

PLAT OF
SERENITY Estates Subdivision
BEING LOT 2A OF AMENDED PLAT OF LM SUBDIVISION
LOCATED IN THE NE 1/4 OF SECTION 28, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M.,
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : LORENZ CONSTRUCTION, LLC
MARSICH INVESTMENTS, INC.



PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 84.00 ACRES

NOVEMBER 2024

LEGAL DESCRIPTION AND OWNER CERTIFICATION

We, the undersigned owner(s), do hereby certify that we have cause to be surveyed and platted into lots, blocks, and other divisions and dedications, a tract of land located in the NE 1/4 of Section 28, Township 01 South, Range 25 East, P.M.M., Yellowstone County, Montana, being more particularly described as follows:

Lot 2A of AMENDED PLAT OF LM SUBDIVISION (Doc. No. 4096372).

Said tract contains a gross area of 84.00 acres and a net area of 75.84 acres, more or less.

~~is~~ Park 2 ~~is~~ exempt from sanitation review by the Department of Environmental Quality pursuant to Section 76-3-201(1)(h), MCA, as the lot ~~is~~ being "created for rights-of-way or utility sites." Furthermore: Lot 2, Block 3, ~~is~~ and Park 2 are exempt from sanitation review by the Department of Environmental Quality pursuant to 76-4-125(1)(c), "divisions made for purposes other than the construction of water supply or sewage or solid waste disposal facilities."

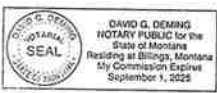
Dated this 4th day of May, 2025

LORENZ CONSTRUCTION, LLC

Rod Lorenz
Rod Lorenz, Managing Member

On this 4 day of MAY, 2025, before me, a Notary Public in and for the State of Montana, personally appeared Rod Lorenz as a Managing Member of LORENZ CONSTRUCTION, LLC, known to me to be the person who signed the foregoing instrument and who acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.

David S. Deming
Notary Public in and for the State of Montana
Printed name David S. Deming
Residing at Billings, MT
My commission expires 9/1/2025



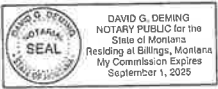
Dated this 4th day of May, 2025

MARSICH INVESTMENTS, INC.

Daniel Marsich
Daniel Marsich, President

On this 4 day of MAY, 2025, before me, a Notary Public in and for the State of Montana, personally appeared Daniel Marsich as the President of Marsich Investments, 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 hand and seal the day and year herein above written.

David S. Deming
Notary Public in and for the State of Montana
Printed name David S. Deming
Residing at Billings, MT
My commission expires 9/1/2025



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 NE 1/4 of Section 28, Township 01 South, Range 25 East, P.M.M., Yellowstone County, Montana.

Said tract contains a gross area of 84.00 acres and a net area of 75.84 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 thru 76-3-625, MCA.

Dated this 30th day of APRIL, 2025

Mark W. Kadmas
Mark W. Kadmas, PLS 51414 LS
Registered Land Surveyor
State of Montana



NOTICE OF APPROVAL

STATE OF MONTANA)
County of Yellowstone)

This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of said Board.

Dated this 28 day of May, 2025

Boyd
President

Supriya
Executive Secretary



CERTIFICATE OF COUNTY ATTORNEY

This document has been reviewed by the County Attorney's office and is acceptable as to form.

Dated this 9 day of June, 2025

Coli
Reviewed by:

CERTIFICATE OF COUNTY TREASURER

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

Dated this 5 day of June, 2025

Gene M. Ar
Yellowstone County Treasurer
Deputy

CERTIFICATE OF APPROVAL

STATE OF MONTANA)
County of Yellowstone)

We hereby certify that we have examined the foregoing plat of SERENITY SUBDIVISION and find that said plat conforms with the requirements of the Yellowstone County Board of Planning and the State of Montana and it is therefore approved.

IN WITNESS WHEREOF, we have set our hands and the seal of YELLOWSTONE COUNTY, MONTANA on this 19th day of JUNE, 2025

