

PLAT OF
COPPER RIDGE SUBDIVISION, 7TH FILING
 BEING TRACTS 1 & 2 OF CERTIFICATE OF SURVEY No. 3682
 SITUATED IN THE SW1/4 OF SECTION 25 & THE S1/2 OF SECTION 26, T. 1 N.,
 R. 24 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : COPPER RIDGE WEST, INC

MARCH, 2018

PREPARED BY : SANDERSON STEWART 

BILLINGS, MONTANA

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that annexed and foregoing plat conforms with Section 76-4-125(1)(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

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting and find that said plat conforms with the requirements of the laws of the State of Montana, and that said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as circumstances will permit.

 Examining Land Surveyor _____
 Date

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b) / 76-3-207(3), M.C.A.

Date: _____

 Yellowstone County Treasurer
 By: _____
 Deputy

CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City Attorney's office and is acceptable as to form.

DATED: _____
 Reviewed by: _____

NOTICE OF APPROVAL

STATE OF MONTANA)
):ss
 County of Yellowstone)

This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

 Date _____
 President

 Executive Secretary

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
):ss
 County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT OF COPPER RIDGE SUBDIVISION, 7TH FILING, and find that said plat conforms with the requirements of the laws of the State of Montana, and the requirements of The Yellowstone County Board of Planning. It is therefore approved and the dedication to public use of any and all lands shown on this plat as being dedicated to such use are accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA, this _____ day of _____, 20____.

CITY OF BILLINGS, MONTANA
 By: _____
 Mayor
 Attest: _____
 City Clerk

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No.: _____

DECLARATION

Document No.: _____

CONSENT TO PLATTING

Document No.: _____

Document No.: _____

TEMPORARY TURNAROUND EASEMENT

Document No.: _____

TEMPORARY EMERGENCY ACCESS EASEMENT

Document No.: _____

STORM WATER RETENTION EASEMENT

Document No.: _____

RESERVED FOR CLERK AND RECORDER

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
):ss
 County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That COPPER RIDGE WEST, INC., the owner of the following described tract of land, does hereby certify that it has caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract being situated in the SW1/4 of Section 25 and the S1/2 of Section 26, T. 1 N., R. 24 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Tracts 1 & 2 of Certificate of Survey No. 3682, as recorded in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3839547.

The park requirement for this subdivision has been met by a cash-in-lieu donation in the amount of \$ 46,415.99.

The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair and removal of their lines over, under and across the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever. Said tract to be known and designated as COPPER RIDGE SUBDIVISION, 7TH FILING, and the lands included in all streets, avenues, and parks as shown on the annexed plat are hereby granted and donated to the use of the public forever.

COPPER RIDGE WEST, INC., a Montana corporation
 OWNER: TRACT 1, C.O.S. 3682

GARY OAKLAND
 OWNER: TRACT 2, C.O.S. 3682

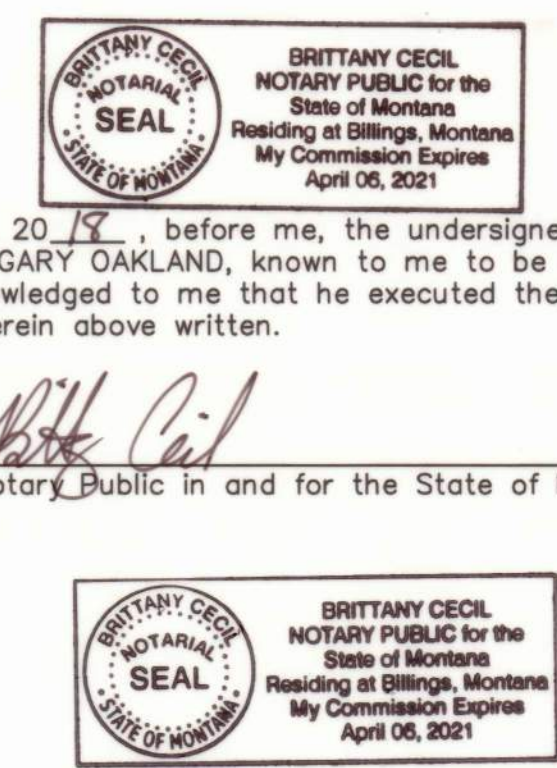
By: _____
 Title: PRESIDENT

By: _____

STATE OF MONTANA)
):ss
 County of Yellowstone)

