

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 SEPTEMBER, 2018.

Justin A. Grant
 City Engineer's Office

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.

8/29/18 Dan Ruff
 Date President
Mary K. Stang
 Executive Secretary



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 \$ 46,416.99.

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: [Signature]
 Title: PRESIDENT

By: [Signature]

STATE OF MONTANA)
) : ss
 County of Yellowstone)

On this second 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.

[Signature]
 Notary Public in and for the State of Montana

STATE OF MONTANA)
) : ss
 County of Yellowstone)

On this second 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.

[Signature]
 Notary Public in and for the State of Montana

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.

Justin A. Grant 17513 LS 09/08/2018
 Examining Land Surveyor Date

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 21 day of September, 2018.

CITY OF BILLINGS, MONTANA
 By: William A. Cole
 Mayor

Attest: [Signature]
 Deputy City Clerk



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: 26 September 2018

Yellowstone County Treasurer
 By: Mona Hunt
 Deputy

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No.: 386 39 30

DECLARATION
 Document No.: N/A

CONSENT TO PLATTING
 Document No.: 386 39 31 386 39 32

Document No.: 386 39 33

TEMPORARY TURNAROUND EASEMENT
 Document No.: 386 39 34

TEMPORARY EMERGENCY ACCESS EASEMENT
 Document No.: 386 39 35

STORM WATER RETENTION EASEMENT
 Document No.: 386 39 36

CERTIFICATE OF CITY ATTORNEY

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

DATED: 9-17-18

Reviewed by: [Signature]

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: [Signature]
 Montana License No. 189726
 Date: August 22, 2018



SP 3863929
 09/28/2018 04:01 PM Pages: 1 of 4 Fees: 69.00
 Bill Martin, Clerk & Recorder, Yellowstone MT

