

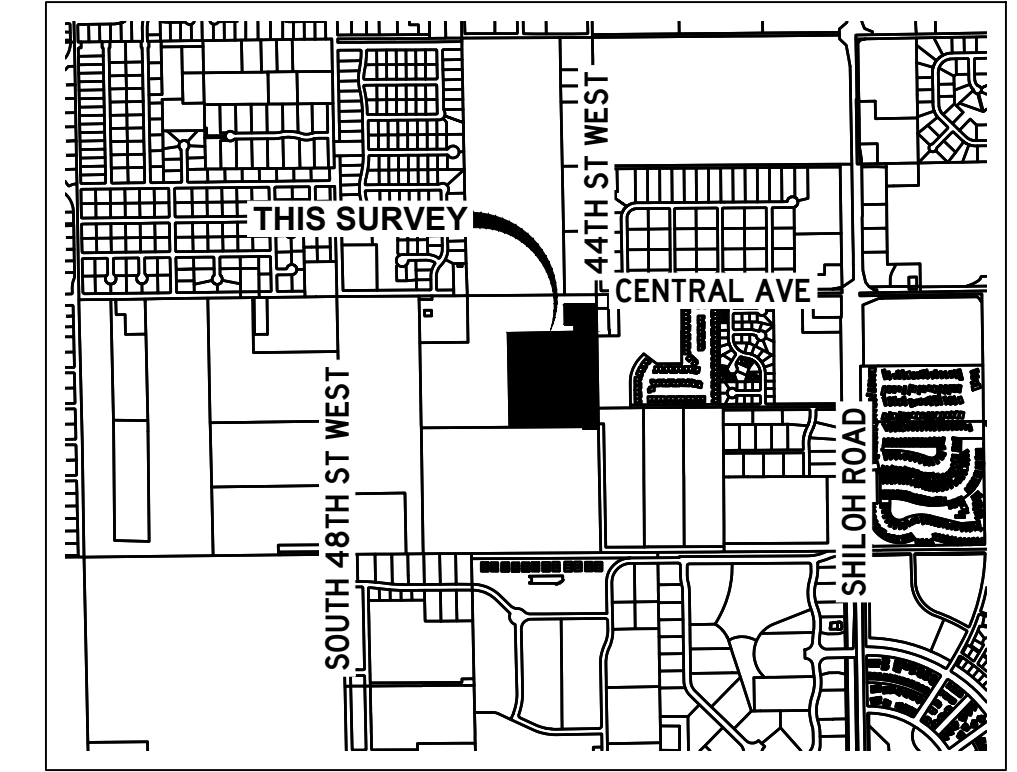
PLAT OF  
**44 WEST SUBDIVISION**  
 BEING LOTS 4 AND 5 OF CLEARWATER ESTATES SUBDIVISION  
 LOCATED IN THE NW 1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS,  
 YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : 44 WEST DEVELOPMENT, LLC



PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 22.67 ACRES  
 APRIL 2025



**VICINITY MAP**  
 NOT TO SCALE

**LEGAL DESCRIPTION AND OWNER CERTIFICATION AND DEDICATION**

We, the undersigned owner(s), do hereby certify that we have cause to be surveyed and platted in to lots, blocks, roads and other divisions and dedications, as shown on this plat hereunto included, said tract of land being situated 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 being more particularly described as follows:

Being Lots 4 & 5 of Clearwater Estates Subdivision (Document No. 4092385).

Said tract contains a gross area of 22.67 acres and a net area of 20.01 acres, more or less.

Said tract to be known as 44 WEST 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.

The parkland dedication requirement has been met pursuant to Section 76-3-621, MCA through the combination of dedication of parkland and a cash-in-lieu contribution.

44 West Development, LLC

Printed Name \_\_\_\_\_, Title \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a Notary Public in and for the State of Montana, personally appeared \_\_\_\_\_ as the \_\_\_\_\_ of 44 West 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 \_\_\_\_\_ :ss  
 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 22.67 acres and a net area of 20.01 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 CITY ATTORNEY**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Reviewed by \_\_\_\_\_

**CERTIFICATE OF COUNTY TREASURER**

I hereby certify, pursuant to Section 76-3-207(3), MCA that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land have been paid.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Yellowstone County Treasurer  
 Deputy

**CERTIFICATE OF COUNTY HEALTH DEPARTMENT**

This survey has been reviewed and approved by Riverstone Health and the Department of Environmental Quality.