On this 22nd day of August, 2018, before me, the undersigned Notary Public for the State of Montana, personally appeared Gary Oakland, known to me to be the person who signed the foregoing instrument as President of COPPER RIDGE WEST, INC., and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

 Notary Public in and for the State of Montana



STATE OF MONTANA)
):ss
 County of Yellowstone)

On this 22nd day of August, 2018, before me, the undersigned Notary Public for the State of Montana, personally appeared GARY OAKLAND, known to me to be the person who signed the foregoing instrument and acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.

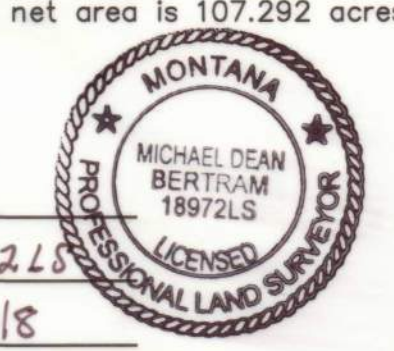
 Notary Public in and for the State of Montana

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
):ss
 County of Yellowstone)

The undersigned, a Land Surveyor licensed in the State of Montana, states that during September, 2016 and November, 2017, a survey was performed under his supervision of a tract of land to be known as COPPER RIDGE SUBDIVISION, 7TH FILING, in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that the monuments found and set are of the character and occupy the positions shown hereon and that the gross area is 116.172 acres and the net area is 107.292 acres.

