PLAT OF

COPPER RIDGE SUBDIVISION, 7TH FILING

BEING TRACT 2A OF AMENDED TRACTS 2 & 3, CERTIFICATE OF SURVEY NO. 2465 AND TRACT 1 OF CERTIFICATE OF SURVEY NO. 1871 SITUATED IN THE SW 1/4, SECTION 25, T1N, R24E, P.M.M. AND SITUATED IN THE S 1/2, SECTION 26, T1N, R24E, P.M.M. YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : COPPER RIDGE WEST, INC.

PREPARED BY : SANDERSON STEWART

JULY, 2017

BILLINGS, MONTANA

PLAT DATA

GROSS AREA	=	116.18 ACRES
NET AREA	=	108.40 ACRES
NUMBER OF LOTS	=	92
MINIMUM LOT SIZE	=	7,022 S.F.
MAXIMUM LOT SIZE	=	25 ACRES.
PARKLAND REQ.	=	1.7319 ACRES
LINEAL FEET OF STREETS	=	±4,824 L.F.
AREA OF STREETS	=	±7.78 ACRES
EXISTING ZONING	=	R7000/R5000 (PENDING ZONE CHANGE)
SURROUNDING ZONING:		
NORTH	=	OUTSIDE ZONING BOUNDARY
SOUTH	=	OUTSIDE ZONING BOUNDARY / R15000
EAST	=	R7000R
WEST	=	OUTSIDE ZONING BOUNDARY
EXISTING LAND USE	=	VACANT
PROPOSED LAND USE	=	RESIDENTIAL DEVELOPMENT

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that annexed and foregoing plat conforms with Section 76-4-125(2)(d), M.C.A., for the removal of sanitary restrictions since the plat is inside a master planning area and said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

IN WITNESS WHEREOF, I have executed this CERTIFICATE OF APPROVAL this _____ day of _____, 20____.

_____
City Engineer's Office

BASIS OF BEARING: (ORIGINAL PLAT/C.O.S.) OR THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS; HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. THE GRID TO GROUND COMBINED SCALE FACTOR AT [monument description] IS x.xxxxxxxxxx; THE CONVERGENCE ANGLE IS -x°xx'xx". DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

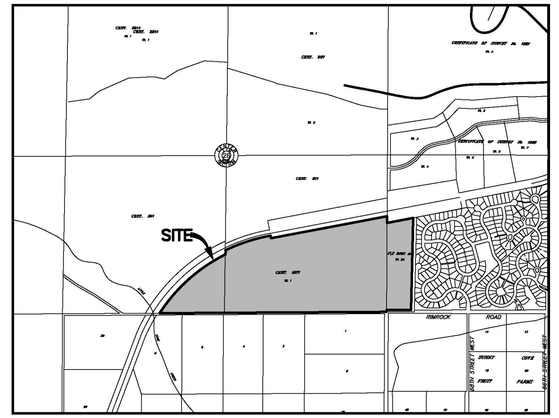
- o FOUND SURVEY MONUMENT, AS NOTED
- ● SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- ■ SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

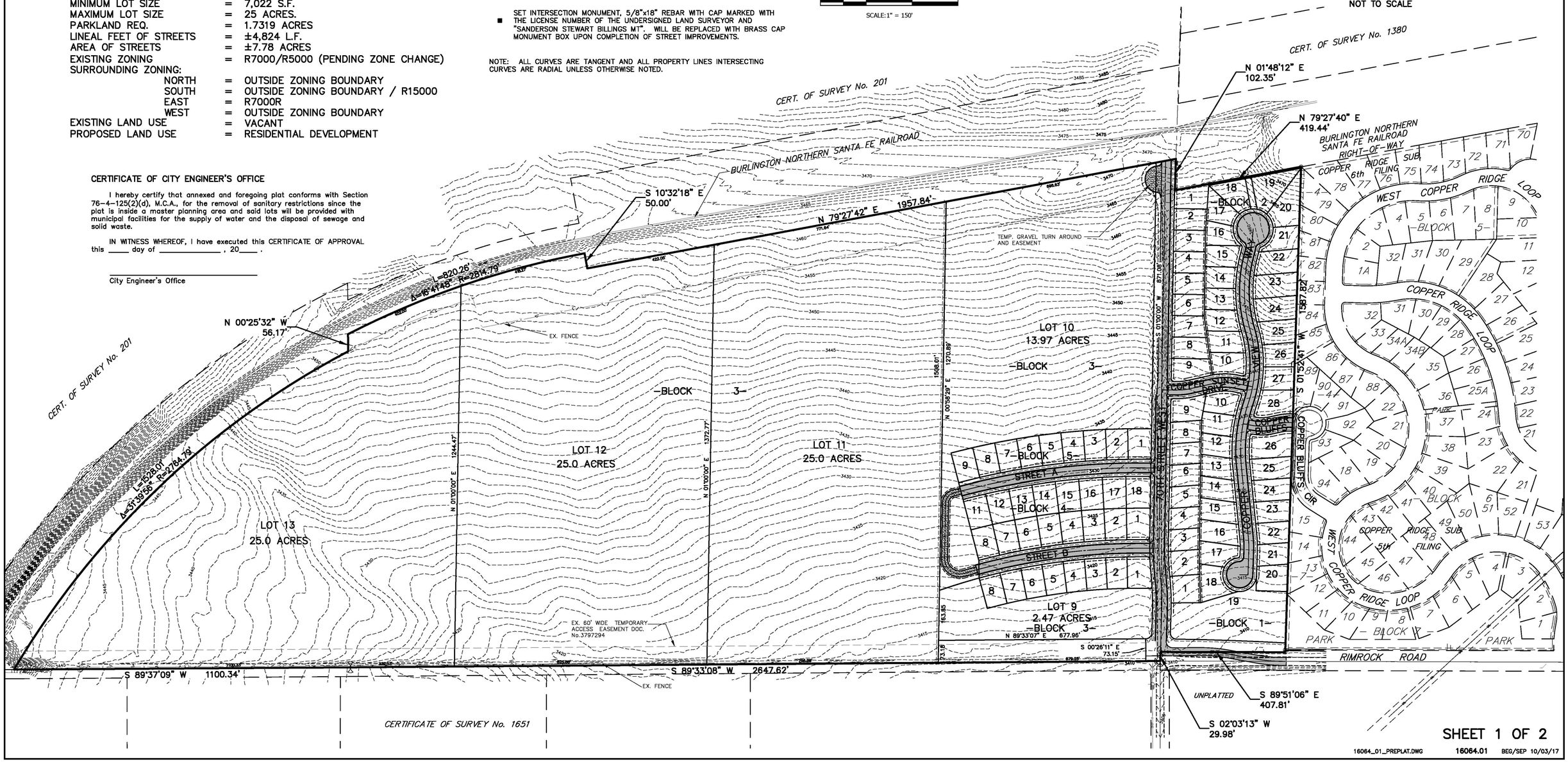
NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

NORTH

150 75 0 150 300

SCALE:1" = 150'



VICINITY MAP

NOT TO SCALE