PLAT OF

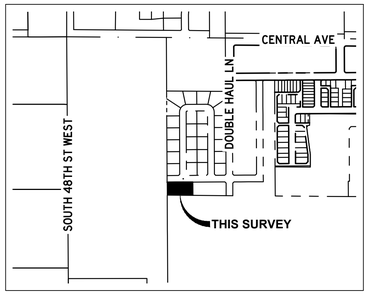
CLEARWATER ESTATES SUBDIVISION, 3RD FILING

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

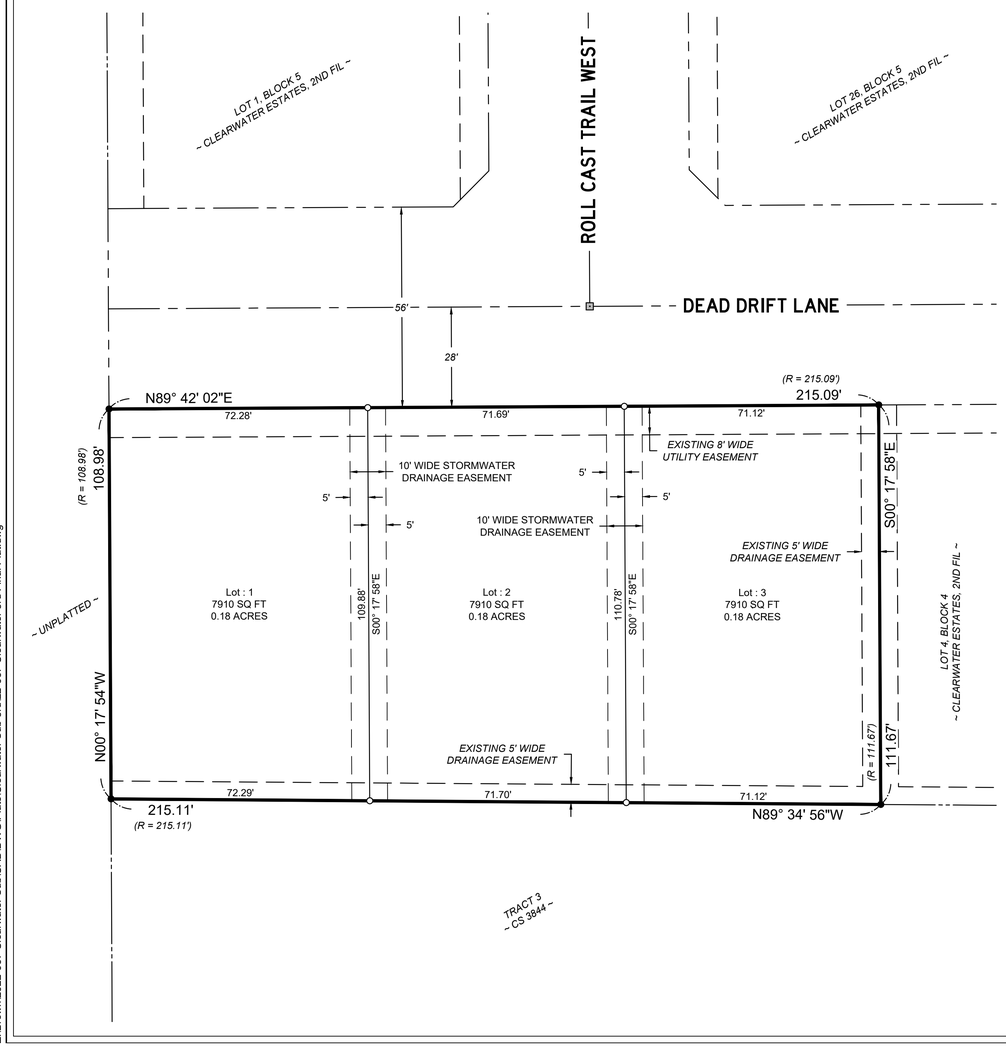
TOTAL AREA OF SUBDIVISION : ± 0.54 ACRES



VICINITY MAP
NOT TO SCALE

LEGEND

- PROPERTY CORNER, FOUND 5/8" REBAR W/ CAP MARKED "51414LS"
- PROPERTY CORNER, SET 5/8" REBAR W/ CAP MARKED "51414LS"
- CENTERLINE MONUMENT
- SURVEY BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- CENTERLINE OF RIGHT-OF-WAY
- EASEMENT LINE
- PROPERTY LINE, ESTABLISHED THIS PLAT
- *(R = XX.XX')* RECORD DISTANCE FROM CLEARWATER ESTATES, 2ND FILING



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 more particularly described as follows:

Lot 5, Block 4 of Clearwater Estates Subdivision, 2nd Filing (Doc. No. 4123480) being 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.

Said tract contains a net and gross area of 0.54 acres, more or less.

The undersigned hereby 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 their lines over, under, and across the areas designated on the plat as being dedicated to such use to have and hold forever. Said tract to be known and dedicated as CLEARWATER ESTATES SUBDIVISION, 3RD FILING and the lands designated as public are hereby granted and dedicated to the use of the public forever.

COPPER RIDGE WEST, INC.

_____
Printed Name_____
Title_____

On this _____ day of _____, 20_____, before me, a Notary Public in and for the State of Montana, personally appeared _____ as the _____ of *Copper Ridge West, Inc.*, known to me to be the person who signed the foregoing instrument and who acknowledged to me that they executed the same. Witness my 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. Kadrmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in Section 10, Township 01 South, Range 25 East, P.M.M., City of Billings, Yellowstone County, Montana.

Said tract contains a net and gross area of 0.54 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. All monuments will be placed in accordance with ARM 24.183.1101.

Dated this _____ day of _____, 20_____.

_____
Mark W. Kadrmas, 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

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, 3RD 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

SUBDIVISION IMPROVEMENTS AGREEMENT

DOCUMENT NO._____

DRAINAGE EASEMENT

DOCUMENT NO. _____

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.

0 20 40
1" = 20'

SHEET 1 OF 1

3/2/2023, 3:43:34 PM

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