Health Officer or Authorized Representative  
 Riverstone Health

**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.

Date \_\_\_\_\_ President \_\_\_\_\_

Executive Secretary \_\_\_\_\_

**ERRORS AND OMISSIONS REVIEW**

I hereby certify that I have examined the foregoing plat for errors in computations and drafting.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Reviewed by \_\_\_\_\_

**CERTIFICATE OF APPROVAL**

STATE OF MONTANA )  
 )ss  
 County of Yellowstone )

We hereby certify that we have examined the plat of 44 WEST SUBDIVISION and find that the 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 hand and the seal of the CITY OF BILLINGS, MONTANA this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

CITY OF BILLINGS, MONTANA

By: \_\_\_\_\_  
 Mayor

Attest: \_\_\_\_\_  
 City Clerk

**CERTIFICATE OF CITY ENGINEER'S OFFICE**

I hereby certify that the annexed and foregoing plat conforms with Section 76-4-125(1)(d), MCA 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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

City Engineer's Office \_\_\_\_\_

**CLERK AND RECORDER FILING INFORMATION**

\_\_\_\_\_

\_\_\_\_\_

Consent to Platting

Document No. \_\_\_\_\_

Subdivision Improvements Agreement

Document No. \_\_\_\_\_

Temporary Stormwater Easement

Document No. \_\_\_\_\_

Temporary Turnaround Easement

Document No. \_\_\_\_\_

Road Easement

Document No. \_\_\_\_\_

10/2/2025 4:00:45 PM

Z:\Brown\2022-067 Clearwater Sub\CADD\DWG\Plats\44th Street Sub\22-067 44th Final Plat.dwg

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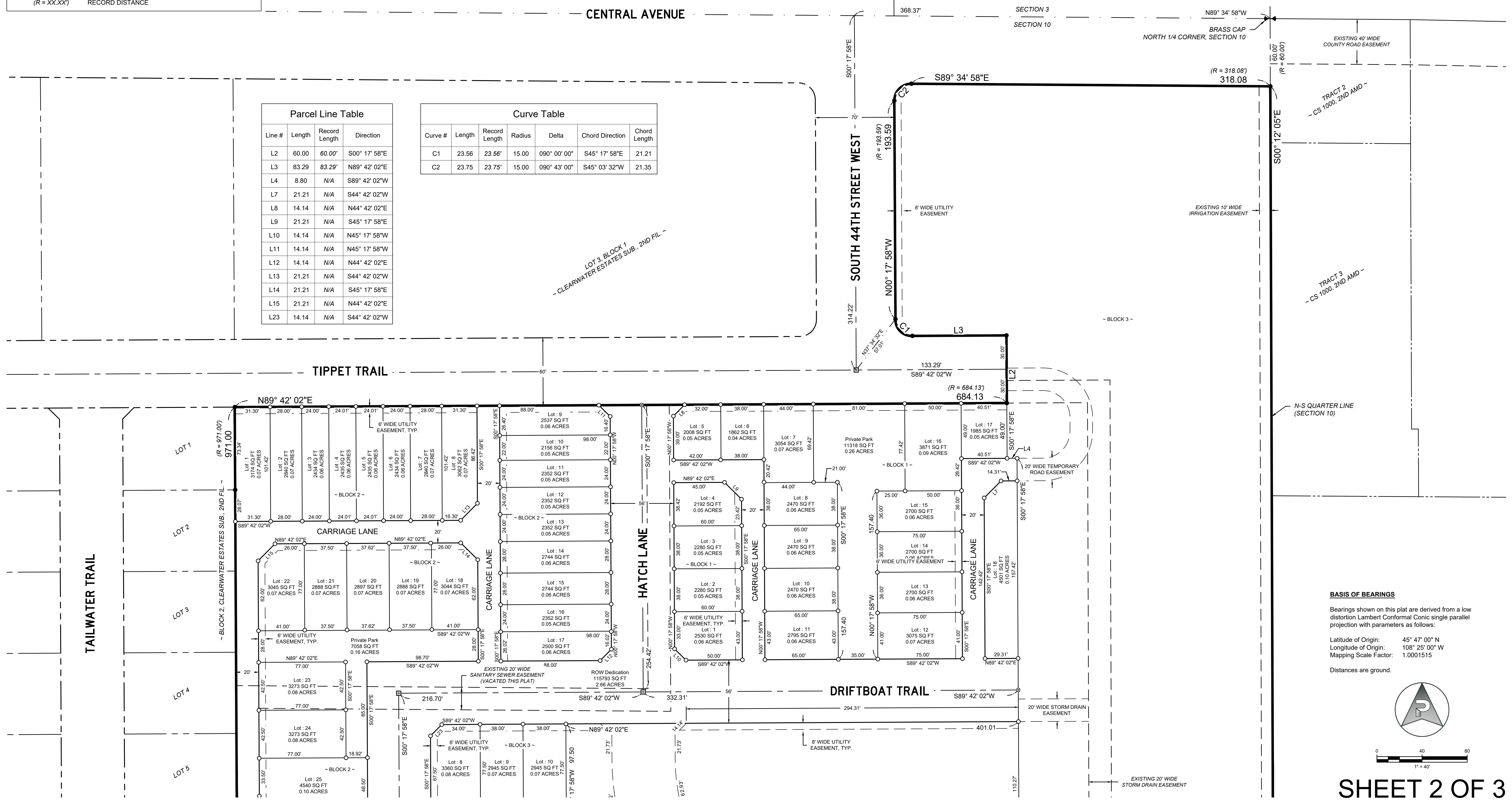
### LEGEND