SANDERSON STEWART
 By: _____
 Montana License No. 1897248
 Date: August 22, 2018



PLAT OF COPPER RIDGE SUBDIVISION, 7TH FILING

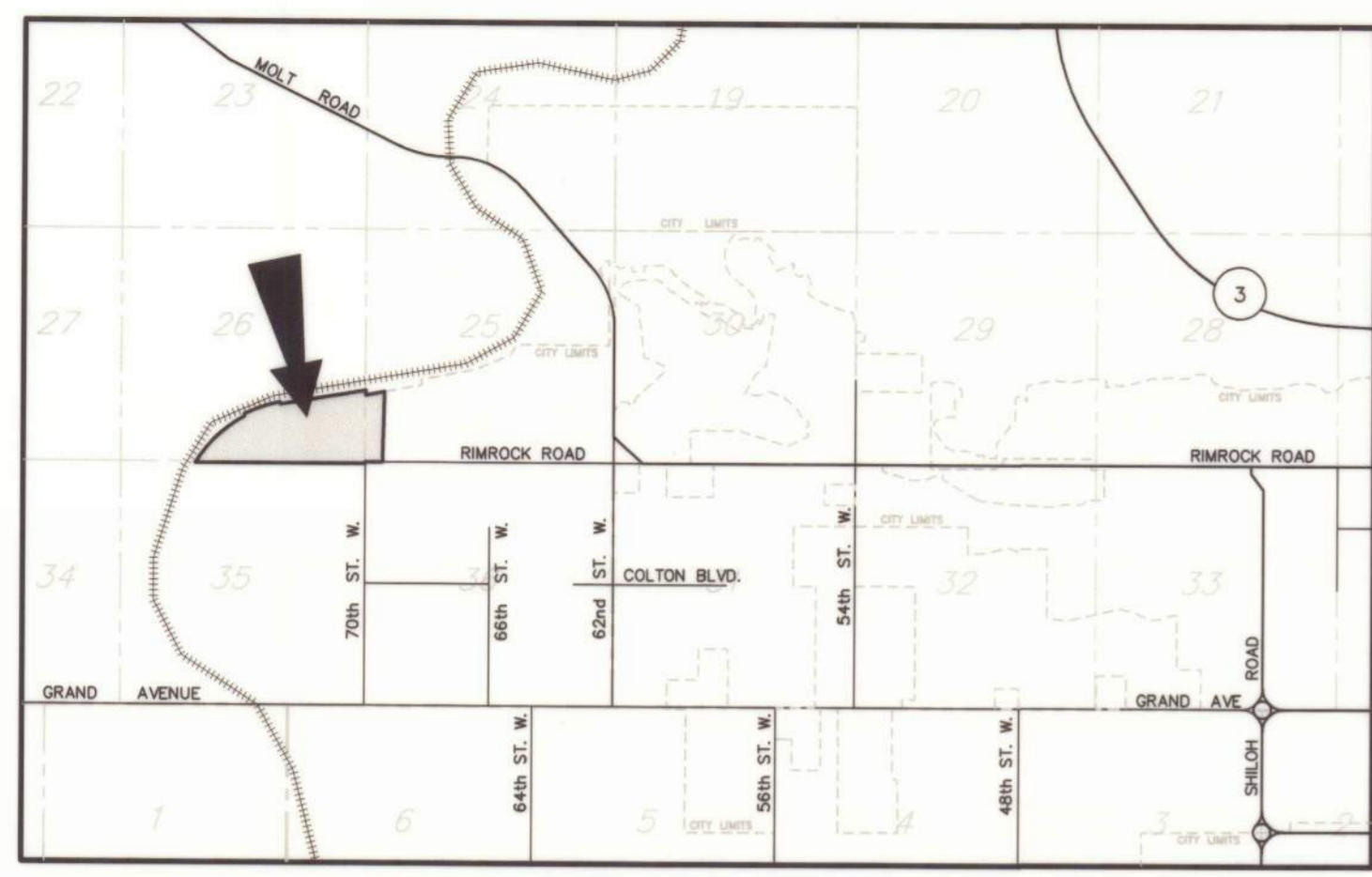
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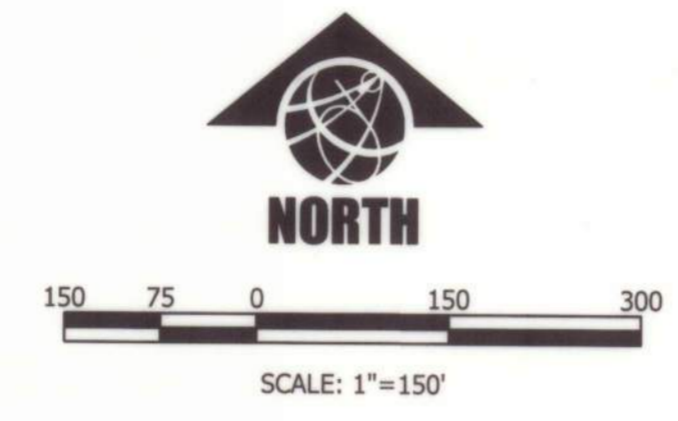
MARCH, 2018

