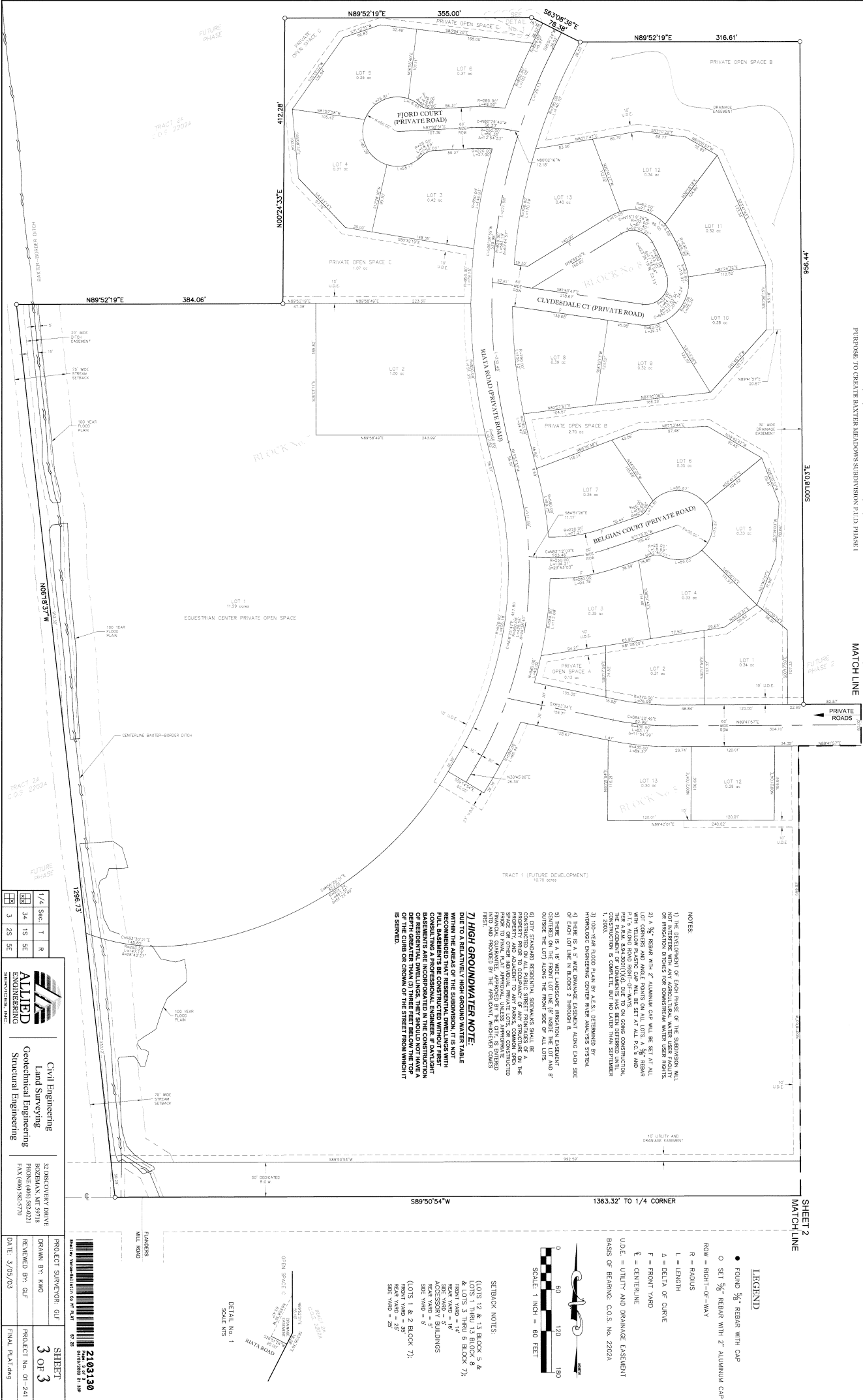


FINAL PLAT OF  
**BAXTER MEADOWS SUBDIVISION P.U.D. PHASE I**  
 LOCATED IN THE SOUTHEAST ONE-QUARTER & THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST,  
 AND THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN MONTANA,  
 CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

