

PLAT OF

COPPER RIDGE SUBDIVISION, 8th FILING

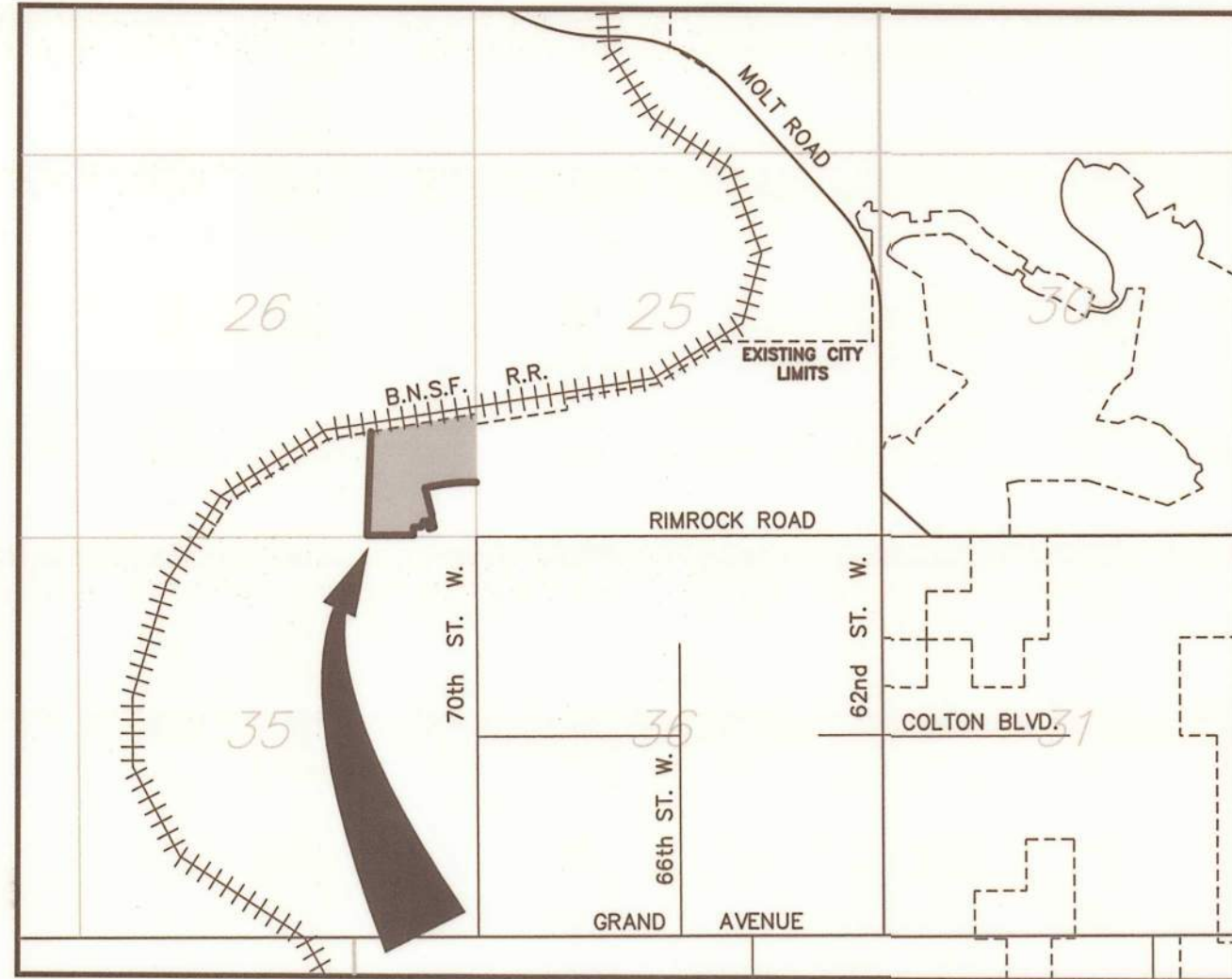
BEING LOT 10 IN BLOCK 3 AND LOT 10 IN BLOCK 5 OF COPPER RIDGE SUBDIVISION, 7TH FILING
SITUATED IN THE SE1/4 OF SECTION 26, T. 1 N., R. 24 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : COPPER RIDGE WEST, INC

APRIL 2021

PREPARED BY : SANDERSON STEWART 

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE

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, 2021.

Scott A. Grant
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.

Scott A. Grant 17513 LS 09/13/2021
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: 9/29/2021

Yellowstone County Treasurer

By: Nank Bolen
Deputy

CERTIFICATE OF CITY ATTORNEY

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

DATED: September 14, 2021

Reviewed by: JD

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.