- PROPERTY CORNER, FOUND OPC MARKED "51414LS" (UNLESS OTHERWISE NOTED)
- PROPERTY CORNER, SET PE CAP MARKED "51414LS"
- INTERSECTION MONUMENT
- ⊕ QUARTER CORNER
- ⊙ CALCULATED CORNER, NOT FOUND NOT SET
- SURVEY BOUNDARY
- - - EXISTING PROPERTY LINE
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE OF RIGHT-OF-WAY
- - - SECTION LINE
- - - EASEMENT LINE
- (R = XX.XX) RECORD DISTANCE

CENTRAL AVENUE

Line #	Length	Record Length	Direction
L2	60.00	60.00'	S00° 17' 58"E
L3	83.29	83.29'	N89° 42' 02"E
L4	8.80	N/A	S89° 42' 02"W
L7	21.21	N/A	S44° 42' 02"W
L8	14.14	N/A	N44° 42' 02"E
L9	21.21	N/A	S45° 17' 58"E
L10	14.14	N/A	N45° 17' 58"W
L11	14.14	N/A	N45° 17' 58"W
L12	14.14	N/A	N44° 42' 02"E
L13	21.21	N/A	S44° 42' 02"W
L14	21.21	N/A	S45° 17' 58"E
L15	21.21	N/A	N44° 42' 02"E
L23	14.14	N/A	S44° 42' 02"W

Curve #	Length	Record Length	Radius	Delta	Chord Direction	Chord Length
C1	23.56	23.56'	15.00	090° 00' 00"	S45° 17' 58"E	21.21
C2	23.75	23.75'	15.00	090° 43' 00"	S45° 03' 32"W	21.35

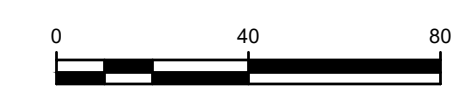
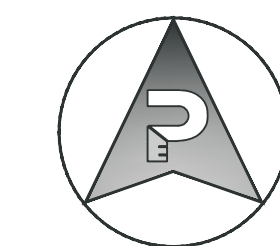


### BASIS OF BEARINGS

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.