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

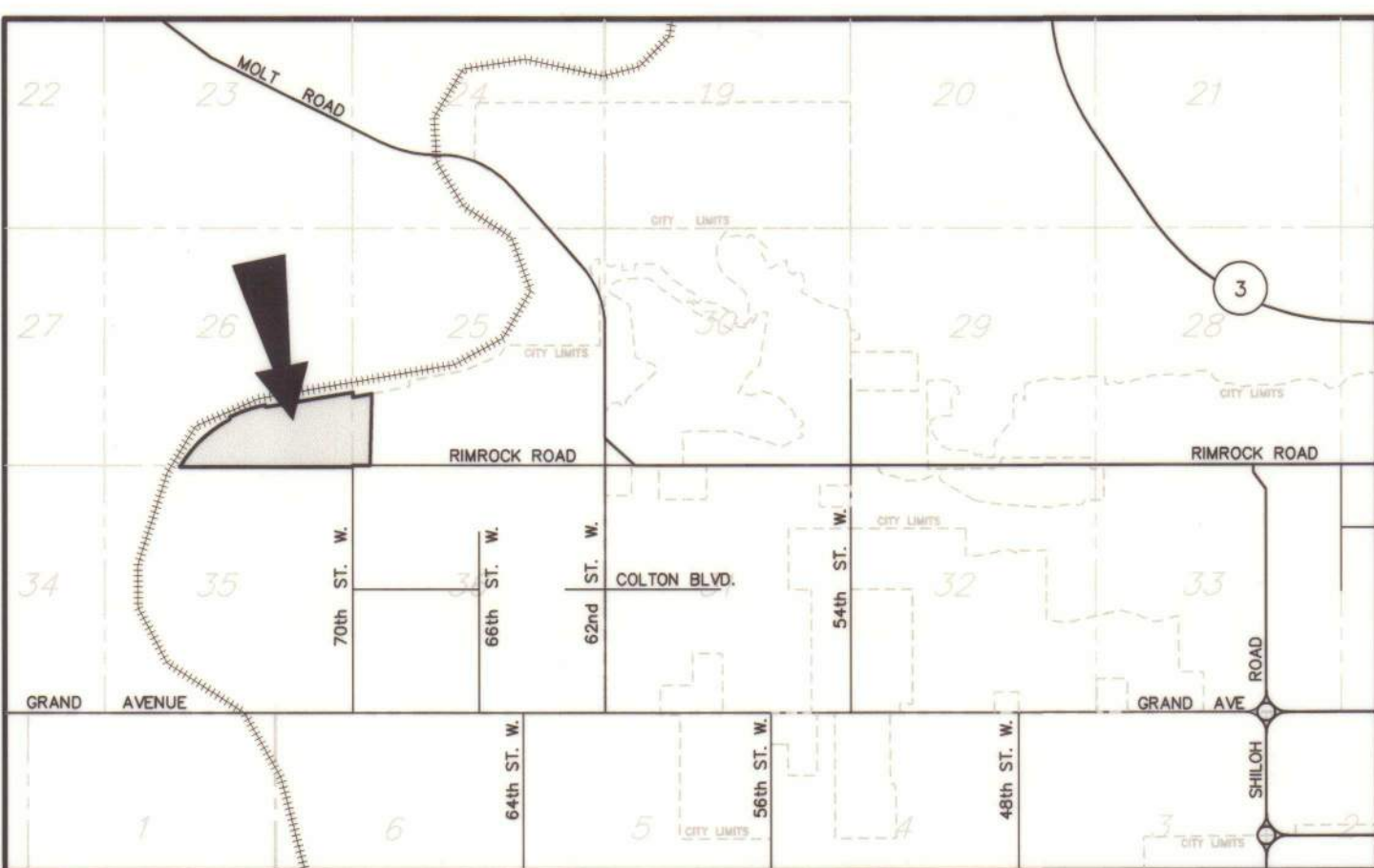
MARCH, 2018

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

C.O.S. No. 1380
TRACT 4

CERT. OF SURVEY No. 201

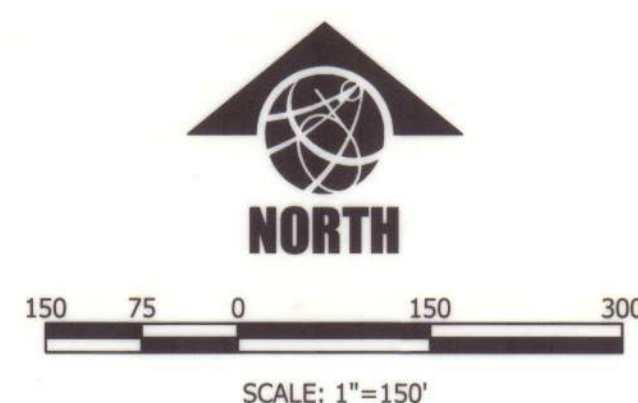


VICINITY MAP
NOT TO SCALE

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°25'00"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 0.999990898; 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.



CERT. OF SURVEY No. 201

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

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

$N 00'25'32'' W$
56.15'

LOT 16
1,181,784 SF
26.671 AC

LOT 15
1,088,000 SF
25.000 AC

LOT 10
-BLOCK 5-

-BLOCK 3-

-BLOCK 4-

-BLOCK 3-

$S 01'52'00'' W$
102.48'

$N 79'31'03'' E$
417.55'

$S 01'52'36'' W$

$N 89'51'06'' W$
407.81'

$S 02'03'13'' W$
29.98'

$S 01'45'05'' W$
6.98'

$S 89'36'57'' W$
1100.09'

$S 89'33'19'' W$
819.83'

2647.82'

CERTIFICATE OF SURVEY No. 1651

CERTIFICATE OF SURVEY No. 1651

UNPLATTED

SP 3863929
09/28/2018 04:01 PM Pages: 2 of 4 File: 69.00
Jeff Martin Clerk & Recorder, Yellowstone MT

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°25'00"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 0.999990888; 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 1897LS", 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" X 18" 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.

