

PLAT OF COPPER RIDGE SUBDIVISION, 6TH FILING

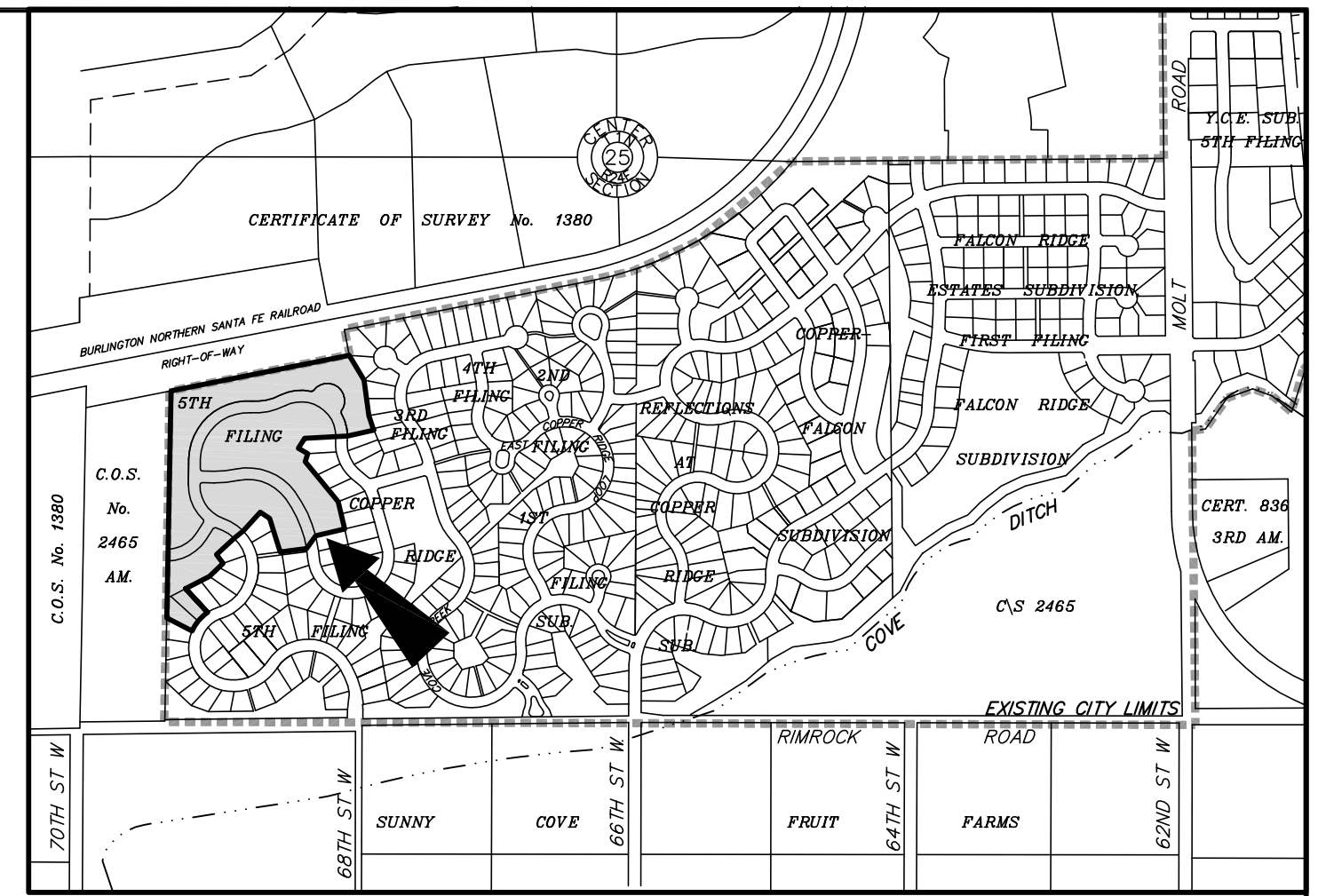
BEING LOT 65 OF BLOCK 4, LOT 1 OF BLOCK 5, LOT 25 OF BLOCK 6, LOTS 16, 17 & 23 OF BLOCK 7, AND VACATED PALLADIUM DRIVE, ALL WITHIN COPPER RIDGE SUBDIVISION, 5TH FILING, SITUATED IN THE SW1/4 OF SECTION 25, T. 1 N., R. 24 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : COPPER RIDGE DEVELOPMENT CORP.