9-2-21 Woody Woods
Date President

[Signature]
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, 8th 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 27th day of September, 2021.

CITY OF BILLINGS, MONTANA

By: William A. Cole
Mayor

Attest: Denise P. Fahlman
City Clerk



SUBDIVISION IMPROVEMENTS AGREEMENT

Document No.: 3992795

CONSENT TO PLATTING

Document No.: 3992796

Document No.: 3992797

STORM WATER DETENTION EASEMENT

Document No.: 3992798

STORM WATER DRAINAGE EASEMENT

Document No.: 3992799, 3992802

TEMPORARY STORM WATER DRAINAGE EASEMENT

Document No.: 3992800

TEMPORARY TURNAROUND EASEMENT

Document No.: 3992801



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 SE1/4 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:

LOT 10 IN BLOCK 3 AND LOT 10 IN BLOCK 5 OF COPPER RIDGE SUBDIVISION, 7TH FILING, according to the official plat thereof on file in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3863929.

The park requirement for this subdivision has been met by a cash-in-lieu donation in the amount of \$28,410.00.

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, 8th 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

By: [Signature]
Title: PRESIDENT

STATE OF MONTANA)
:ss
County of Yellowstone)

On this 1 day of September, 2021, before me, the undersigned Notary Public for the State of Montana, personally appeared Edwin Bakland, 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.



Heather Lewis
Notary Public in and for the State of Montana

CERTIFICATE OF SURVEYOR

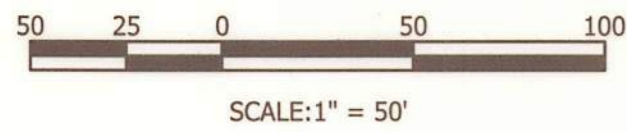
STATE OF MONTANA)
:ss
County of Yellowstone)

The undersigned, a Land Surveyor licensed in the State of Montana, states that during April 2021, a survey was performed under his supervision of a tract of land to be known as COPPER RIDGE SUBDIVISION, 8th 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 35.9939 acres and the net area is 31.5266 acres.

SANDERSON STEWART

By: Michael Dean Bertram
Montana License No. 18972LS
Date: August 30, 2021





PLAT OF COPPER RIDGE SUBDIVISION, 8th FILING

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RIDGE SUBDIVISION, 7TH FILING

SITUATED IN 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 : COPPER RIDGE WEST, INC

APRIL, 2021

PREPARED BY : SANDERSON STEWART 

BILLINGS, MONTANA

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 CONVERGENCE ANGLE AT THE SOUTHWEST CORNER OF THIS SUBDIVISION IS -0°12'11". DISTANCES ARE INTERNATIONAL FEET. THE GRID TO GROUND COMBINED SCALE FACTOR IS 0.99998925; FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- FOUND SURVEY MONUMENT, REBAR WITH "SANDERSON STEWART" PLASTIC CAP.
- FOUND BRASS CAP IN CAST IRON MONUMENT BOX.
- ✕ 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.

- (A) NEW 8' WIDE UTILITY EASEMENT (TYP.)
- (B) NEW 5' WIDE STORM WATER DRAINAGE EASEMENT (TYP.)

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

Curve #	Delta	Radius	Length
C1	88°37'53"	10.00'	15.47'
C2	91°51'34"	10.00'	16.03'
C3	89°35'00"	10.00'	15.64'
C4	90°26'58"	10.00'	15.79'
C5	89°49'39"	10.00'	15.68'
C6	90°10'40"	10.00'	15.74'
C7	21°48'11"	28.00'	10.66'
C8	8°38'24"	54.50'	8.22'
C9	47°12'18"	28.00'	23.07'
C10	90°00'00"	10.00'	15.71'
C11	86°37'41"	10.00'	15.12'
C12	96°59'45"	10.00'	16.93'
C13	96°59'45"	10.00'	16.93'
C14	79°51'16"	10.00'	13.94'
C15	95°15'26"	10.00'	16.63'
C16	40°00'44"	10.00'	6.98'
C17	40°00'44"	10.00'	6.98'
C18	7°30'20"	108.00'	14.15'

COPPER RIDGE SUBDIVISION, 7TH FILING
LOT 15, BLOCK 3

N 01°52'01" E
1310.69'