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

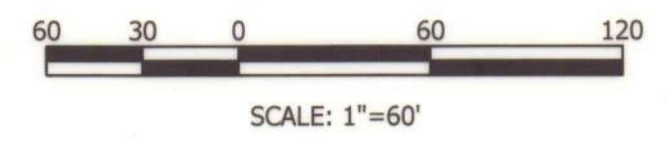
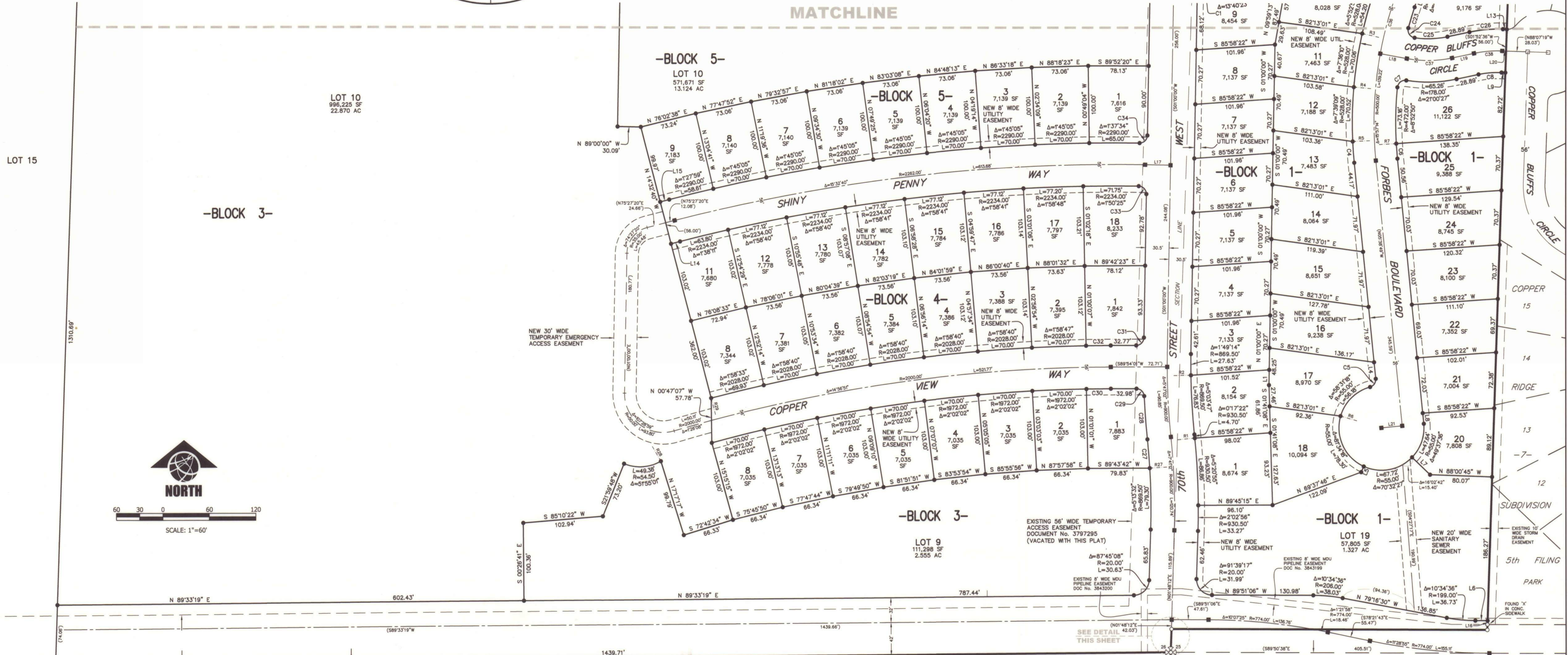
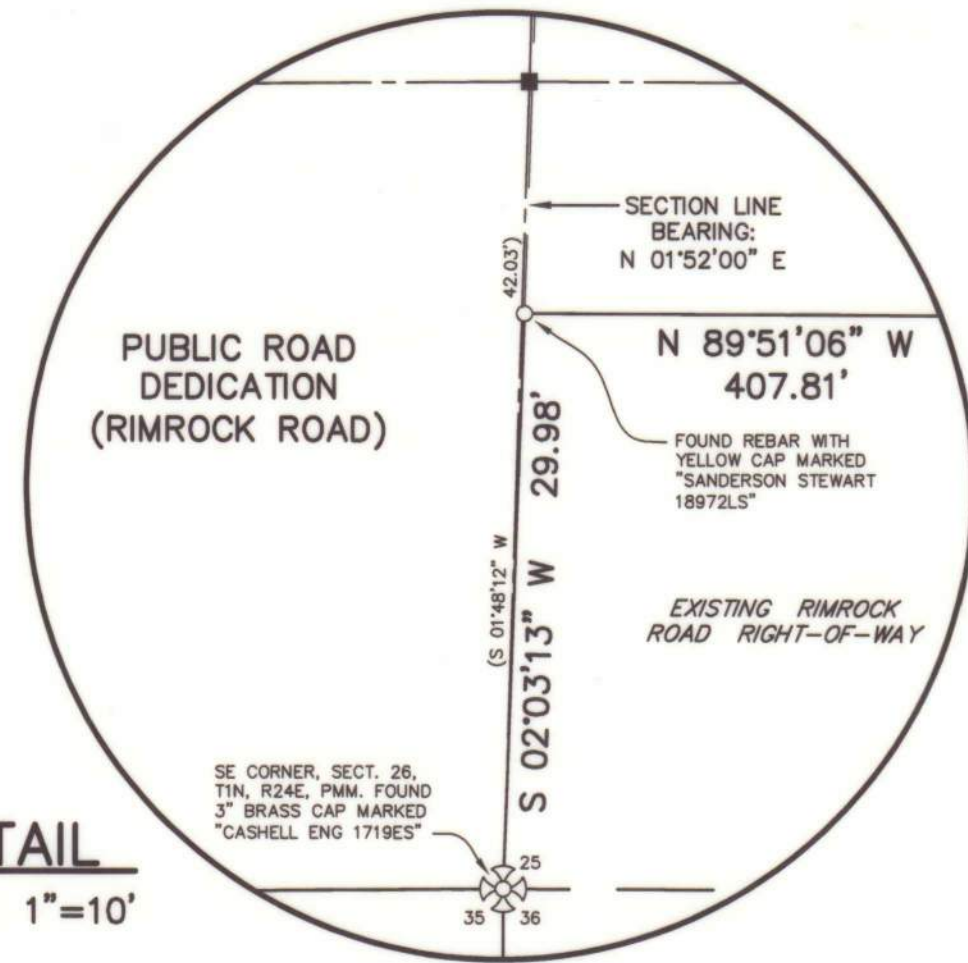
BILLINGS, MONTANA