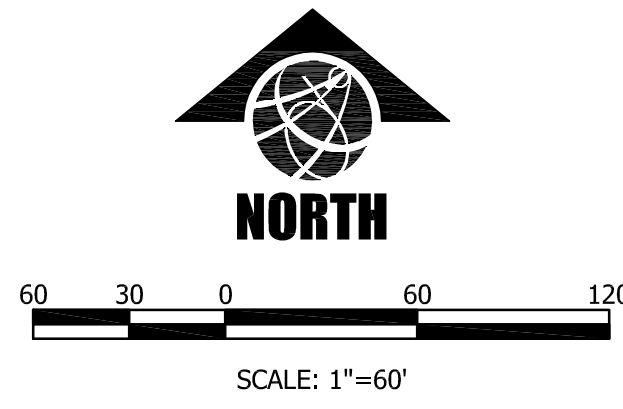
FEBRUARY, 2016

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



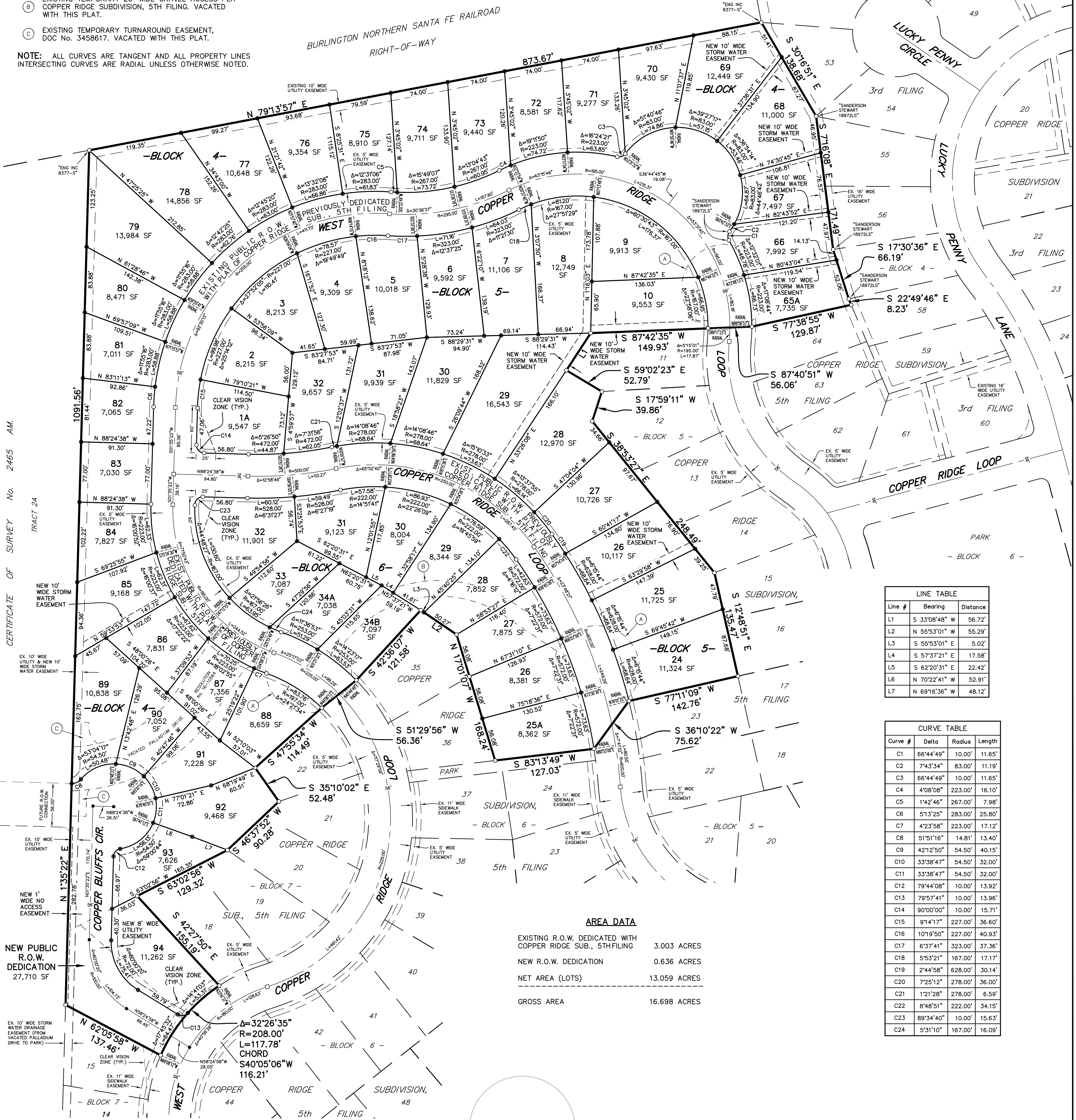
VICINITY MAP
NOT TO SCALE



BASIS OF BEARING: PLAT OF COPPER RIDGE SUBDIVISION, 5TH FILING

- FOUND SURVEY MONUMENT, REBAR WITH YELLOW PLASTIC CAP MARKED "SANDERSON STEWART 15273LS", OR AS NOTED
 - FOUND 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) EXISTING TEMPORARY TURNAROUND EASEMENT PER COPPER RIDGE SUBDIVISION, 5TH FILING. VACATED WITH THIS PLAT.
- (B) EXISTING TEMPORARY 20' WIDE GRAVEL ACCESS PER COPPER RIDGE SUBDIVISION, 5TH FILING. VACATED WITH THIS PLAT.
- (C) EXISTING TEMPORARY TURNAROUND EASEMENT, DOC No. 3458617. VACATED WITH THIS PLAT.

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



Line #	Bearing	Distance
L1	S 33°08'48" W	56.72'
L2	N 55°53'01" W	55.29'
L3	S 55°53'01" E	5.02'
L4	S 57°37'21" E	17.58'
L5	S 62°20'31" E	22.42'