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



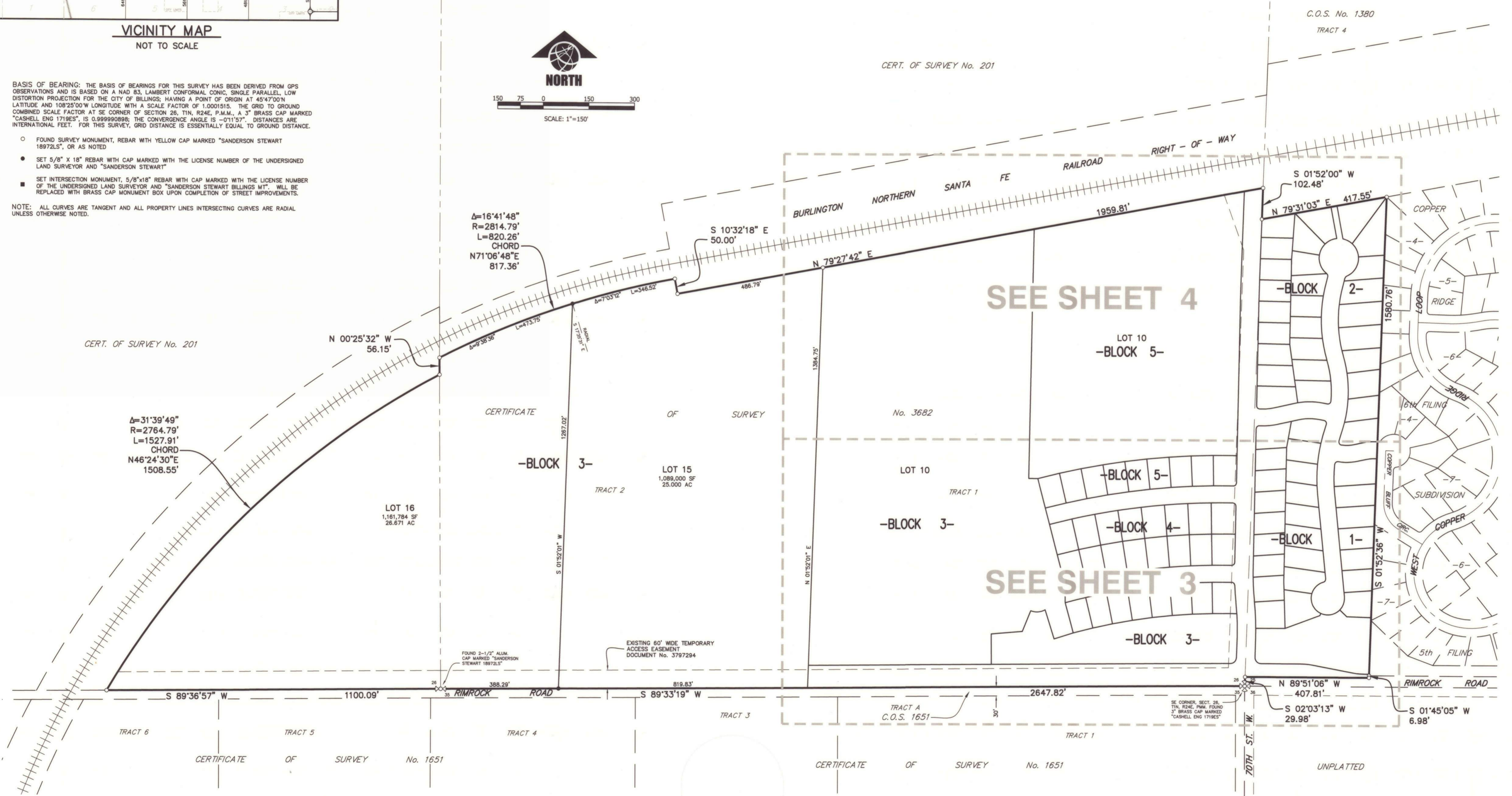
VICINITY MAP
NOT TO SCALE



BASIS OF BEARING: 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°23'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. THE GRID TO GROUND COMBINED SCALE FACTOR AT SE CORNER OF SECTION 26, T1N, R24E, P.M.M., A 3" BRASS CAP MARKED "CASHELL ENG 1719ES", IS 0.999990998; THE CONVERGENCE ANGLE IS -0°11'57". DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- FOUND SURVEY MONUMENT, REBAR WITH YELLOW CAP MARKED "SANDERSON STEWART 18972LS", OR 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.



C.O.S. No. 1380
TRACT 4

CERT. OF SURVEY No. 201

CERT. OF SURVEY No. 201

$\Delta=31^{\circ}39'49''$
 $R=2764.79'$
 $L=1527.91'$
CHORD
 $N46^{\circ}24'30''E$
1508.55'

$\Delta=16^{\circ}41'48''$
 $R=2814.79'$
 $L=820.26'$
CHORD
 $N71^{\circ}06'48''E$
817.36'

$N 00^{\circ}25'32'' W$
56.15'

