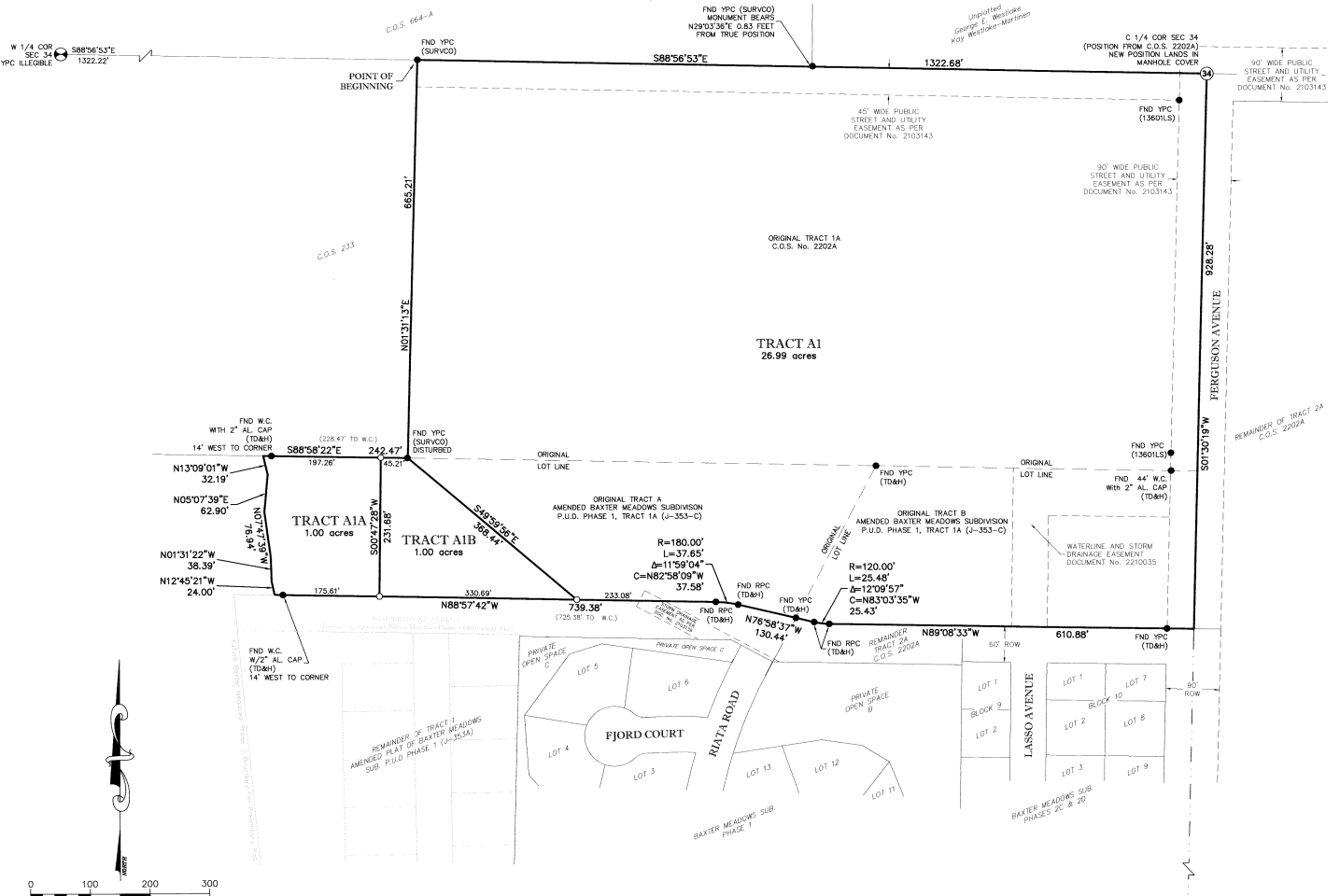


J-353-D
AMENDED PLAT OF
TRACTS A AND B OF THE AMENDED PLAT OF
BAXTER MEADOWS SUBDIVISION P.U.D. PHASE 1, TRACT 1A (J-353-C)
AND INCLUDING TRACT 1A OF CERTIFICATE OF SURVEY NO. 2202A
 LOCATED IN THE SOUTHWEST ONE-QUARTER SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN MONTANA,
 CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

OWNER: BOZEMAN ELEMENTARY DISTRICT NO. 7
 PURPOSE: TO RELOCATE A COMMON BOUNDARY WITHIN A PLATTED SUBDIVISION AND TO RELOCATE A COMMON BOUNDARY BETWEEN A SINGLE LOT
 WITHIN A PLATTED SUBDIVISION AND ADJOINING LAND OUTSIDE A PLATTED SUBDIVISION



- LEGEND**
- PROPERTY LINE
 - - - ORIGINAL LOT LINE
 - · - ADJOINING PROPERTY LINE
 - · - PHASE 3 PRELIMINARY PLAT PROPERTY LINE
 - · - SECTION LINE
 - · - EASEMENT LINE
 - MONUMENT FOUND AS NOTED
 - SET 3/4" REBAR WITH 2" AC (LS 15626)
 - ⊙ PUBLIC LAND CORNER

BASIS OF BEARING
 BEARINGS ARE GEODETIC, DERIVED FROM GPS OBSERVATIONS WITH SURVEY GRADE RECEIVERS AND REFERENCED TO THE MERIDIAN AT WGS 84.
 NORTH LATITUDE 45°42'27"
 WEST LONGITUDE 111°05'35"

