

PLAT OF  
**COPPER RIDGE SUBDIVISION, FOURTH FILING**

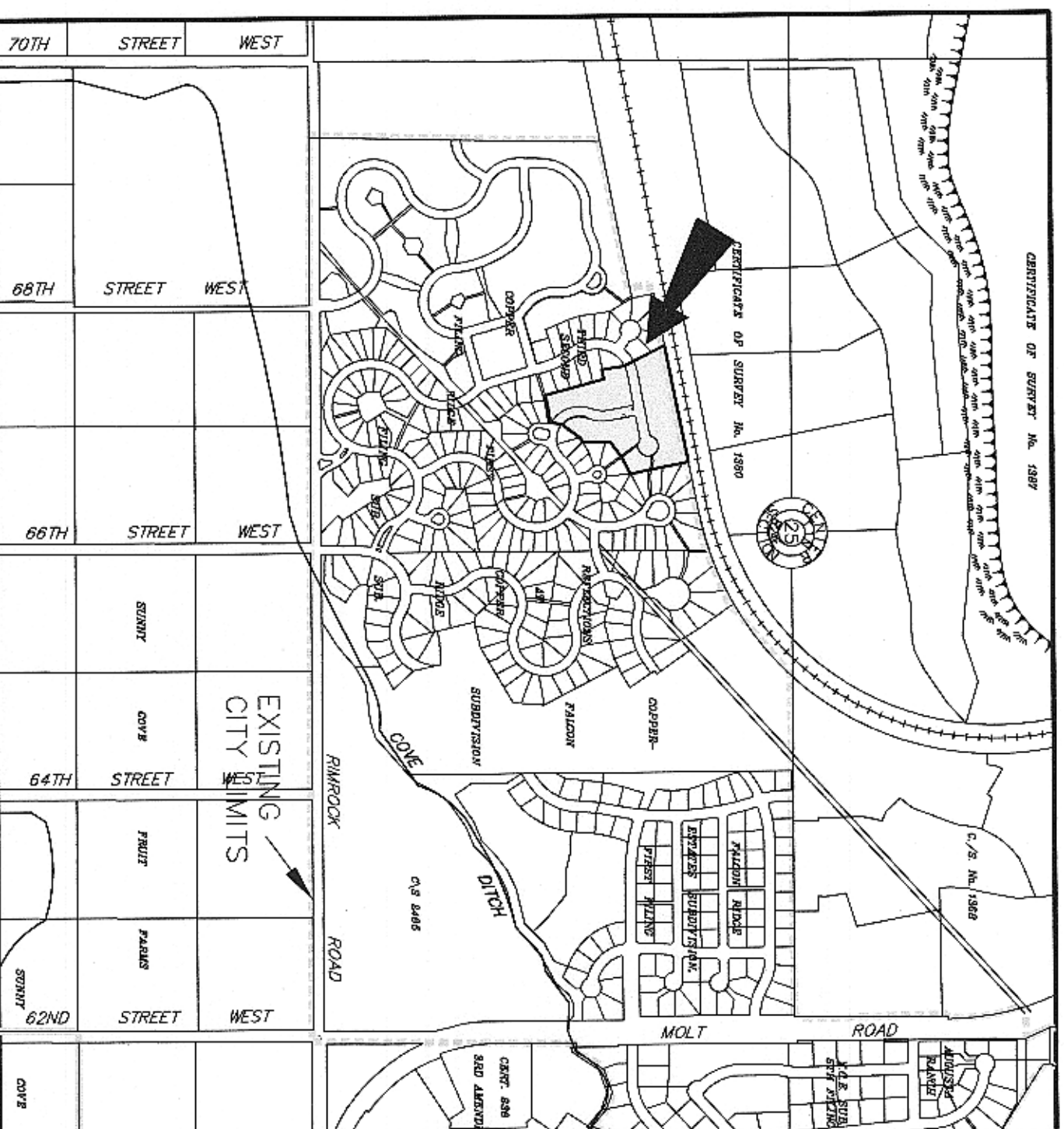
BEING LOT 19 OF BLOCK 3 AND LOTS 46, 47 & 48 OF  
BLOCK 4, COPPER RIDGE SUBDIVISION, THIRD FILING  
SITUATED IN THE SW1/4 OF SECTION 25, T. 1 N., R. 24 E.,  
P.M.M. IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY,  
MONTANA

PREPARED FOR : COPPER RIDGE DEVELOPMENT CORP.

JUNE, 2012

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



**VICINITY MAP**  
NOT TO SCALE

**AREA DATA**  
PARKLAND (existing) = 0.045 ACRES ± } (existing) Parkland and roadway  
STREET DEDICATION (existing) = 1.333 ACRES ± } Subdivision, Third Filing  
NET (LOTS) = 5.208 ACRES ±  
GROSS = 7.086 ACRES ±

**LEGEND**

- = FOUND SURVEY MONUMENT, AS NOTED
- or / = SET 5/8" X 16" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- = SET INTERSECTION MONUMENT, 5/8"x16" 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.
- (RAD) = RADIAL TO CURVE

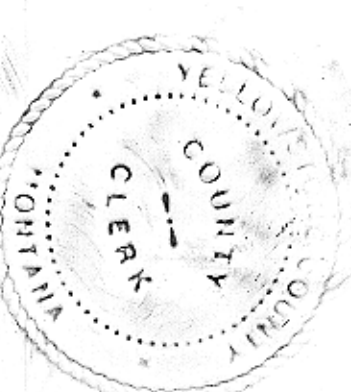
**SP 3638803**

601/2/2012 601.47 RM Pages: 1 of 2 Fees: 17.50  
SANDERSON STEWART & ASSOCIATES, PLLC  
1010 N. GARDEN AVENUE, SUITE 100  
BILLINGS, MONTANA 59102-1000  
PHONE: (406) 253-1111 FAX: (406) 253-1112  
WWW.SANDERSONSTEWART.COM

**NOTES**  
ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.  
ALL DISTANCES ARE IN SURVEY FEET.  
ALL CURVES ARE TANGENT UNLESS NOTED OTHERWISE.