LOT 16
1,161,784 SF
26.671 AC

EXISTING 60' WIDE TEMPORARY
ACCESS EASEMENT
DOCUMENT No. 3797294

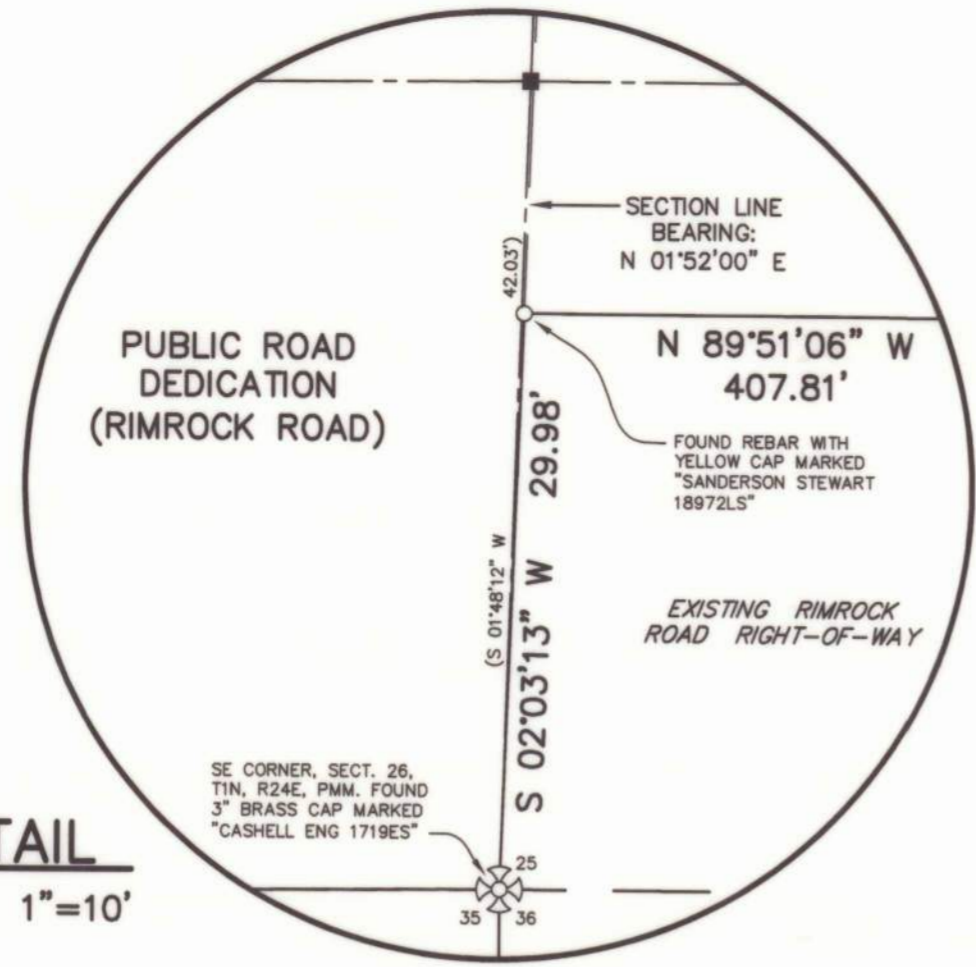
FOUND 2-1/2" ALUM.
CAP MARKED "SANDERSON
STEWART 18972LS"

SE CORNER, SECT. 26,
T1N, R24E, P.M.M. FOUND
3" BRASS CAP MARKED
"CASHELL ENG 1719ES"

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PREPARED FOR : COPPER RIDGE WEST, INC

