

PRELIMINARY PLAT OF CLEARWATER ESTATES SUBDIVISION, 3RD FILING

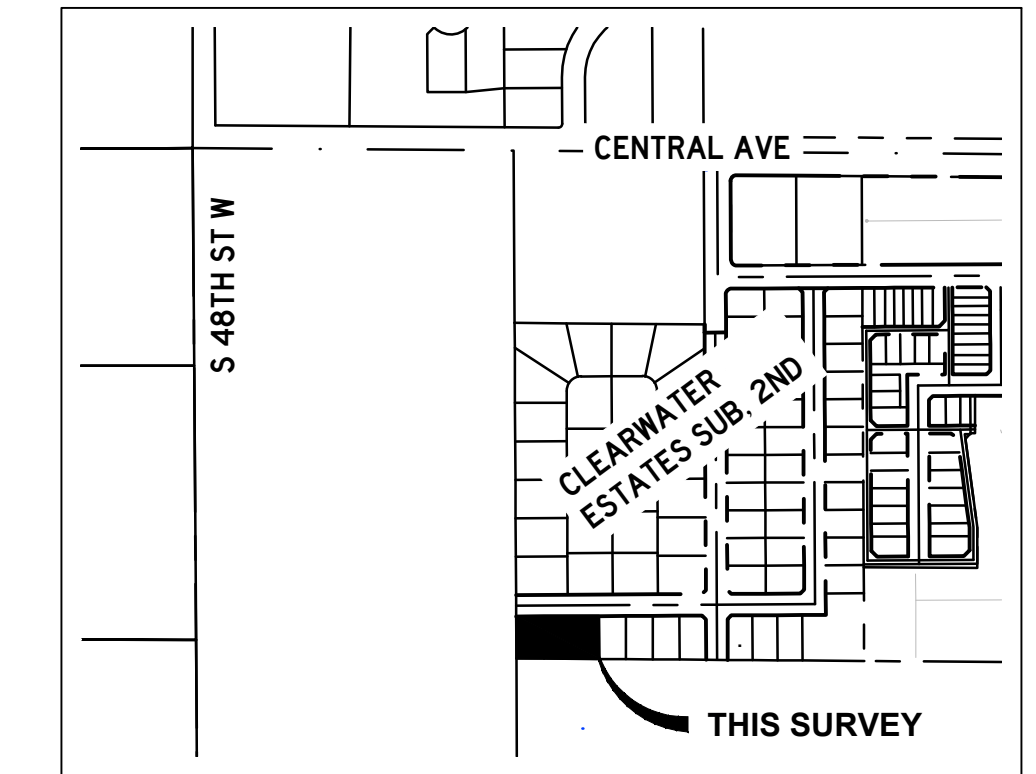
BEING LOT 5, BLOCK 4 OF CLEARWATER ESTATES SUBDIVISION, 2ND FILING
LOCATED IN THE SE1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M.,
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : COPPER RIDGE WEST, INC.



PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 0.54 ACRES



VICINITY MAP
NOT TO SCALE

SITE DATA

NO. OF LOTS	3
MAXIMUM LOT AREA	7,910 SF
MINIMUM LOT AREA	7,910 SF
PARKLAND AREA REQUIRED	NONE
PARKLAND AREA PROVIDED	NONE
GROSS ACREAGE	0.54 ACRES
EXISTING ZONING	N3
EXISTING LAND USE	RESIDENTIAL
PROPOSED ZONING	N3
PROPOSED LAND USE	RESIDENTIAL
SANITARY SEWER	CITY OF BILLINGS
WATER	CITY OF BILLINGS
FIRE SERVICE AREA	BILLINGS FIRE DEPARTMENT

ADJOINING LANDOWNER INFORMATION

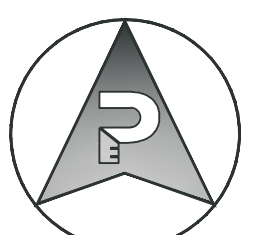
- 1 BROWN DEVELOPMENT, LLC
745 S 56TH STREET W
BILLINGS, MT 59106
- 2 RONALD W & JOHN A STALEY
7700 FRITZ RD
LAUREL, MT 59044
- 3 BRADLEY W & TAMMY JO HARDT
4820 CENTRAL AVE
BILLINGS, MT 59106