BOARD OF COUNTY COMMISSIONERS

By: Coli
Commissioner

YELLOWSTONE COUNTY, MONTANA

By: Supriya
Commissioner

Attest: Jeffrey
County Clerk

By: Supriya
Commissioner

CERTIFICATE OF COUNTY HEALTH DEPARTMENT

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

Mr. K
Health Officer or Authorized Representative
Riverstone Health

CLERK AND RECORDER FILING INFORMATION

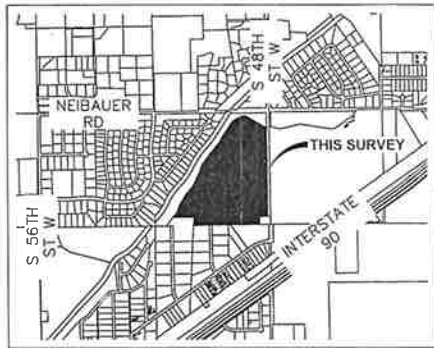


CONSENT TO PLATTING

Document No. 4105367

SUBDIVISION IMPROVEMENTS AGREEMENT

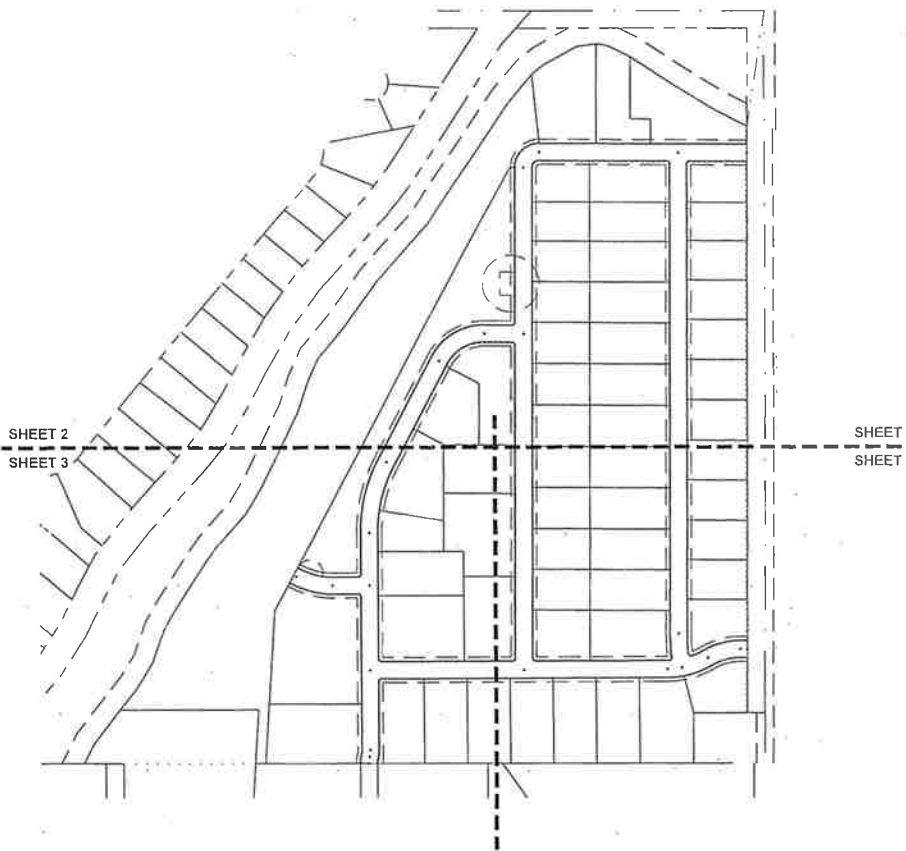
Document No. 4105368



VICINITY MAP
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.71	10.00	090° 00' 00"	S45° 17' 13"W	14.14
C2	15.71	10.00	090° 00' 00"	N44° 42' 47"W	14.14
C3	15.71	10.00	090° 00' 00"	S45° 17' 13"W	14.14
C4	15.71	10.00	090° 00' 00"	N44° 42' 47"W	14.14
C5	15.71	10.00	090° 00' 10"	S44° 59' 39"W	14.14
C6	15.71	10.00	089° 59' 50"	S45° 00' 21"E	14.14
C7	15.74	10.00	090° 09' 33"	S45° 06' 08"E	14.16
C8	15.68	10.00	089° 50' 27"	S44° 54' 52"W	14.12
C9	15.63	10.00	089° 32' 53"	N45° 03' 39"E	14.09
C10	15.79	10.00	090° 27' 07"	S44° 56' 21"E	14.20
C11	16.68	10.00	095° 35' 22"	N40° 53' 06"E	14.81
C12	18.19	10.00	104° 11' 51"	S58° 27' 51"E	15.78
C13	23.58	100.00	013° 30' 43"	S6° 45' 01"W	23.53
C14	23.57	100.00	013° 30' 22"	S6° 45' 11"W	23.52