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS COPPER RIDGE SUBDIVISION 2ND FILING.





**COPPER RIDGE SUBDIVISION, FOURTH FILING**

BILINGS, MONTANA

John A. Grant  
Examining Land Surveyor

08-07-2012  
Date

Date: 09-14-2012

By: Y. J. Wang  
Deputy

DATED: 8-31-12

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA, this 13th day of August, 2012.

By: Thomas W. Threl  
Mayor

Attest: Luigi Martin  
City Clerk

KNOW ALL MEN BY THESE PRESENTS: That COPPER HEDGE DEVELOPMENT CORPORATION 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 SW 1/4 of Section 25, T. 1 N., R. 24 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

**BEGINNING** of a point, being the northwest corner of Lot 12, Block 4, Copper Ridge Subdivision, 2nd Filing, thence along the westerly and northwesterly lines of Lots 12, 13, 14, Park Land, Lots 15, 16, 24, 25, Park Land, Lots 26, 27, 29, 30, and 31 all in Block 4 of said Copper Ridge Subdivision, 2nd Filing, the following 9 courses: S 1000.00' E, 200.72 feet; thence along Park Land, S 265.5736' E, 17.688 feet; thence S 45.017000' E, 105.503 feet; thence S 63.000000' E, 101.968 feet; thence along Park Land, S 44.511717' W, 9.133 feet; thence S 64.500000' E, 94.643 feet; thence S 01.23219' E, 152.34 feet; thence S 61.000000' W, 29.20 feet; thence S 36.5735' W, 123.23 feet to a point being the most westerly corner of Lot 31 of Block 4, thence S 10.09304' W, 63.46 feet to the most northeasterly corner of a dedicated PARK in Block 3 of said Copper Ridge Subdivision, 2nd Filing, thence along the northerly boundary of said PARK the following 2 courses: which the 1st course is S 81.0000' W, 88.40 feet; and the 2nd course is a northwesterly line 500.00 feet, a radius point being S 65.9517' E, 0.583935' E, and a northwesterly line 500.00 feet, thence through a radius point being S 65.9517' E, 0.583935' E, to the southeast corner of Lot 25 of Copper Ridge Subdivision, 2nd Filing, thence along the southeasterly line of said Copper Ridge Subdivision, 2nd Filing, the following 8 courses: N 14.26333' W, 333.61 feet; thence S 80.3512' E, 51.917 feet; thence N 08.50449' W, 123.668 feet to a point on the south right-of-way of Lucky Penny Lane, thence N 25.55247' W, 58.000 feet to the north right-of-way of Lucky Penny Lane, thence N 25.5016' W, 191.43 feet to a point on the southerly right-of-way line of Burlington Northern Santa Fe Railroad, thence along said line, N 79.1357' E, 64.733 feet to the **POINT OF BEGINNING**.

Said described parcel contains 306688 square feet (7.087 acres), more or less, subject to any and all easements of record.

The undersigned hereby grant 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 greater portion of the land described in the plat as "UTILITY EASEMENT" to have and hold forever.

Said tract to be known and designated as COPPER RIDGE SUBDIVISION, FOURTH FILING. The lands included in all streets, avenues, and parks as shown on the attached plat are hereby granted and donated to the use of the public forever.

COPPER RIDGE DEVELOPMENT CORPORATION

By: \_\_\_\_\_  
Title: \_\_\_\_\_

On this 24 day of August, 2012, before me the undersigned Notary Public for the State of Montana, personally appeared Shirley Dwyer known to me to be the person who signed the foregoing instrument as Wes Chisland of COPPER RIDGE DEVELOPMENT CORPORATION, a Montana corporation, and who acknowledged that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana  
Printed Name \_\_\_\_\_  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

AMY LETHERT  
NOTARY PUBLIC for the  
State of Montana  
Residing at: Billings, Montana  
My Commission Expires  
September 30, 2015

The undivided, a Montana Registered Land Surveyor, does hereby state that during the month of June, 2012, a survey was performed by me under my supervision of a tract of land to be known as COPPER RIDGE SUBDIVISION, FOURTH FLING, in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Picting Act; said subdivision, description of lot, acreage, and position on the annexed plat, that the monuments found and set out of them, and as shown on the annexed plat, that the monuments found and set out of them, character and occupy the positions shown thereon and that the gross area is 7.086 Acres (309,888 sq. ft.) and the net area is 5.708 Acres (246,628 sq. ft.).

SANDERSON STEWART

By: Jeffrey Alan Brown  
Montana Registration No. 189726

A circular seal for a Professional Land Surveyor in Montana. The outer ring contains the text "MONTANA" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom, separated by two stars. The inner circle contains the name "MICHAEL DEAN BERTRAM" and the license number "1887215".

COPPER RIDGE 4TH F.P.DWG 96012.128 6/08/12 MDB/RJL