

PLAT OF
CLEARWATER ESTATES SUBDIVISION
 BEING TRACT 2 OF CERTIFICATE OF SURVEY NO. 3844
 LOCATED IN THE NW 1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M.,
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

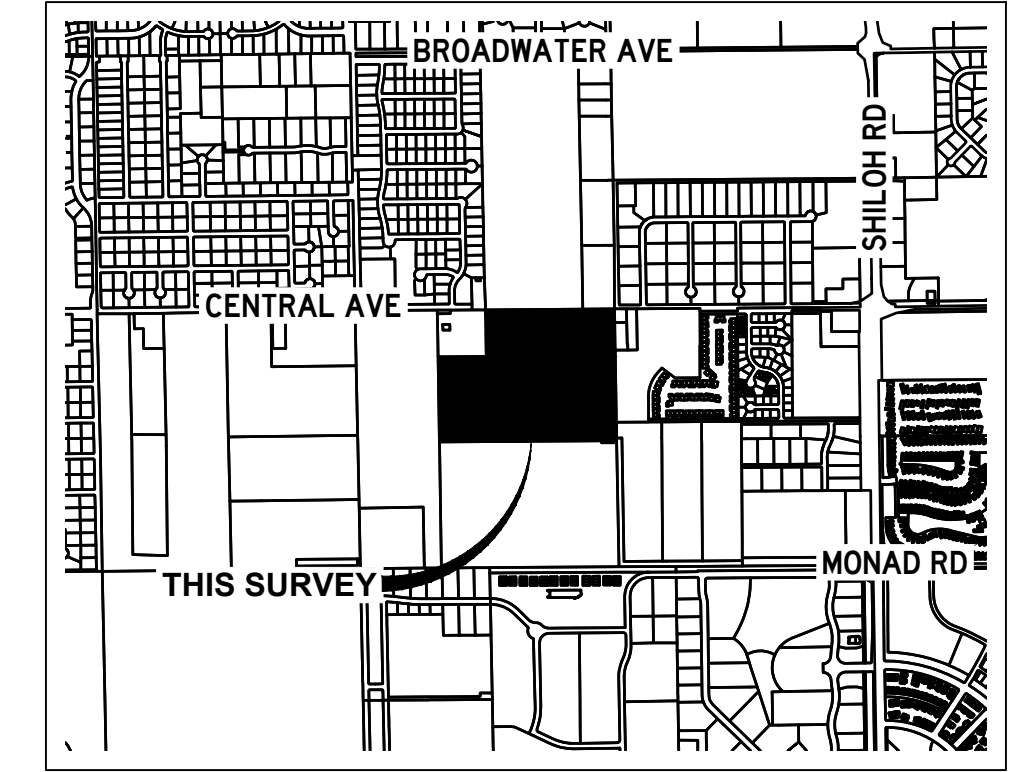
PREPARED FOR : BROWN DEVELOPMENT, LLC



PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 50.334 ACRES

JUNE 2024



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION AND OWNER CERTIFICATION AND DEDICATION

The undersigned owner(s) do hereby certify that they have cause to be surveyed and platted into lots, blocks, roads, and other divisions and dedications as shown on this plat hereunto included, the following tract of land, to-wit:

Being Tract 2 of Certificate of Survey No. 3844 located in the NW1/4 of Section 10, Township 01 South, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana.

Said tract contains a gross area of 50.334 acres and a net area of 45.862 acres, more or less.

Said tract to be known as CLEARWATER ESTATES SUBDIVISION.

The undersigned 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 lines over, under, and across the areas designated on the plat as "Utility Easement" to have and hold forever.

Per Section 76-3-621(3)(e), MCA parkland dedication is not required for a first minor subdivision from a tract of land.

Dated this _____ day of _____, 20____.

Brown Development, LLC

Todd Brown, Manager

STATE OF MONTANA)
)ss
 County of Yellowstone)

On this _____ day of _____, 20____, before me, a Notary Public in and for the State of Montana, personally appeared *Todd Brown* as the *Manager* of *Brown Development, LLC*, known to me to be the person who signed the foregoing instrument and who acknowledged to me that they 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 _____

CERTIFICATE OF SURVEYOR

I, the undersigned Mark W. Kadmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in the NW 1/4 of Section 10, Township 01 South, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana.