LEGEND	
●	PROPERTY CORNER, FOUND AS DESCRIBED
○	PROPERTY CORNER, SET 5/8" REBAR W/ PE CAP
⊕	SECTION CORNER, FOUND AS DESCRIBED
⊞	CENTERLINE MONUMENT, NOT SET
—	SURVEY BOUNDARY
—	PROPERTY LINE
- - -	EXISTING PROPERTY LINE
- - -	SECTION LINE
- - -	EASEMENT LINE
(R = XX.XX)	RECORD DISTANCE



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

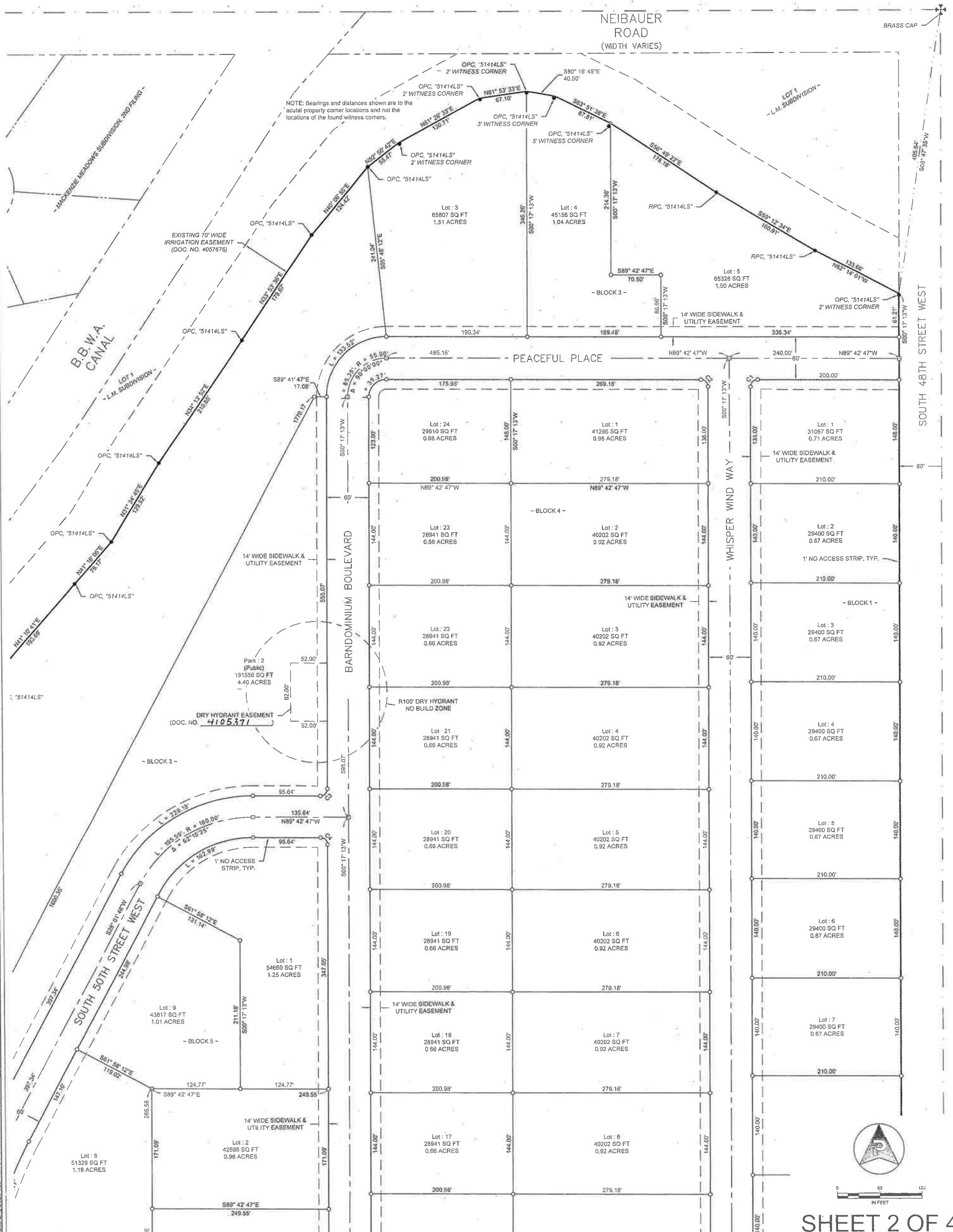
Distances are ground.

PREPARED FOR : LORENZ CONSTRUCTION, LLC
MARSICH INVESTMENTS, INC.