LEGAL DESCRIPTION
 Amended Plat of Tracts A and B of the Amended Plat of Baxter Meadows Subdivision P.U.D. Phase 1, Tract 1A (J-353-C) and including Tract 1A of Certificate of Survey No. 2202A, located in the Southwest One-Quarter Section 34, Township 1 South, Range 5 East, Principal Meridian Montana, City of Bozeman, Gallatin County, Montana, and being more particularly described as follows:
 Beginning at a point being the Northwest Corner of said Tract 1A of Certificate of Survey No. 2202A, said point bears South 88°56'53" East a distance of 1322.22 feet from the West One-Quarter Corner of said Section 34; thence around said Tract 1A and Tracts A and B of Baxter Meadows Subdivision P.U.D. Phase 1, Tract 1A (J-353-C) through the following courses:
 South 88°56'53" East, a distance of 1322.68 feet;
 South 01°30'19" West, a distance of 928.28 feet;
 along a 120.00 foot radius curve to the right through a central angle of 12°09'57" for an arc length of 25.48 feet, with a chord bearing of North 83°03'35" West a distance of 25.43 feet;
 North 76°58'37" West, a distance of 130.44 feet;
 along a 180.00 foot radius curve to the left through a central angle of 11°59'04" for an arc length of 37.65 feet, with a chord of North 82°58'09" West a distance of 37.58 feet;
 North 88°57'42" West, a distance of 739.38 feet;
 North 12°45'21" West, a distance of 24.00 feet;
 North 01°31'22" West, a distance of 32.19 feet;
 North 07°47'39" West, a distance of 76.94 feet;
 North 05°07'39" East, a distance of 62.90 feet;
 North 13°09'01" West, a distance of 32.19 feet;
 South 88°58'22" East, a distance of 242.47 feet;
 North 01°31'13" East, a distance of 665.21 feet to the Point of Beginning.
 Said tract of land being 28.99 acres, along with and subject to any existing easements.
 The above described tract of land is to be known and designated as Amended Plat of Baxter Meadows Subdivision P.U.D. Phase 1, Tract 1A (J-353-C) and including Tract 1A of Certificate of Survey No. 2202A, City of Bozeman, Gallatin County, Montana.

CERTIFICATE OF EXEMPTION (RELOCATION OF COMMON BOUNDARIES)
 I, certify that the purpose of this survey is to relocate a common boundary within a platted subdivision, and to relocate a common boundary between a single lot within a platted subdivision and adjoining land outside a platted subdivision, therefore this survey is exempt from review as a subdivision pursuant to Sections 76-3-20(1)(d) and (e), MCA.
 DATED this 23rd day of October, 2006.
 Bozeman Elementary District No. 7
 [Signature]
 By: Michael Redburn
 its: Superintendent
 (title)

State of Montana)
 County of Gallatin) ss
 On this 23rd day of October, 2006, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Michael Redburn, known to me to be the Superintendent of Bozeman Elementary District No. 7 whose name is subscribed to the within instrument and acknowledged to me that he executed the same.
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.
 [Notary Seal]
 Notary Public for the State of Montana
Ken Olson
 (Printed Name)
 Residing at Bozeman Montana
 My commission expires May 7, 2007

CERTIFICATE OF SURVEYOR
 I, the undersigned, John R. Pugh, Registered Land Surveyor, do hereby certify that between February 2, 2006, and February 9, 2006, I surveyed the AMENDED PLAT OF TRACTS A AND B OF THE AMENDED PLAT OF BAXTER MEADOWS SUBDIVISION P.U.D. PHASE 1, TRACT 1A (J-353-C) and including Tract 1A of Certificate of Survey No. 2202A, and plotted the same as shown on the accompanying plat and as described in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, MCA, and the Bozeman Unified Development Ordinance.
 DATED this 20th day of October, 2006.
 John R. Pugh
 Montana Registration No. 15626 LS
 [Notary Seal]

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW
 The Amended Plat of Tracts A and B of the Amended Plat of Baxter Meadows Subdivision P.U.D. Phase 1, Tract 1A (J-353-C) and including Tract 1A of Certificate of Survey No. 2202A, City of Bozeman, Gallatin County, Montana is within the City of Bozeman, Montana a first-class municipality, and within the planning area of the Bozeman growth policy which was adopted pursuant to Section 76-1-601 et. seq., MCA, and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of Section 76-4-125(2)(d), MCA, this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.
 DATED this 5th day of December, 2006.
 [Signature]
 Director of Public Service

CERTIFICATE OF GOVERNING BODY
 I, Andrew C. Epple, do hereby certify that the accompanying plat has been duly reviewed, and has been found to conform to the requirements of the Subdivision and Platting Act, Section 76-3-101 et. seq., MCA, and the Bozeman Unified Development Ordinance.
 DATED this 29th day of November, 2006.
 [Signature]
 Andrew C. Epple
 Planning Director

CERTIFICATE OF COUNTY TREASURER
 I, Kimberly Buchanan, Treasurer of Gallatin County, Montana, do hereby certify that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be subdivided are paid.
 DATED this 21st day of November, 2006.
 [Signature]
 Kimberly Buchanan
 Treasurer of Gallatin County

CERTIFICATE OF CLERK AND RECORDER
 I, _____, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 9:35 o'clock (a.m. or p.m.) this 6th day of December, 2006, and recorded in Book J of Plats on Page 353-D, Records of the Clerk and Recorder, Gallatin County, Montana.
 Document # 2250243
 Clerk and Recorder

2250243
 12/06/2006 09:35
 [Barcode]

32 DISCOVERY DRIVE BOZEMAN, MT 59718 PHONE (406) 562-0221 FAX (406) 562-8770 www.alliedsurveying.com	Civil Engineering Geotechnical Engineering Land Surveying	PROJECT SURVEYOR: JRP DRAWN BY: JWO REVIEWED BY: GLF DATE: 10/16/06	SHEET 1 OF 1 PROJECT NO. 05-0025 \\RELOADMENT.dwg
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