	N 70°51'11" E	39.86'
L5	S 17°26'10" E	90.02'
L6	S 88°53'50" E	90.27'
L7	N 42°28'50" E	121.95'
L8	S 81°29'58" W	95.36'
L9	N 47°25'50" E	114.88'
L10	N 30°20'20" W	118.86'
L11	N 49°23'50" E	90.28'



### PLAT DATA

- |                        |   |                         |
|------------------------|---|-------------------------|
| GROSS AREA             | = | 16.15 ACRES             |
| NET AREA               | = | 12.81 ACRES             |
| NUMBER OF LOTS         | = | 57                      |
| MINIMUM LOT SIZE       | = | 7,011 S.F.              |
| MAXIMUM LOT SIZE       | = | 18,544 S.F.             |
| NUMBER OF PARKS        | = | CASH-IN-LIEU            |
| LINEAL FEET OF STREETS | = | ±2,551 L.F.             |
| AREA OF STREETS        | = | 3.34 ACRES              |
| EXISTING ZONING        | = | R7000 RESTRICTED        |
| SURROUNDING ZONING:    |   |                         |
| NORTH                  | = | AGRICULTURE OPEN        |
| SOUTH                  | = | R7000R                  |
| EAST                   | = | R7000R                  |
| WEST                   | = | AGRICULTURE OPEN        |
| EXISTING LAND USE      | = | VACANT                  |
| PROPOSED LAND USE      | = | RESIDENTIAL DEVELOPMENT |

Palladium Drive is being vacated and a new street is being dedicated to provide a western connection.