TOTAL AREA OF SUBDIVISION : ± 84.00 ACRES

SP 4105366
06/19/2025 02:23 PM Pages: 2 of 4 Fees: \$4.00
Jeff Martin Clerk & Recorder, Tallapoosa, AL
[Barcode]



4/30/2025 9:48:45 AM

PLAT OF
SERENITY Estates Subdivision
BEING LOT 2A OF AMENDED PLAT OF LM SUBDIVISION
LOCATED IN THE NE 1/4 OF SECTION 28, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M.,
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : LORENZ CONSTRUCTION, LLC
MARSICH INVESTMENTS, INC.

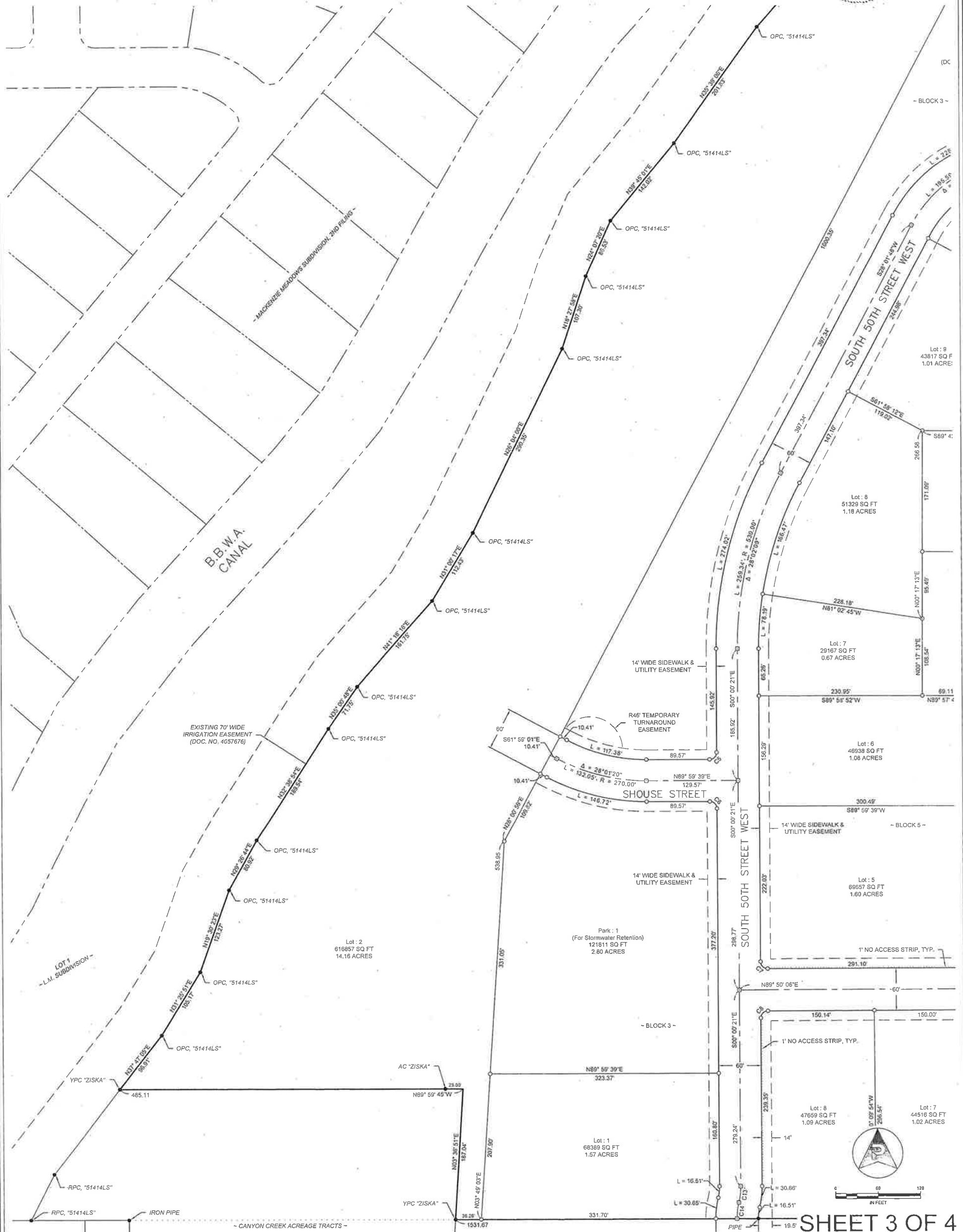


PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 84.00 ACRES

NOVEMBER 2024

SP 4105366
06/19/2025 02:23 PM Pages: 3 of 4 Fees: \$4.00
Jeff Martin Clark & Recorder, Twinnington, MS



PE STANDARD CTS
4/30/2025 9:41:45 AM

PLAT OF
SERENITY Estates Subdivision
BEING LOT 2A OF AMENDED PLAT OF LM SUBDIVISION
LOCATED IN THE NE 1/4 OF SECTION 28, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M.,
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : LORENZ CONSTRUCTION, LLC
MARSICH INVESTMENTS, INC.