Said tract contains a gross area of 50.334 acres, and a net area of 45.862 acres, more or less.

Said tract is subject to all easements and rights-of-way of record or apparent on the ground.

This survey was conducted in accordance with the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, MCA.

Dated this _____ day of _____, 20____.

 Mark W. Kadmas, PLS 51414LS
 Registered Land Surveyor
 State of Montana



CERTIFICATE OF APPROVAL

STATE OF MONTANA)
)ss
 County of Yellowstone)

We hereby certify that we have examined the plat of CLEARWATER ESTATES SUBDIVISION 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 hereby accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA this _____ day of _____, 20____.

CITY OF BILLINGS, MONTANA

By: _____
 Mayor

Attest: _____
 City Clerk

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.

Dated this _____ day of _____, 20____.

 President

 Executive Secretary

ERRORS AND OMISSIONS REVIEW

I hereby certify that the following plat was duly examined for errors and computations in drafting.

Dated this _____ day of _____, 20____.

 Examining Land Surveyor

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that the foregoing plat conforms with Sections 76-4-125(1)(d), MCA, as said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

Dated this _____ day of _____, 20____.

 City Engineer's Office

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments assessed and levied on the land have been paid pursuant to Sections 76-3-611(1)(b) and 76-3-207(3), MCA.

Dated this _____ day of _____, 20____.

 Yellowstone County Treasurer
 Deputy

CERTIFICATE OF CITY ATTORNEY

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

Dated this _____ day of _____, 20____.

 Reviewed by

CLERK AND RECORDER FILING INFORMATION

Consent to Platting _____
 Document No. _____
 Subdivision Improvements Agreement _____
 Document No. _____

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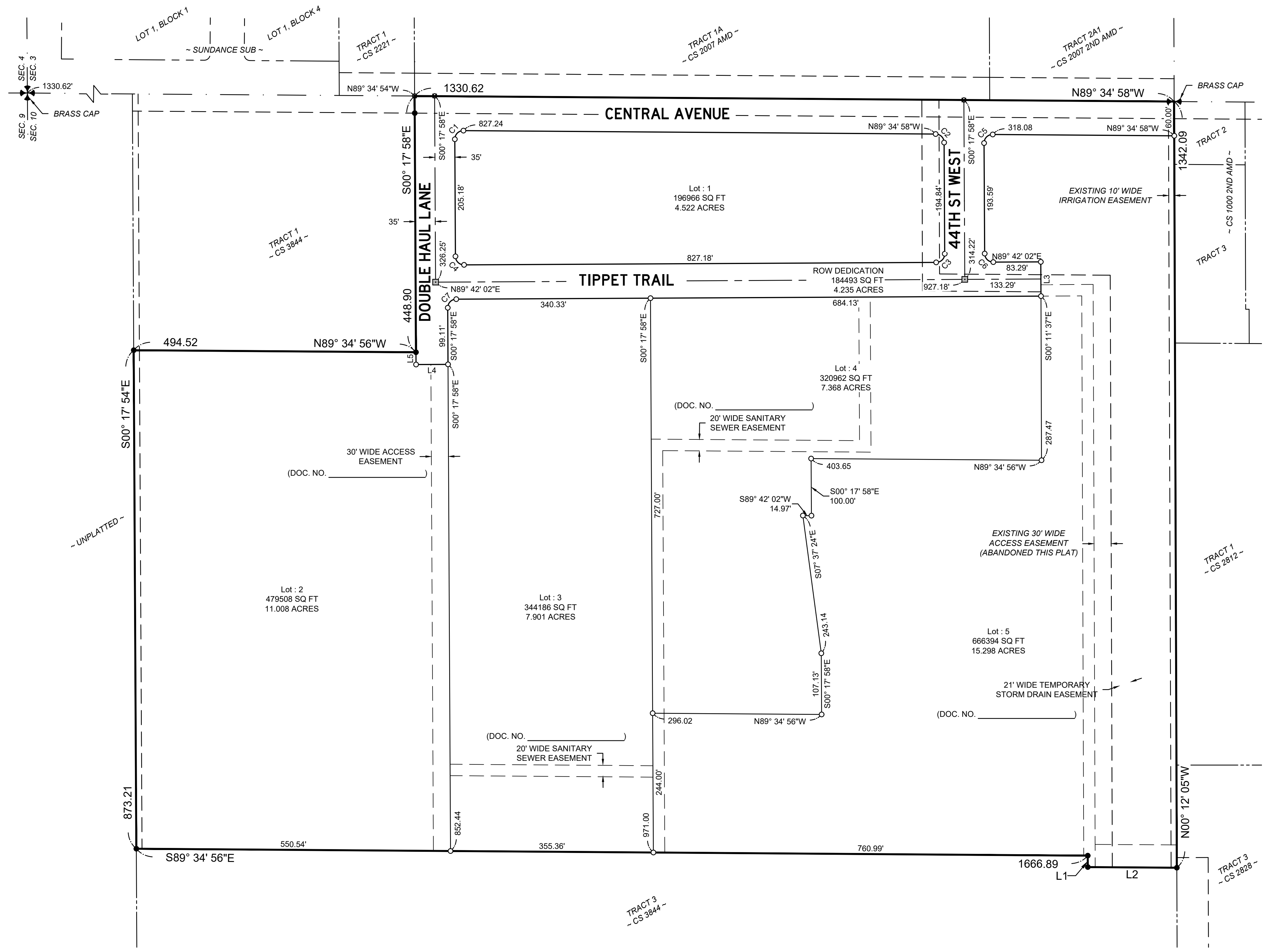
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LEGEND

