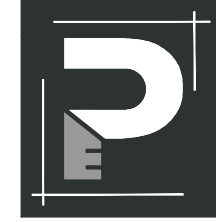


PRELIMINARY PLAT OF CLEARWATER ESTATES SUBDIVISION, 2ND FILING

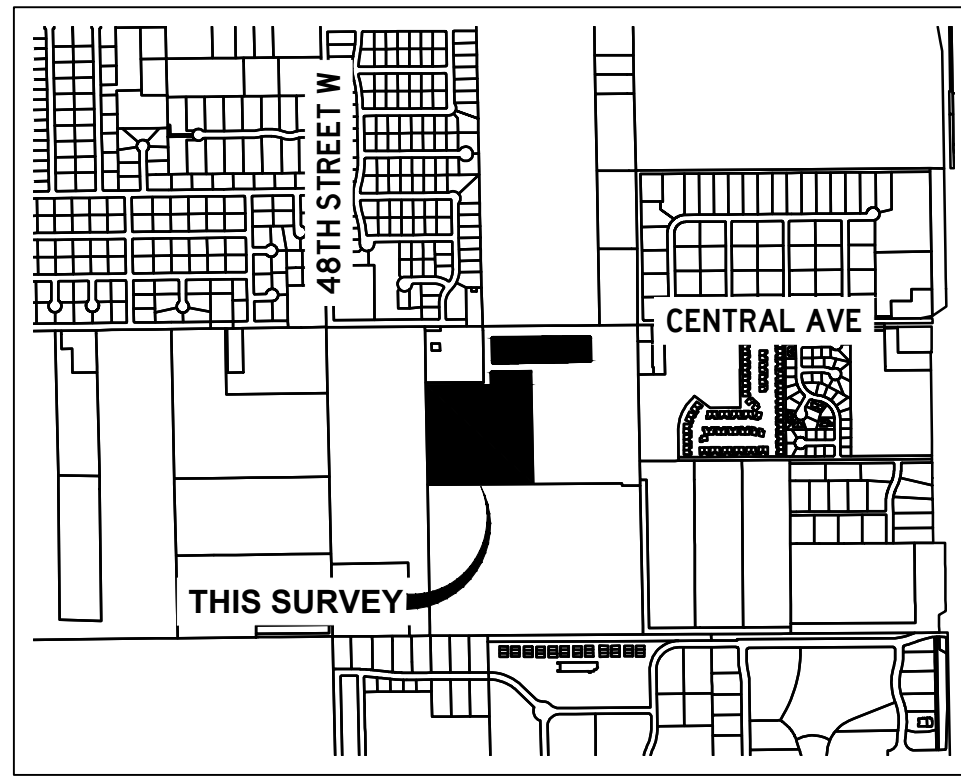
BEING LOTS 1, 2, AND 3 OF CLEARWATER ESTATES SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS,
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : BROWN DEVELOPMENT, LLC



PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 23.43 ACRES
APRIL 2025

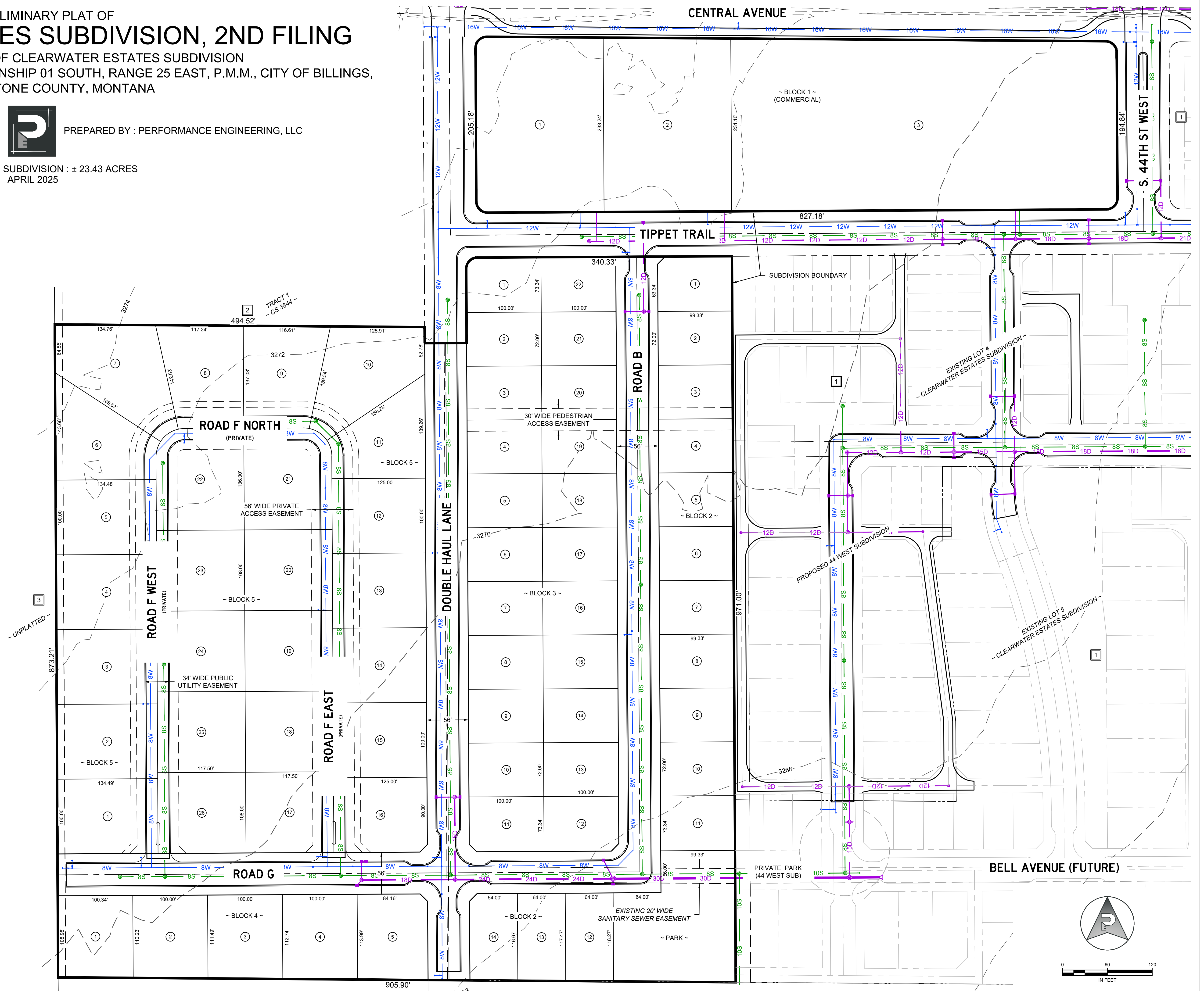


VICINITY MAP
NOT TO SCALE

SITE DATA	
GROSS AREA	23.43 ACRES
NET AREA	20.34 ACRES
LOT COUNT	69
MAX. LOT AREA	117,454 SF
MIN. LOT AREA	7,152 SF
ZONING	CMU1, N2, NX1, NX2
PARKLAND DEDICATION	25,047 SF
COMMERCIAL AREA	4.52 ACRES

ADJOINING PROPERTY OWNER INFORMATION

- 1 BROWN DEVELOPMENT, LLC
745 SOUTH 56TH STREET WEST
BILLINGS, MT 59106
- 2 BRADLEY W & TAMMY JO HARDT
4620 CENTRAL AVENUE
BILLINGS, MT 59106
- 3 STALEY FAMILY TRUST
335 SOUTH 48TH STREET WEST
BILLINGS, MT 59106



0 60 120
IN FEET