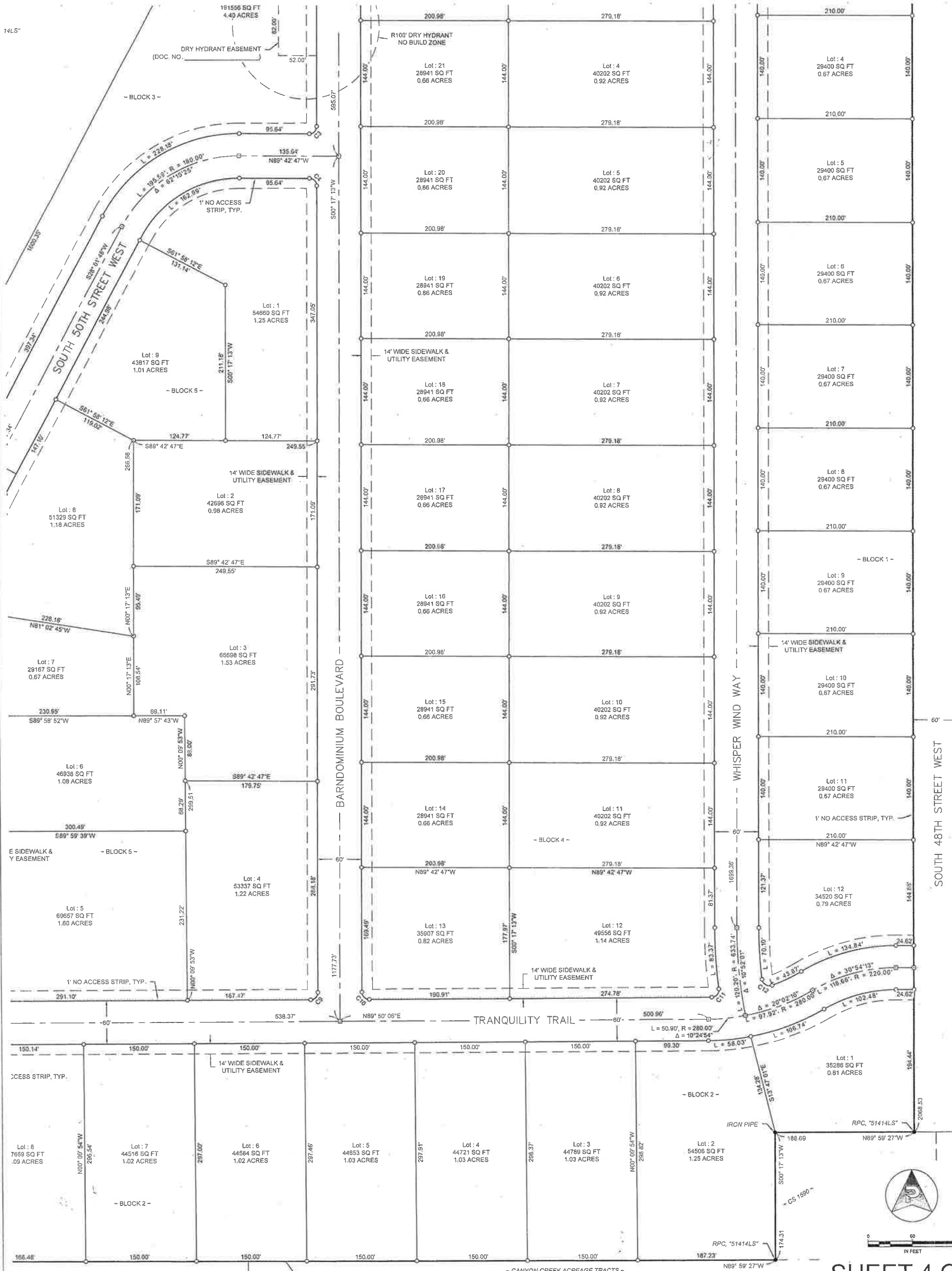


PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 84.00 ACRES

NOVEMBER 2024

SP 4105366
06/10/2025 03:23 PM Page: 4 of 4 Fee: 54.00
Jeff Martin, C.E., P.E., L.S. 10000, L.S. 10000, L.S. 10000



0 60 120
IN FEET