MARCH, 2018

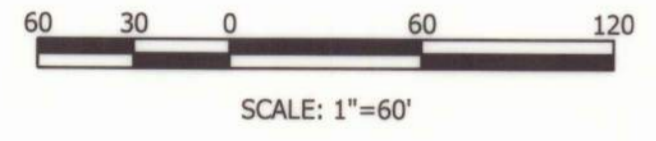
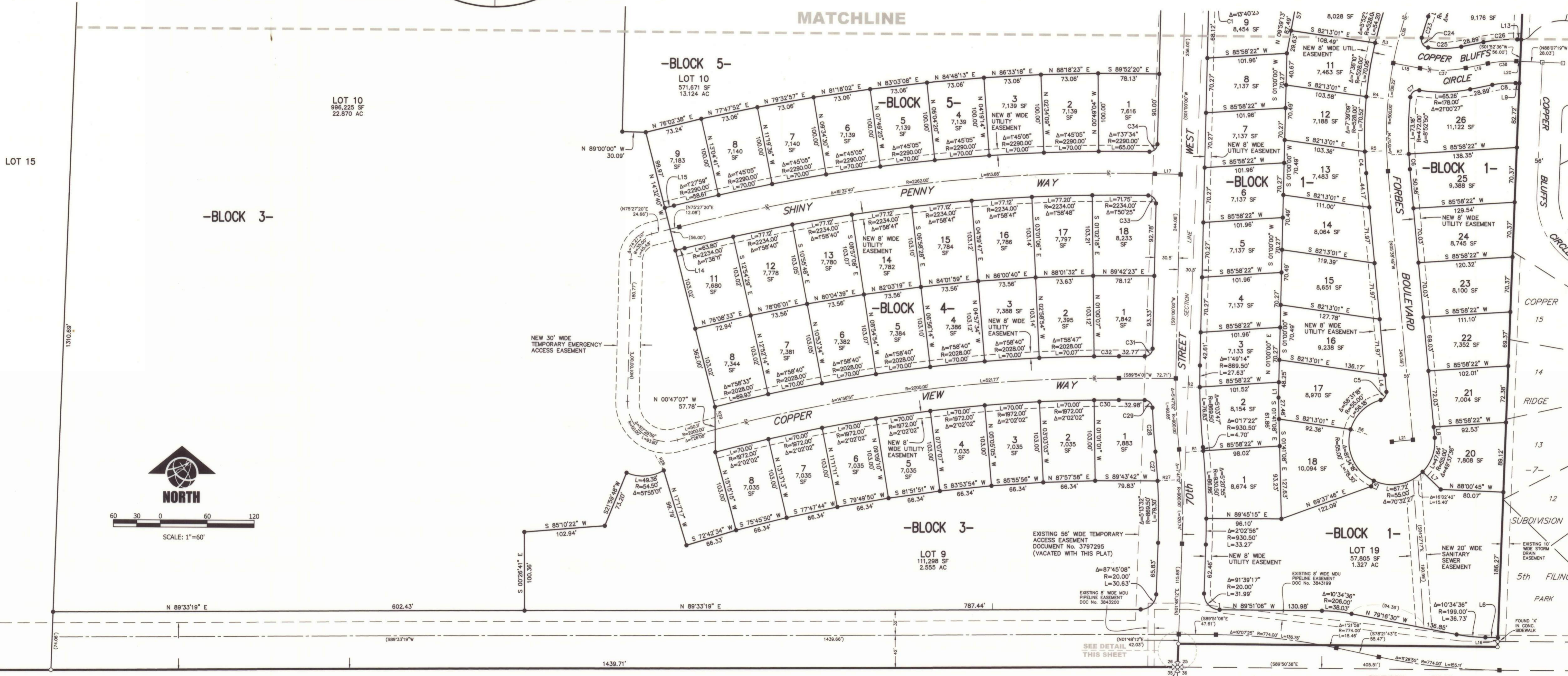
PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

AREA DATA

NET AREA (92 LOTS)	107.292 AC
ROAD DEDICATION	8.880 AC
GROSS AREA	116.172 AC

DETAIL
SCALE: 1"=10'



TRACT A
TRACT 1
TRACT 2
TRACT 3

C.O.S. 1651

CERTIFICATE OF SURVEY No. 1651

UNPLATTED

70TH ST. W.