10/22/2025 4:00:45 PM  
Z:\Brown\2022-067 Clearwater Sub\CADD\DWG\Plats\44th Street Sub\22-067 44th Final Plat.dwg

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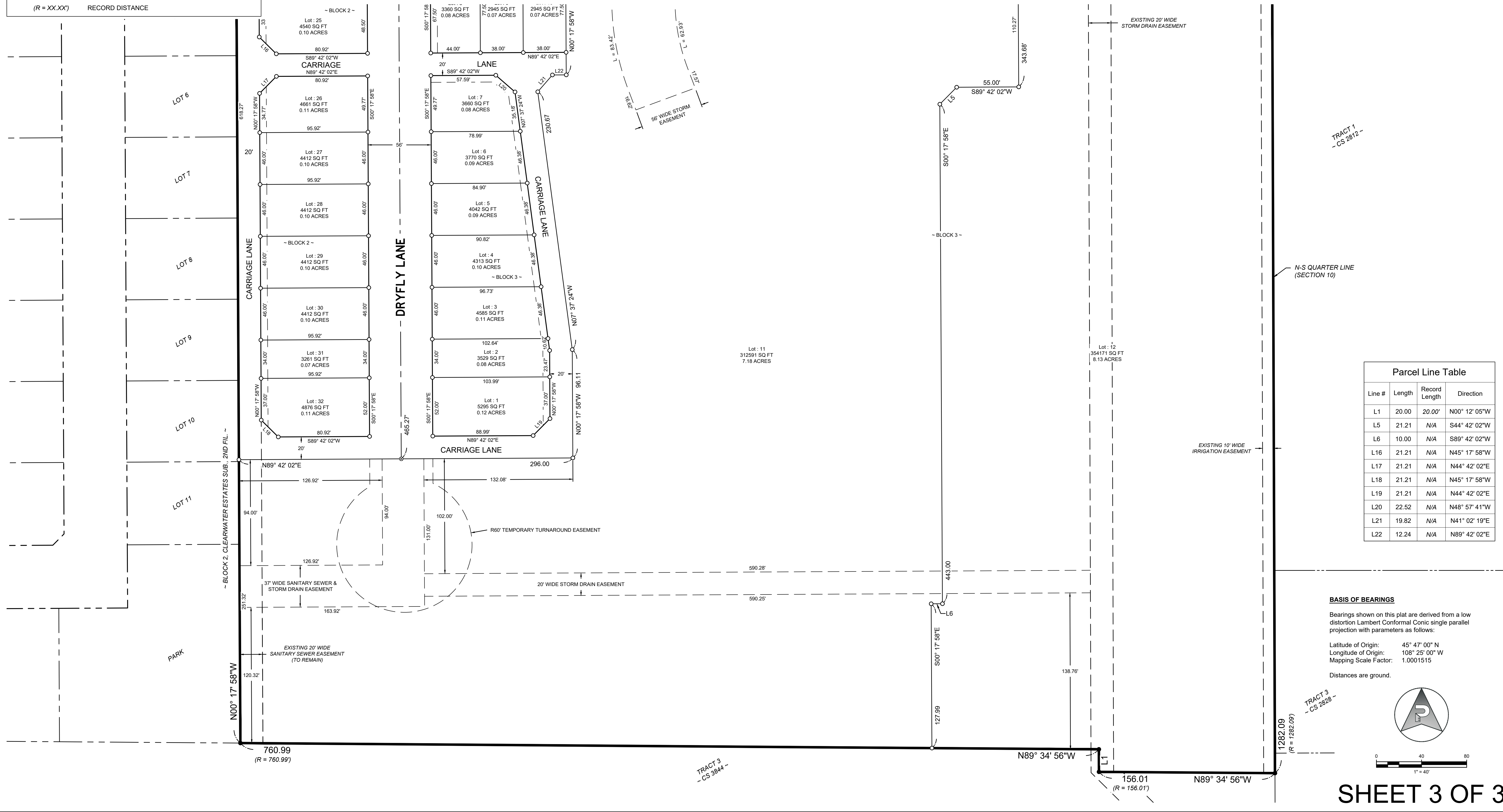


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- - - SECTION LINE
- - - EASEMENT LINE
- (R = XX.XX) RECORD DISTANCE



Parcel Line Table			
Line #	Length	Record Length	Direction
L1	20.00	20.00'	N00° 12' 05"W
L5	21.21	N/A	S44° 42' 02"W
L6	10.00	N/A	S89° 42' 02"W
L16	21.21	N/A	N45° 17' 58"W
L17	21.21	N/A	N44° 42' 02"E
L18	21.21	N/A	N45° 17' 58"W
L19	21.21	N/A	N44° 42' 02"E
L20	22.52	N/A	N48° 57' 41"W
L21	19.82	N/A	N41° 02' 19"E
L22	12.24	N/A	N89° 42' 02"E

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