BASIS OF BEARINGS

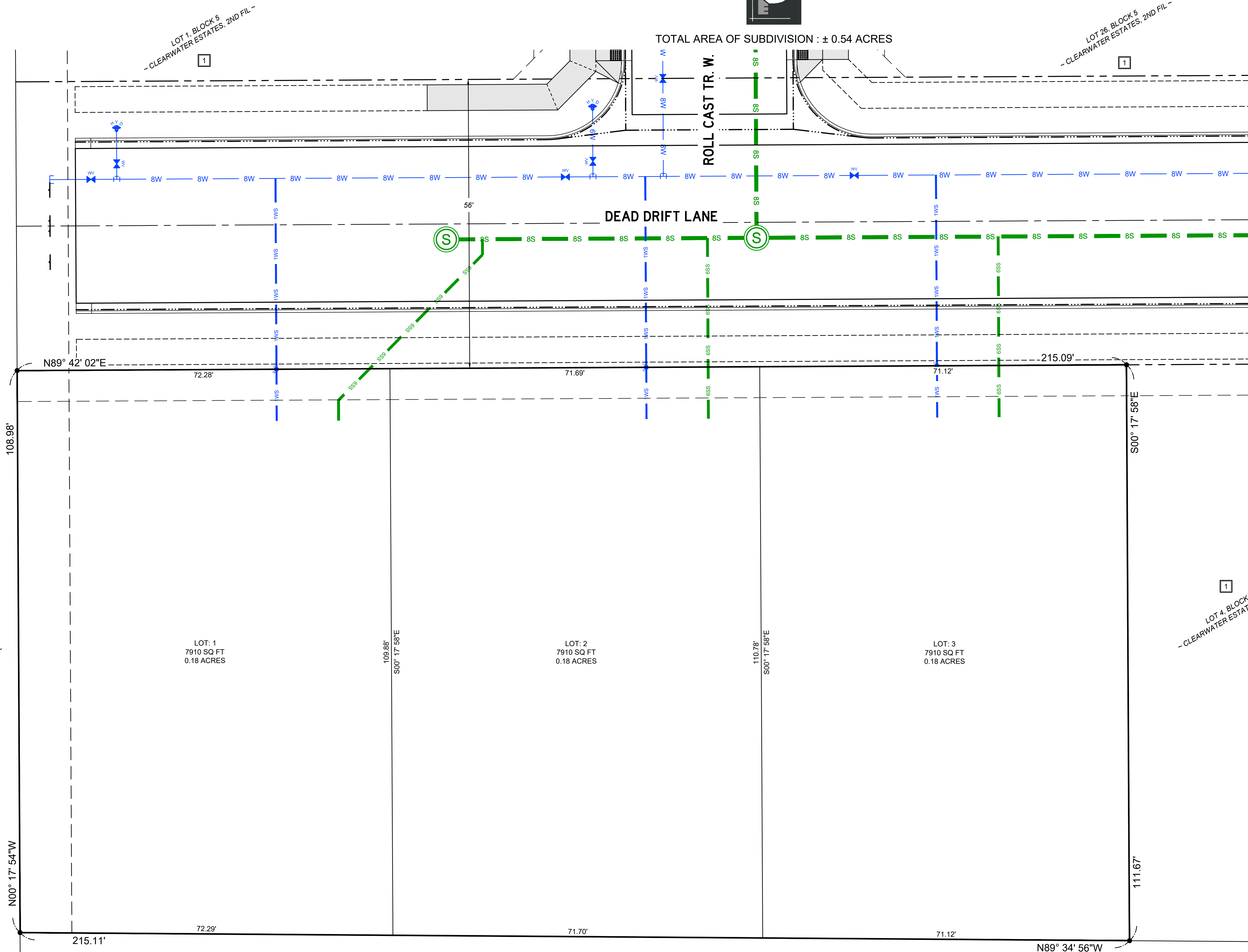
Bearings shown on this plat are derived from a low distortion Lambert Conformal Conic single parallel projection with parameters as follows:

Latitude of Origin: 45° 47' 00" N
Longitude of Origin: 108° 25' 00" W
Mapping Scale Factor: 1.0001515

Distances are ground.



SHEET 1 OF 1



PE 5 JANUARY 2015

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2 UNPLATTED

3

TRACT 3
- CS 3844 -