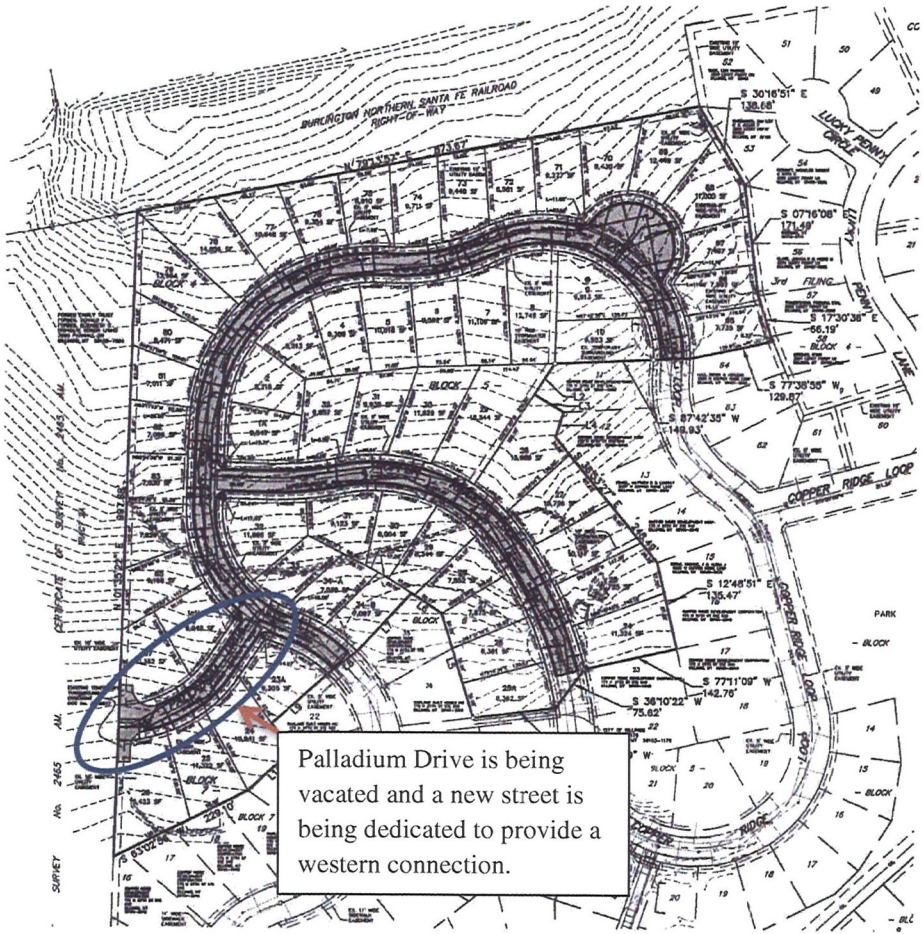
PRELIMINARY PLAT OF

COPPER RIDGE SUBDIVISION, 6TH FILING

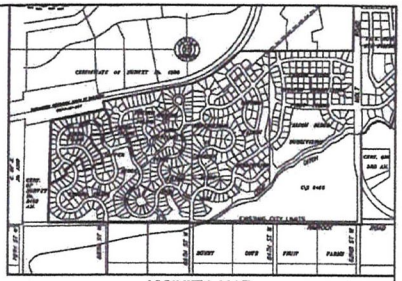
BEING LOT 65 OF BLOCK 4, LOT 1 OF BLOCK 5, LOT 25 OF BLOCK 6, AND LOT 23 OF BLOCK 7 WITHIN COPPER RIDGE SUBDIVISION, 5TH FILING
SITUATED IN THE SW1/4 OF SECTION 25, T. 1 N., R. 24 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : COPPER RIDGE DEVELOPMENT CORP. JANUARY, 2016

PREPARED BY : SANDERSONSTEWART BILLINGS, MONTANA



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



VICINITY MAP
NOT TO SCALE

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 LINE TABLE

Line #	Bearing	Distance
L1	S 87°40'51" W	58.08'
L2	S 33°21'30" W	222.82'
L3	N 59°02'33" W	52.79'
L4	N 17°58'11" E	39.66'
L5	S 17°01'09" E	56.00'
L6	S 59°53'01" E	50.27'
L7	N 42°36'07" E	121.58'
L8	S 51°29'56" W	56.36'
L9	N 47°55'34" E	114.49'
L10	N 35°10'02" W	139.96'
L11	N 46°37'52" E	90.25'

PZ-16-00013
RECEIVED
JAN 21 2016
PLANNING & COMMUNITY SERVICES DEPARTMENT

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	=	16,544 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

98012_212 PREPLAT.DWG 98012.212 1/20/16 BEG