RIMROCK ROAD

PLAT OF COPPER RIDGE SUBDIVISION, 7TH FILING

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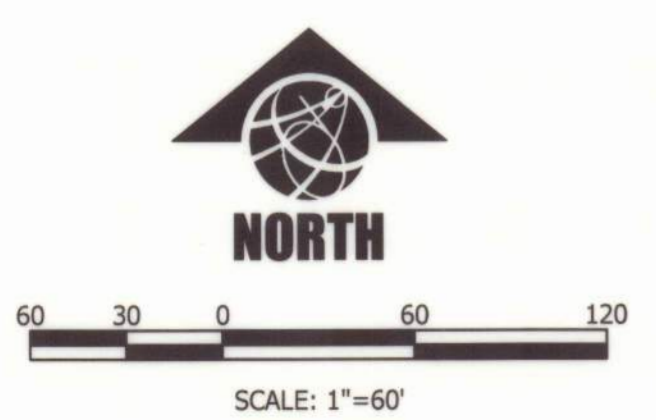
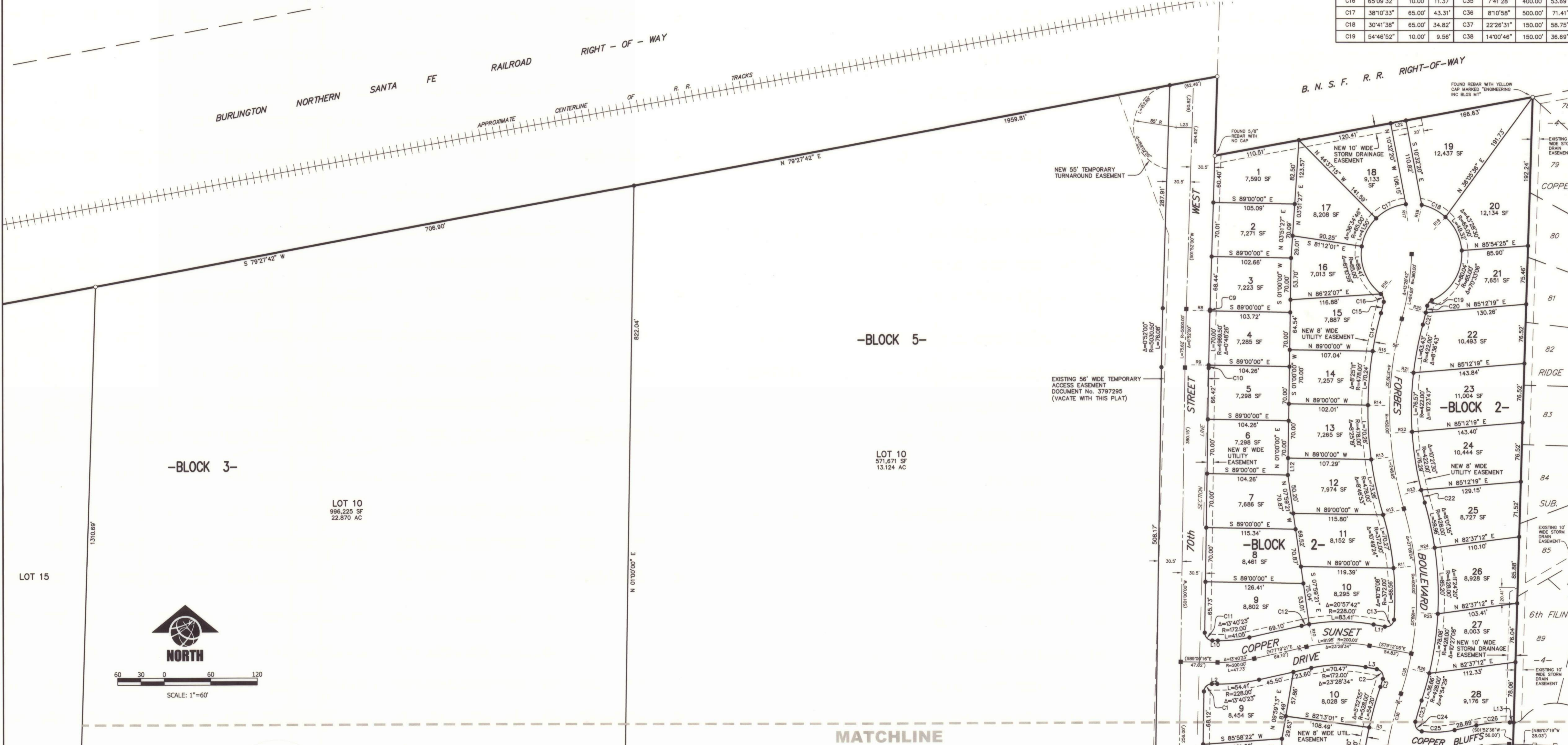
PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

