

PLAT OF
COPPER RIDGE SUBDIVISION, 9TH FILING

BEING LOT 15A, BLOCK 3 OF COPPER RIDGE SUBDIVISION, 8TH FILING &
 LOT 15, BLOCK 3 OF COPPER RIDGE SUBDIVISION, 7TH FILING
 SITUATED IN THE THE SE1/4 OF SECTION 26, T. 1 N., R. 24 E., P.M.M.,
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : WH COPPER RIDGE 54 LLC

SEPTEMBER, 2021

PREPARED BY : SANDERSON STEWART 

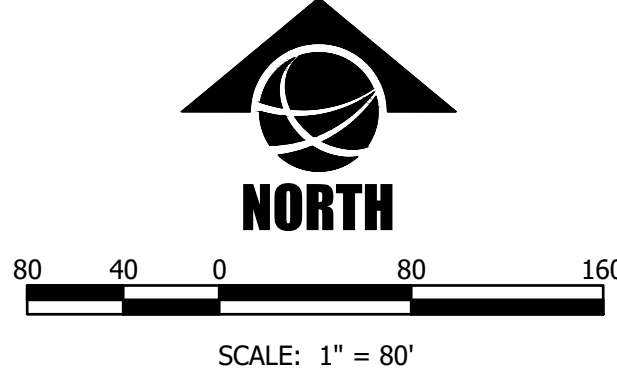
BILLINGS, MONTANA

PLAT DATA

GROSS AREA	=	42.762 ACRES
NET AREA	=	40.02 ACRES
NUMBER OF LOTS	=	49
MINIMUM LOT SIZE	=	6,752 SF
MAXIMUM LOT SIZE	=	1,145,100 SF
LINEAL FEET OF STREETS	=	±2,003 L.F.
PARKLAND REQUIREMENT	=	0.982 ACRES
PARKLAND DEDICATION	=	4.809 ACRES
EXISTING ZONING	=	N3-SUBURBAN NEIGHBORHOOD
SURROUNDING ZONING:		
NORTH	=	OUTSIDE OF ZONING
SOUTH	=	OUTSIDE OF ZONING
EAST	=	N3-SUBURBAN NEIGHBORHOOD
WEST	=	N3-SUBURBAN NEIGHBORHOOD
EXISTING LAND USE	=	VACANT
PROPOSED LAND USE	=	RESIDENTIAL DEVELOPMENT

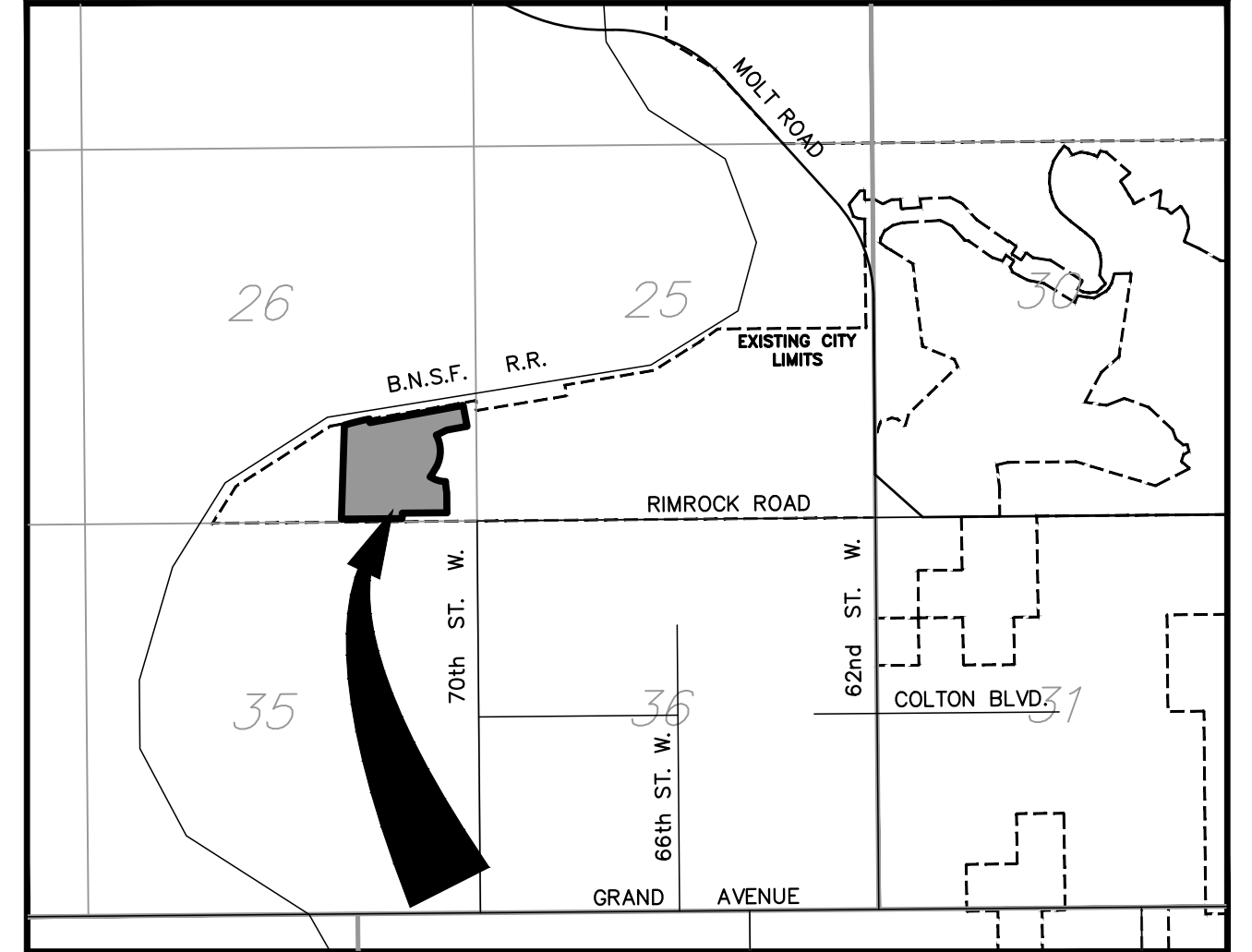
BASIS OF BEARINGS: PLAT OF COPPER RIDGE SUBDIVISION, EIGHTH FILING

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



OWNERSHIP

1	COPPER RIDGE WEST INC 175 N. 27TH ST STE 900 BILLINGS, MT 59101-2065
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VICINITY MAP

NOT TO SCALE



CERTIFICATE OF SURVEY No. 1651 TRACT A
 TRACT 4 CATHERINE HENDERSON TRUST WILSON BARBARA TRUSTEES 1712 70TH STREET WEST BILLINGS, MT 59106
 TRACT 3 CATHERINE HENDERSON TRUST WILSON BARBARA TRUSTEES 1712 70TH STREET WEST BILLINGS, MT 59106
 TRACT 1 CATHERINE HENDERSON TRUST WILSON BARBARA TRUSTEES 1712 70TH STREET WEST BILLINGS, MT 59106
 CERTIFICATE OF SURVEY No. 1651