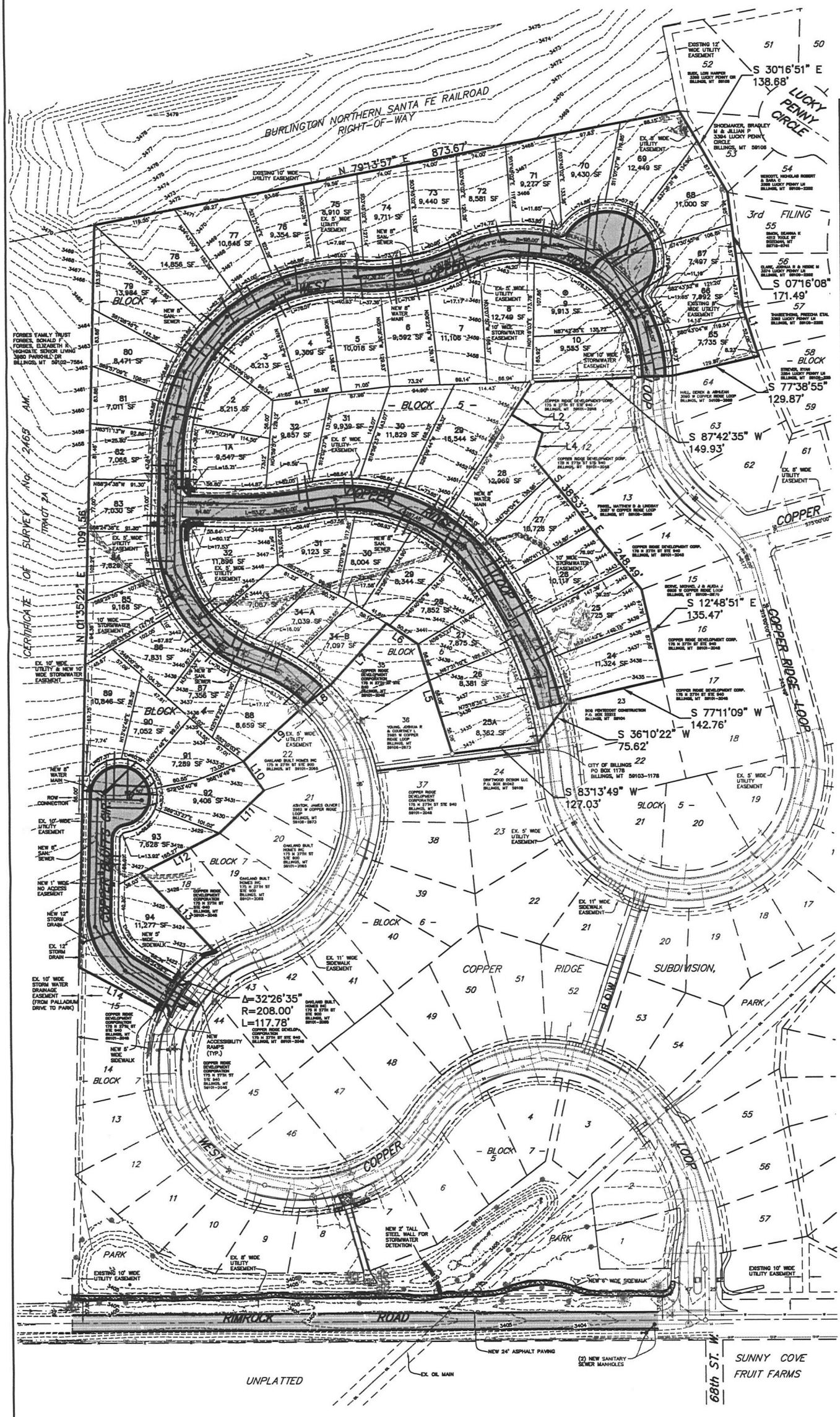
PRELIMINARY PLAT OF

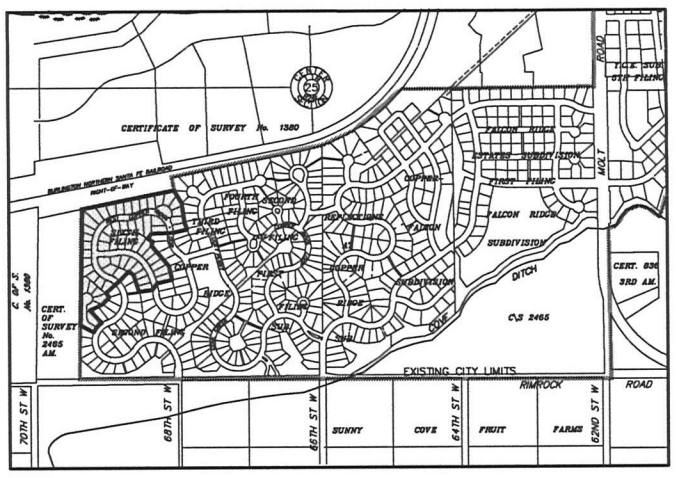
COPPER RIDGE SUBDIVISION, 6TH FILING

BEING LOT 65 OF BLOCK 4, LOT 1 OF BLOCK 5, LOT 25 OF BLOCK 6, LOT 16, 17 AND LOT 23 OF BLOCK 7, 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.
PREPARED BY : SANDERSONSTEWART

JANUARY, 2016
BILLINGS, MONTANA





VICINITY MAP

NOT TO SCALE

NORTH

80 40 0 80 160

SCALE:1" = 80'

LINE TABLE		
Line #	Bearing	Distance
L1	S 17°30'36" E	66.19'
L2	S 33°21'30" W	222.82'
L3	S 56°02'23" E	52.79'
L4	S 17°59'11" W	38.86'
L5	N 17°01'07" W	56.06'
L6	N 56°53'01" W	50.27'
L7	S 42°36'07" W	121.56'
L8	S 51°28'56" W	56.36'
L9	S 47°55'34" W	114.46'
L10	S 35°10'02" E	52.46'
L11	S 46°37'52" W	90.28'
L12	S 83°02'56" W	129.32'
L13	S 42°27'50" E	155.16'
L14	N 62°05'58" W	137.46'

PLAT DATA

GROSS AREA	=	13.36 ACRES
NET AREA	=	13.06 ACRES
NUMBER OF LOTS	=	60
MINIMUM LOT SIZE	=	7,011 S.F.
MAXIMUM LOT SIZE	=	16,544 S.F.
PARKLAND REQ.	=	PREVIOUSLY DEDICATED
LINEAL FEET OF STREETS	=	±2,714 L.F.
AREA OF STREETS	=	0.30 ACRES
EXISTING ZONING	=	R7000 RESTRICTED
SURROUNDING ZONING:		
NORTH	=	OUTSIDE ZONING BOUNDARY
SOUTH	=	R7000R
EAST	=	R7000R
WEST	=	OUTSIDE ZONING BOUNDARY
EXISTING LAND USE	=	VACANT
PROPOSED LAND USE	=	RESIDENTIAL DEVELOPMENT