L6	N 70°22'41" W	52.91'
L7	N 69°16'36" W	48.12'

Curve #	Delta	Radius	Length
C1	66°44'49"	10.00'	11.65'
C2	7°43'34"	83.00'	11.19'
C3	66°44'49"	10.00'	11.65'
C4	4°08'08"	223.00'	16.10'
C5	1°42'46"	267.00'	7.98'
C6	5°13'25"	283.00'	25.80'
C7	4°23'58"	223.00'	17.12'
C8	5°15'16"	14.81'	13.40'
C9	42°12'50"	54.50'	40.15'
C10	33°38'47"	54.50'	32.00'
C11	33°38'47"	54.50'	32.00'
C12	79°44'08"	10.00'	13.92'
C13	79°57'41"	10.00'	13.96'
C14	90°00'00"	10.00'	15.71'
C15	9°14'17"	227.00'	36.60'
C16	10°19'50"	227.00'	40.93'
C17	6°37'41"	323.00'	37.36'
C18	5°53'21"	167.00'	17.17'
C19	2°44'58"	628.00'	30.14'
C20	7°25'12"	278.00'	36.00'
C21	1°21'28"	278.00'	6.59'
C22	8°48'51"	222.00'	34.15'
C23	89°34'40"	10.00'	15.63'
C24	5°31'10"	167.00'	16.09'

AREA DATA	
EXISTING R.O.W. DEDICATED WITH COPPER RIDGE SUB., 5TH FILING	3.003 ACRES
NEW R.O.W. DEDICATION	0.636 ACRES
NET AREA (LOTS)	13.059 ACRES
GROSS AREA	16.698 ACRES

RESERVED FOR CLERK AND RECORDER