

PRELIMINARY PLAT OF REFLECTIONS at COPPER RIDGE SUBDIVISION THIRD FILING

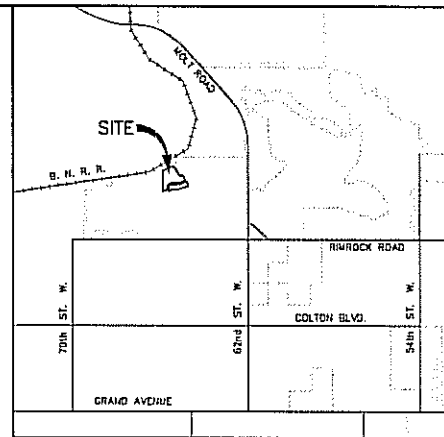
BEING LOTS 1, 2, 3 & PARKLAND IN BLOCK 1 AND VACATED REFLECTIONS CIRCLE
RIGHT-OF-WAY IN REFLECTIONS AT COPPER RIDGE SUBDIVISION AND
LOT 25 IN BLOCK 2 OF REFLECTIONS AT COPPER RIDGE SUBDIVISION, SECOND FILING
SITUATED IN THE SE1/4 OF SECTION 25, T. 1 N., R. 24 E., P.M.M.
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : REFLECTIONS AT COPPER RIDGE, LLC

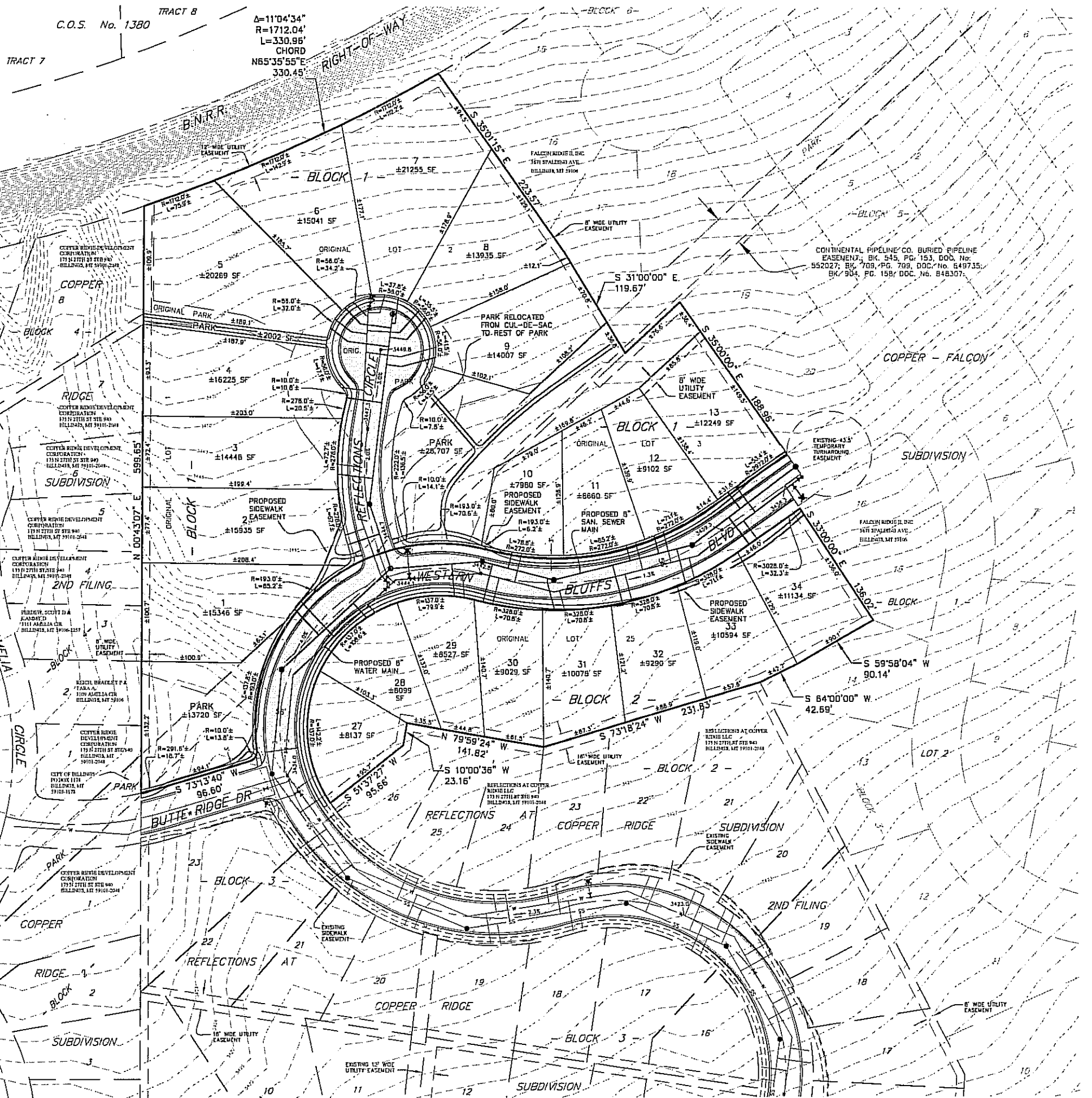
JANUARY, 2012

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

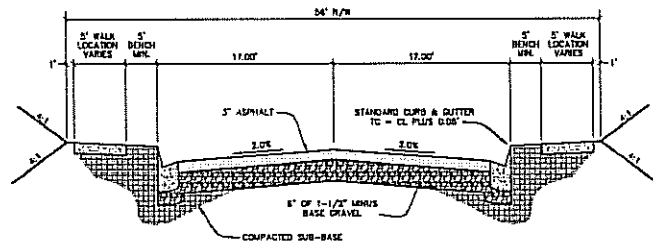


VICINITY MAP
NOT TO SCALE



PLAT DATA

GROSS AREA	= ±7.454 AC
NET AREA	= ±7.403 AC
NUMBER OF LOTS	= 21
MINIMUM LOT SIZE	= ±7,980 SF
MAXIMUM LOT SIZE	= ±21,255 SF
LINEAL FEET OF STREETS	= ±925.7
ORIGINAL PARKLAND	= 44,236 SF
PROPOSED PARKLAND	= 44,429 SF
EXISTING ZONING	= R-7000
SURROUNDING ZONING:	
NORTH	= R-15000
SOUTH	= R-7000
EAST	= R-9600
WEST	= R-7000R
EXISTING LAND USE	= RESIDENTIAL
PROPOSED LAND USE	= RESIDENTIAL



TYPICAL ROAD SECTION
NOT TO SCALE