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 30' C.O.S. 1651 TRACT 1 UNPLATTED

CERTIFICATE OF SURVEY No. 1651

70TH ST. W

RIMROCK ROAD

SP 3863929
03/28/2018 04:01 PM Pages: 1 of 1 Fees: 69.00
Jeff Martin Clerk & Recorder, Yellowstone MT

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

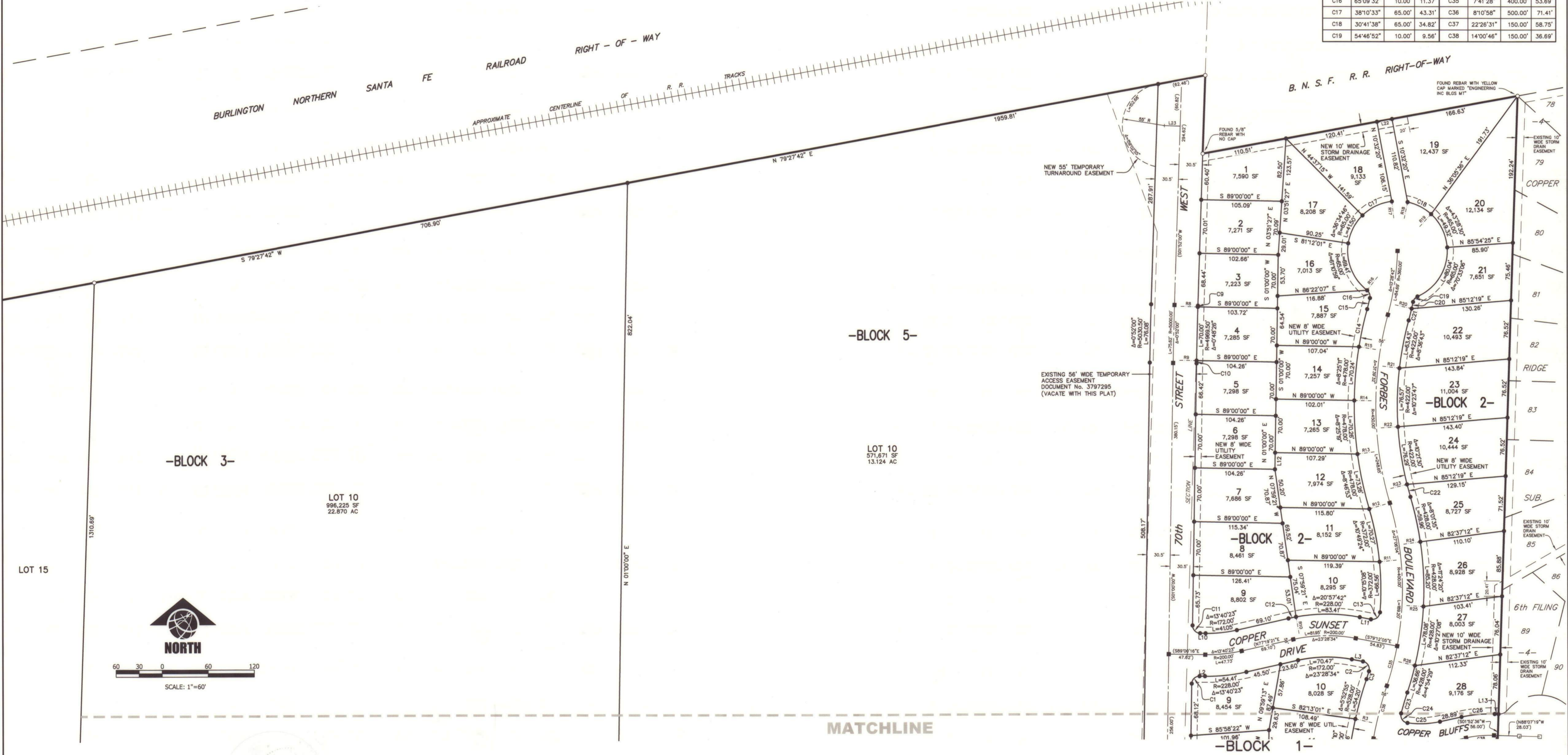
PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

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°04'46" 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°25'08" 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	1°19'50"	388.00'	9.01'
C2	96°01'32"	10.00'	16.76'	C21	2°20'54"	388.00'	15.90'
C3	1°39'56"	372.00'	10.81'	C22	2°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	9°08'44"	10.00'	16.98'
C6	2°21'46"	472.00'	19.46'	C25	2°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	2°27'40"	869.50'	37.35'
C9	0°01'05"	4969.50'	1.57'	C28	3°28'05"	930.50'	56.32'
C10	0°02'29"	4969.50'	3.58'	C29	8°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	85°09'32"	10.00'	11.37'	C35	7°41'28"	400.00'	53.69'
C17	38°10'33"	65.00'	43.31'	C36	81°0'58"	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'



-BLOCK 3-

-BLOCK 5-

-BLOCK 2-

-BLOCK 1-

LOT 10
996,225 SF
22.870 AC

LOT 10
571,671 SF
13.124 AC



SCALE: 1"=60'

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°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. THE GRID TO GROUND COMBINED SCALE FACTOR AT SE CORNER OF SECTION 25, T1N, R24E, P.M.M., A 3" BRASS CAP MARKED "CASHELL ENG 1719ES", IS 0.999990898; 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 (SEE RADIAL TABLE).

SP 3863929
09/28/2018 04:01 PM Pages: 4 of 4 Fees: 69.00
Jeff Martin Clark & Associates, Yellowstone MT