OWNER: BAXTER MEADOWS DEVELOPMENT, L.P., FORMERLY KNOWN AS WELC, L.P., A MONTANA LIMITED PARTNERSHIP  
 PURPOSE: TO CREATE BAXTER MEADOWS SUBDIVISION PHASE I  
 SHEET 2  
 MATCH LINE



NOTES:  
 1) THE DEVELOPMENT OF EACH PHASE OF THE SUBDIVISION WILL BE SUBJECT TO THE CITY OF BOZEMAN'S WATER USER RIGHTS OR IRRIGATION RIGHTS FOR DOWNSTREAM WATER USER RIGHTS.  
 2) A 3/4" REBAR WITH 2" ALUMINUM CAP WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS ON ALL LOTS. A 3/4" REBAR WITH YELLOW PLASTER CAP WILL BE SET AT ALL P.O.S. AND PER A.E.D. B.S. 2000(10) DATE TO ON GOING CONSTRUCTION, CONSTRUCTION IS COMPLETE, SET NO LATER THAN SEPTEMBER 1, 2003.  
 3) 100-YEAR FLOOD PLAIN BY F.E.S.I. DETERMINED BY MONTANA DEPARTMENT OF ENVIRONMENTAL SYSTEMS.  
 4) THERE IS A 1/4" MIN. LANDSCAPE IRRIGATION EXHAUST OUTSIDE THE FRONT LOT LINE (E) INSIDE THE LOT AND B' OUTSIDE THE LOT ALONG THE FRONT SIDE OF ALL LOTS.  
 5) CITY EXTENDED RESIDENTIAL SEWERAGE SHALL BE A PROPERTY PREREQUISITE TO OCCUPANCY OF ANY STRUCTURE ON THE SPACE OR OTHER INDIVIDUAL PRIVATE LOTS, OR CONSTRUCTED FINANCIAL GUARANTEE APPROVED BY THE CITY, IS ENTERED HEREIN AND PROVIDED BY THE APPLICANT, WHICHEVER COMES FIRST.  
**7) HIGH GROUNDWATER NOTE:**  
 WITHIN THE AREAS OF THE SUBDIVISION, IT IS NOT RECOMMENDED THAT RESIDENTIAL DWELLINGS WITH GARAGES BE CONSTRUCTED WITHOUT PROTECTIVE BASEMENTS ARE INCORPORATED IN THE CONSTRUCTION OF THE DWELLINGS. THEY SHOULD NOT HAVE A PERMEABLE FOUNDATION. THE GROUNDWATER TABLE IS SERVED BY THE CURB OR CROWN OF THE STREET FROM WHICH IT IS SERVED.

**LEGEND**

- FOUND 3/4" REBAR WITH CAP
- SET 3/4" REBAR WITH 2" ALUMINUM CAP
- ROW = RIGHT-OF-WAY
- R = RADIUS
- L = LENGTH
- Δ = DELTA OF CURVE
- F = FRONT YARD
- ⊖ = CENTERLINE
- U.D.E. = UTILITY AND DRAINAGE EASEMENT
- BASIS OF BEARING: C.O.S. NO. 2002A



**SETBACK NOTES:**

- (LOTS 12 & 13 BLOCK 5 & 6 & LOTS 3 THRU 6 BLOCK 7);  
 FRONT YARD = 14'  
 SIDE YARD = 0'  
 ACCESSORY BUILDINGS  
 SIDE YARD = 0'  
 (LOTS 1 & 2 BLOCK 7);  
 FRONT YARD = 35'  
 SIDE YARD = 25'

DETAIL NO. 1  
 SCALE NTS

1/4	Sec.	T.	R.
34	15	5E	
3	28	5E	



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PROJECT SURVEYOR: GJF  
 DRAWN BY: KWO  
 REVIEWED BY: GJF  
 DATE: 3/05/03

SHEET  
**3 OF 3**  
 PROJECT No. 01-241  
 FINAL PLAT.dwg