LINE TABLE			LINE TABLE		
Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N 01°00'00" E	19.77'	L13	N 88°07'19" W	4.99'
L2	S 89°00'16" E	7.13'	L14	N 75°27'20" E	12.08'
L3	S 79°12'05" E	14.83'	L15	S 75°27'20" W	12.08'
L4	S 05°38'49" E	21.45'	L16	N 01°52'36" E	5.00'
L5	S 24°31'10" W	8.00'	L17	S 89°00'00" E	32.81'
L6	N 89°51'06" W	16.07'	L18	N 79°41'35" W	34.85'
L7	S 46°01'12" E	32.17'	L19	S 77°51'54" W	28.89'
L8	N 05°38'49" W	13.92'	L20	N 88°07'19" W	4.99'
L9	S 88°07'19" E	4.99'	L21	S 84°21'11" W	27.00'
L10	N 89°00'16" W	7.12'	L22	N 79°31'03" E	20.00'
L11	N 79°12'05" W	14.83'	L23	S 88°08'00" E	20.50'
L12	S 01°00'00" W	21.75'			

RADIAL TABLE		RADIAL TABLE	
Radial #	Bearing	Radial #	Bearing
R1	S 84°24'21" W	R16	N 37°37'01" E
R2	N 89°10'46" E	R17	S 06°26'42" E
R3	S 77°23'32" E	R18	S 11°44'17" W
R4	S 84°59'42" E	R19	S 42°25'54" W
R5	N 87°21'09" E	R20	N 76°59'31" W
R6	S 73°54'33" E	R21	S 83°15'20" E
R7	N 86°42'57" E	R22	N 86°20'53" E
R8	S 88°09'06" E	R23	N 75°59'22" E
R9	S 88°57'31" E	R24	S 81°43'26" W
R10	S 10°09'47" E	R25	N 86°52'14" W
R11	S 84°31'15" W	R26	N 76°25'06" W
R12	S 73°41'51" W	R27	S 86°34'40" W
R13	N 82°28'44" E	R28	N 29°55'13" W
R14	S 89°05'56" E	R29	S 14°50'47" E
R15	S 80°40'45" E		

CURVE TABLE				CURVE TABLE			
Curve #	Delta	Radius	Length	Curve #	Delta	Radius	Length
C1	89°59'44"	10.00'	15.71'	C20	11°19'50"	388.00'	9.01'
C2	96°01'42"	10.00'	16.76'	C21	22°02'54"	388.00'	15.90'
C3	139°56'56"	372.00'	10.81'	C22	21°17'31"	422.00'	16.88'
C4	2°59'58"	528.00'	27.64'	C23	3°27'08"	472.00'	28.44'
C5	80°15'34"	10.00'	14.01'	C24	97°08'44"	10.00'	16.96'
C6	2°21'46"	472.00'	19.46'	C25	20°01'36"	122.00'	42.64'
C7	93°16'34"	10.00'	16.28'	C26	14°00'46"	178.00'	43.53'
C8	14°00'46"	122.00'	29.84'	C27	22°17'40"	869.50'	37.35'
C9	0°01'05"	4969.50'	1.57'	C28	3°28'05"	930.50'	56.32'
C10	0°02'28"	4969.50'	3.58'	C29	87°41'04"	10.00'	15.30'
C11	90°00'16"	10.00'	15.71'	C30	0°55'02"	1972.00'	31.57'
C12	2°30'52"	228.00'	10.01'	C31	88°54'01"	10.00'	15.52'
C13	96°01'32"	10.00'	16.76'	C32	0°54'08"	2028.00'	31.94'
C14	6°02'08"	478.00'	50.35'	C33	90°11'53"	10.00'	15.74'
C15	2°34'50"	332.00'	14.95'	C34	89°48'30"	10.00'	15.67'
C16	65°09'32"	10.00'	11.37'	C35	7°41'28"	400.00'	53.69'
C17	38°10'33"	65.00'	43.31'	C36	8°10'58"	500.00'	71.41'
C18	30°41'38"	65.00'	34.82'	C37	22°26'31"	150.00'	58.75'
C19	54°46'52"	10.00'	9.56'	C38	14°00'46"	150.00'	36.69'



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