

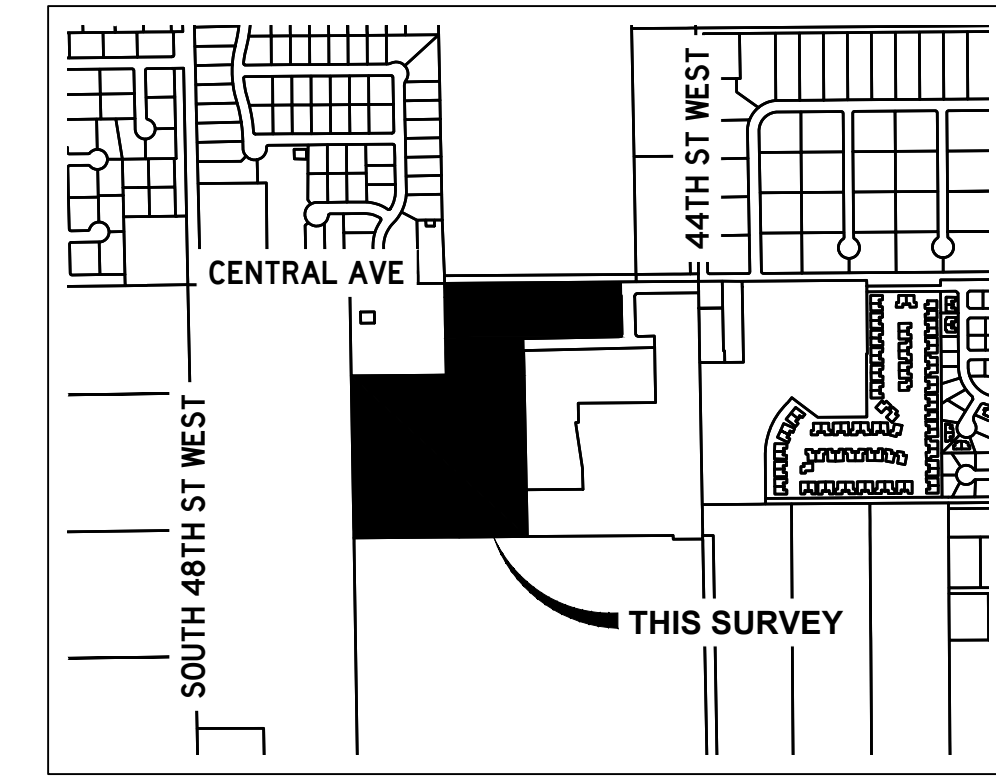
PLAT OF
CLEARWATER ESTATES SUBDIVISION, 2ND FILING
 BEING LOTS 1, 2, AND 3 OF CLEARWATER ESTATES SUBDIVISION
 LOCATED IN THE NW 1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS,
 YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : BROWN DEVELOPMENT, LLC



PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 23.43 ACRES
 JULY 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:

Lots 1, 2, and 3 of Clearwater Estates Subdivision (Doc. No. 4092385) 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 23.43 acres and a net area of 20.34 acres, more or less.

Said tract to be known as CLEARWATER ESTATES SUBDIVISION, 2ND FILING.

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 has been met through the combination of a dedicated park and a cash-in-lieu contribution pursuant to Section 76-3-621, MCA.

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

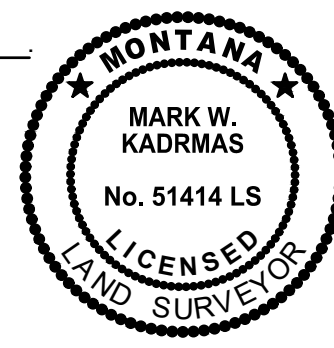
I, the undersigned Mark W. Kadmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in the NW 1/4 of Section 10, Township 01 South, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana.

Said tract contains a gross area of 24.43 acres and a net area of 20.34 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 CLEARWATER ESTATES SUBDIVISION, 2ND FILING 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. _____

Private Access Easement

Document No. _____

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LEGEND

- PROPERTY CORNER, FOUND AS DESCRIBED
- PROPERTY CORNER, SET 5/8" REBAR W/ CAP MARKED "51414LS"
- ⊗ CALCULATED PROPERTY CORNER, NOT FOUND NOT SET
- INTERSECTION MONUMENT
- SURVEY BOUNDARY
- - - EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE OF RIGHT-OF-WAY
- - - SECTION LINE
- - - EASEMENT LINE
- (R = XX.XX) RECORD DISTANCE
- W.C. WITNESS CORNER (28' UNLESS OTHERWISE NOTED)