15A
773,712 SF

- BLOCK 3 -

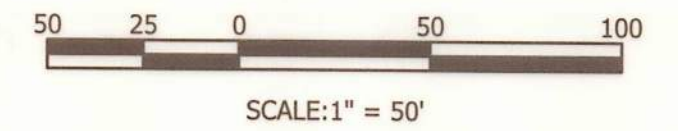
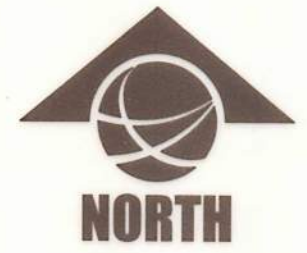
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16/07/2021 10:05 AM Pages: 2 of 5 Fees: 62.50
Jeff Martin Clerk & Recorder Yellowstone MT



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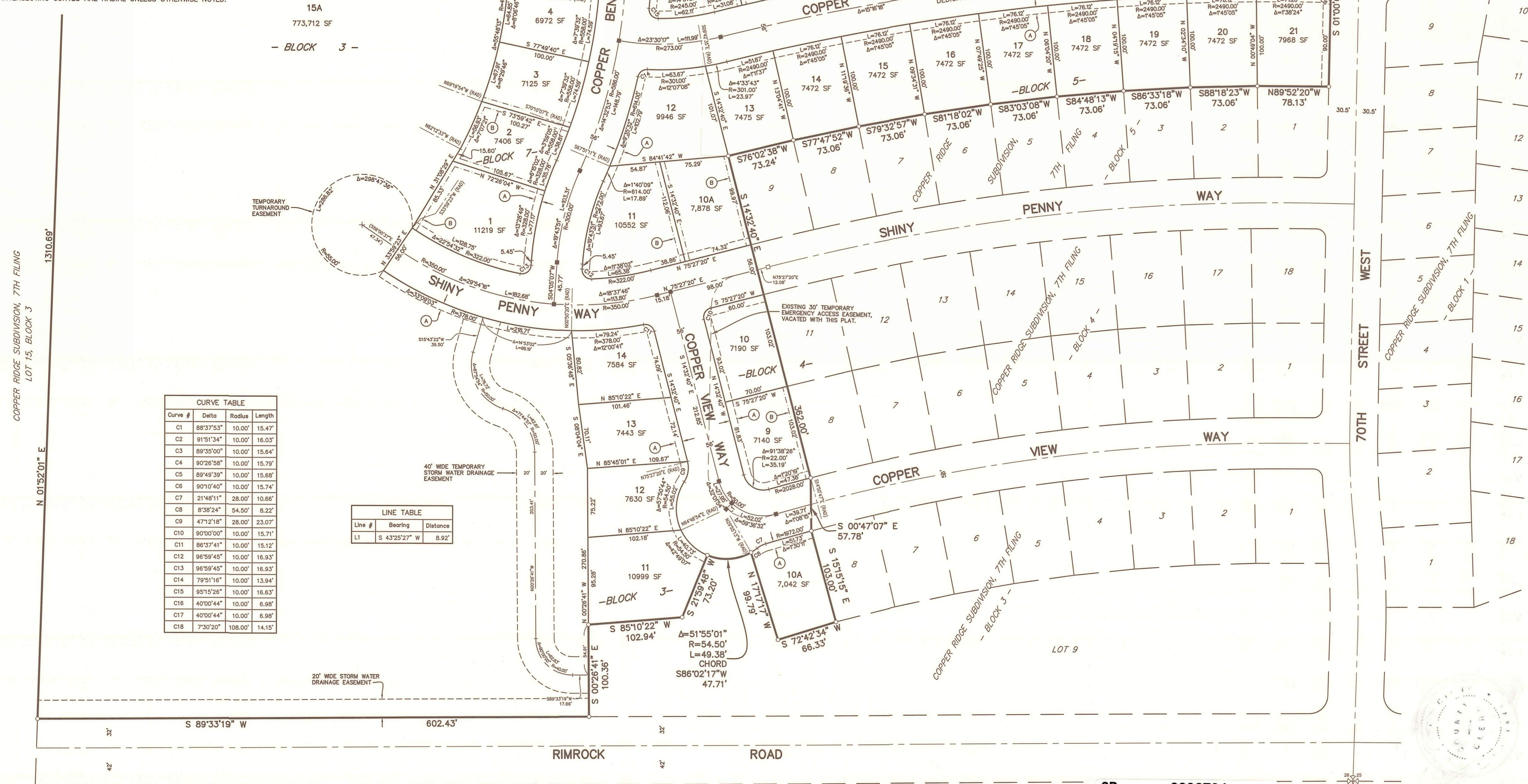
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BILLINGS, MONTANA

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C17	40°00'44"	10.00'	6.98'
C18	7°30'20"	108.00'	14.15'

Line #	Bearing	Distance
L1	S 43°25'27" W	8.92'

COPPER RIDGE SUBDIVISION, 7TH FILING
LOT 15, BLOCK 3

N 01°52'01" E

32'
42'