- PROPERTY CORNER, FOUND RPC MARKED "51414LS" UNLESS OTHERWISE NOTED
- PROPERTY CORNER, SET 5/8" REBAR W/ PE CAP
- ⊙ PROPERTY CORNER, CALCULATED POSITION, NOT FOUND NOT SET
- ▣ CENTERLINE MONUMENT, SET
- ⊢ QUARTER CORNER, FOUND AS DESCRIBED
- ⊕ SECTION CORNER, FOUND AS DESCRIBED
- SURVEY BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- CENTERLINE OF RIGHT-OF-WAY
- (R = XX.XX) RECORD DISTANCE

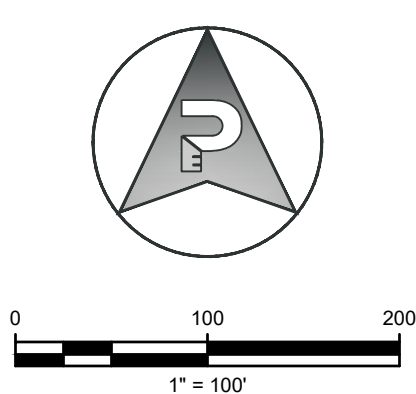
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.75	15.00	090° 43' 00"	S45° 03' 32"W	21.35
C2	23.37	15.00	089° 17' 00"	N44° 56' 28"W	21.08
C3	23.56	15.00	090° 00' 00"	N44° 42' 02"E	21.21
C4	23.56	15.00	090° 00' 00"	S45° 17' 58"E	21.21
C5	23.75	15.00	090° 43' 00"	S45° 03' 32"W	21.35
C6	23.56	15.00	090° 00' 00"	S45° 17' 58"E	21.21
C7	23.56	15.00	090° 00' 00"	S44° 42' 02"W	21.21

Parcel Line Table

Line #	Length	Direction
L1	20.00	S00° 12' 05"E
L2	156.01	S89° 34' 56"E
L3	60.00	S00° 17' 58"E
L4	56.00	N89° 42' 02"E
L5	21.46	S00° 17' 58"E

BASIS OF BEARINGS
 Bearings shown on this plat are derived from a low distortion Lambert Conformal Conic single parallel projection with parameters as follows:
 Latitude of Origin : 45° 47' 00" N
 Longitude of Origin : 108° 25' 00" W
 Mapping Scale Factor : 1.0001515
 Distances are ground.



P.E. STANJARD, C.E.B. 1/15/2024 2:17:30 PM Z:\Brown\2022-067 Clearwater Sub\CADD\DWG\Plats\Final\22-067 CWF Minor.dwg