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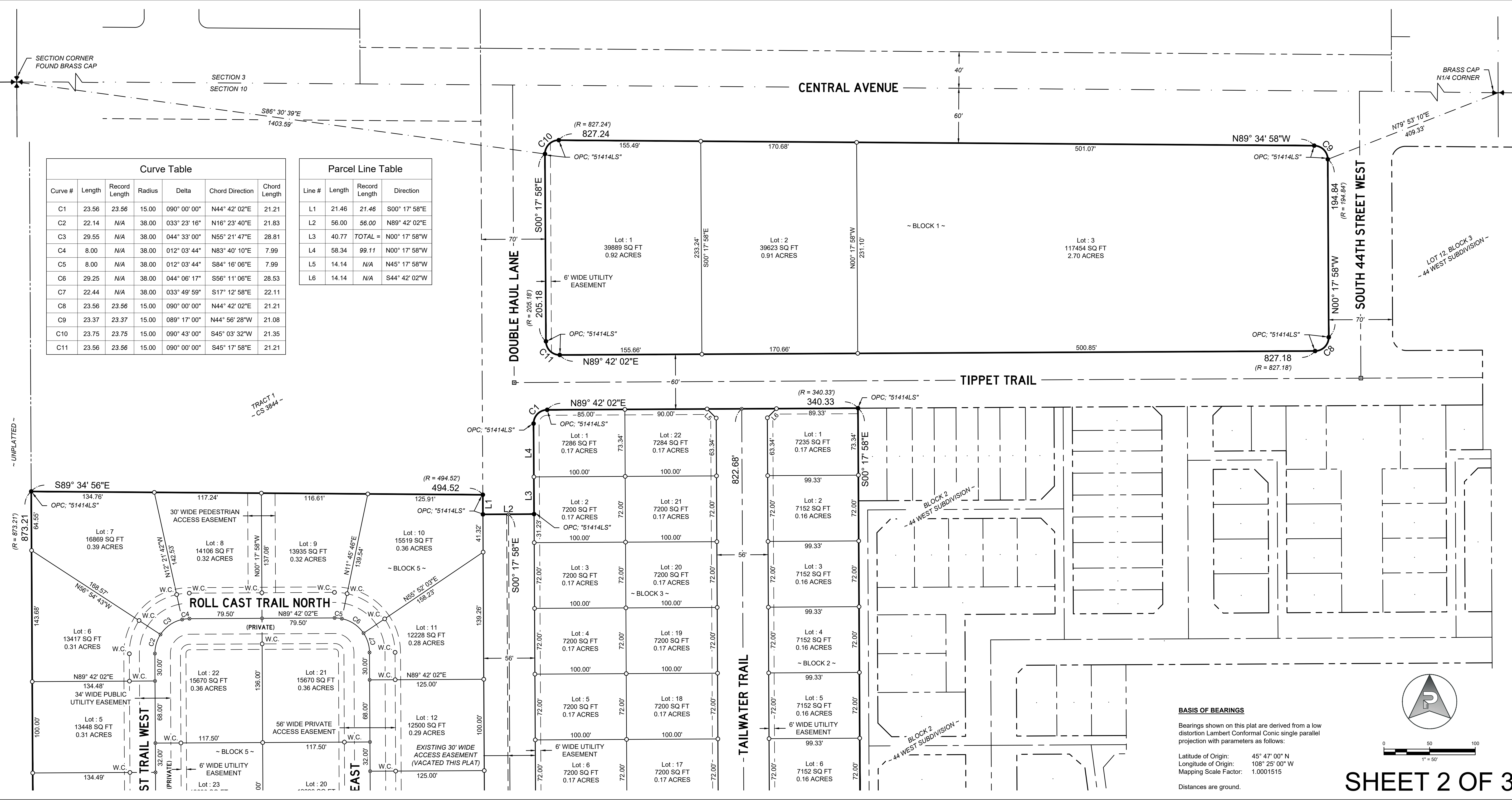
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Curve Table

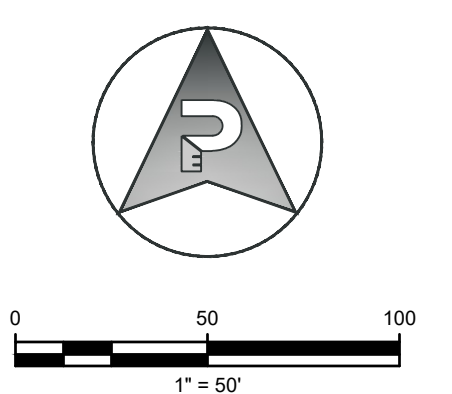
Curve #	Length	Record Length	Radius	Delta	Chord Direction	Chord Length
C1	23.56	23.56	15.00	090° 00' 00"	N44° 42' 02"E	21.21
C2	22.14	N/A	38.00	033° 23' 16"	N16° 23' 40"E	21.83
C3	29.55	N/A	38.00	044° 33' 00"	N55° 21' 47"E	28.81
C4	8.00	N/A	38.00	012° 03' 44"	N83° 40' 10"E	7.99
C5	8.00	N/A	38.00	012° 03' 44"	S84° 16' 06"E	7.99
C6	29.25	N/A	38.00	044° 06' 17"	S56° 11' 06"E	28.53
C7	22.44	N/A	38.00	033° 49' 59"	S17° 12' 58"E	22.11
C8	23.56	23.56	15.00	090° 00' 00"	N44° 42' 02"E	21.21
C9	23.37	23.37	15.00	089° 17' 00"	N44° 56' 28"W	21.08
C10	23.75	23.75	15.00	090° 43' 00"	S45° 03' 32"W	21.35
C11	23.56	23.56	15.00	090° 00' 00"	S45° 17' 58"E	21.21

Parcel Line Table

Line #	Length	Record Length	Direction
L1	21.46	21.46	S00° 17' 58"E
L2	56.00	56.00	N89° 42' 02"E
L3	40.77	TOTAL =	N00° 17' 58"W
L4	58.34	99.11	N00° 17' 58"W
L5	14.14	N/A	N45° 17' 58"W
L6	14.14	N/A	S44° 42' 02"W



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.



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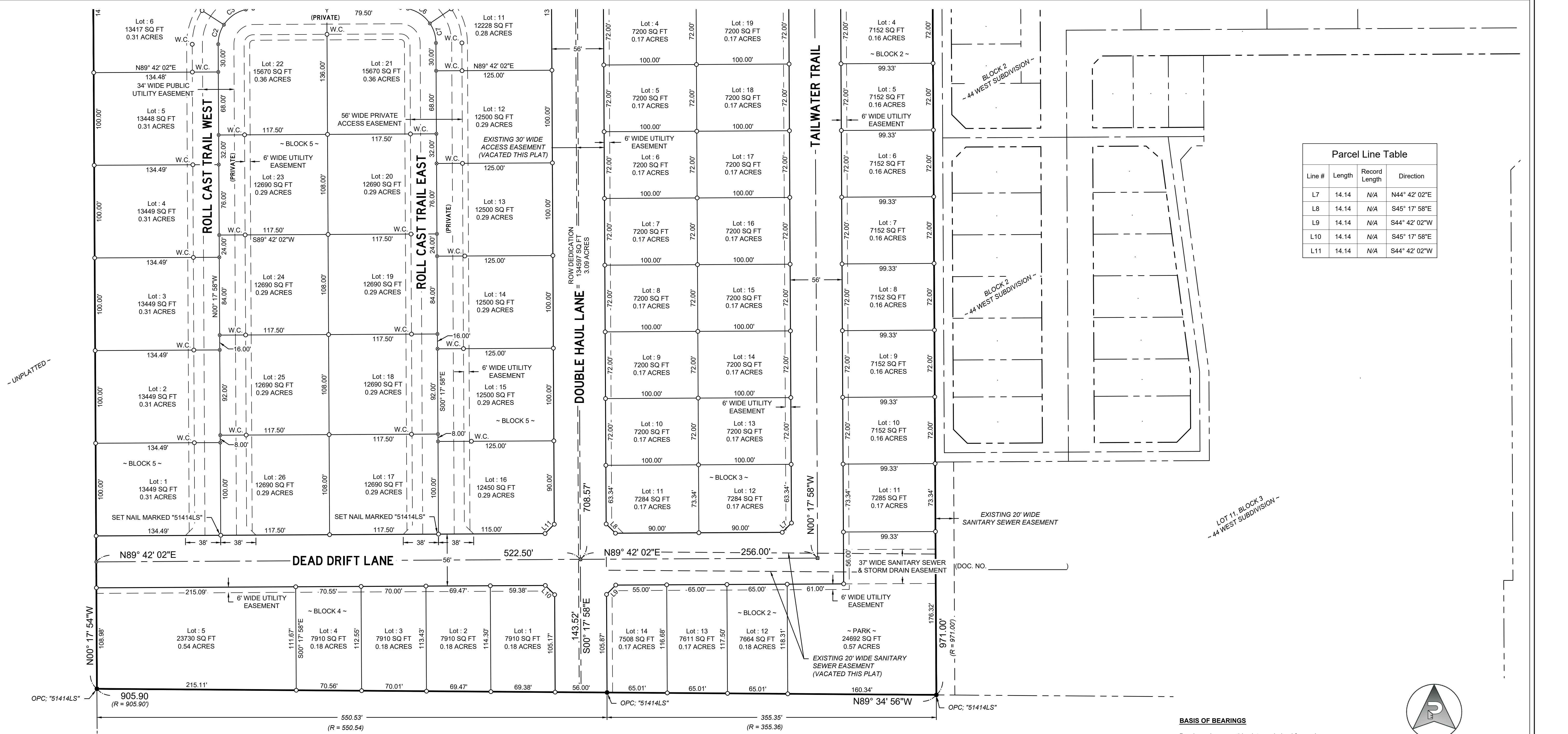
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Line #	Length	Record Length	Direction
L7	14.14	N/A	N44° 42' 02"E
L8	14.14	N/A	S45° 17' 58"E
L9	14.14	N/A	S44° 42' 02"W
L10	14.14	N/A	S45° 17' 58"E
L11	14.14	N/A	S44° 42' 02"W

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