J-410-A

AMENDED PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 2C, BLOCK 12, LOTS 9 & 10

J-410-A

ALSO SHOWING CORRECTED MONUMENTATION FOR LOTS 5, 6, 11 & 12 OF BLOCK 10, AND LOT 12 OF BLOCK 13 OF SAID PLAT

LOCATED IN THE SOUTHEAST QUARTER AND IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST, P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA,

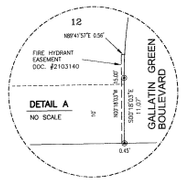
TOTAL AREA: 0.149 ACRES

SURVEY PURPOSE:

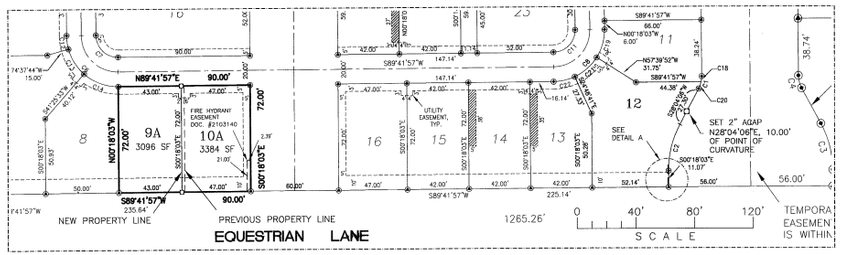
1. FOR BAXTER DEVELOPMENT, LP TO RELOCATE THE COMMON BOUNDARY BETWEEN LOTS 9 AND 10 OF BLOCK 12.
2. TO SHOW CORRECTED MONUMENTATION FOR LOTS 5, 6, 11 & 12 OF BLOCK 10.
3. TO SHOW CORRECTED MONUMENTATION FOR LOT 12 OF BLOCK 13.

THE COMMISSIONER OF THIS SURVEY IS PC DEVELOPMENT.

DETAIL A
NO SCALE

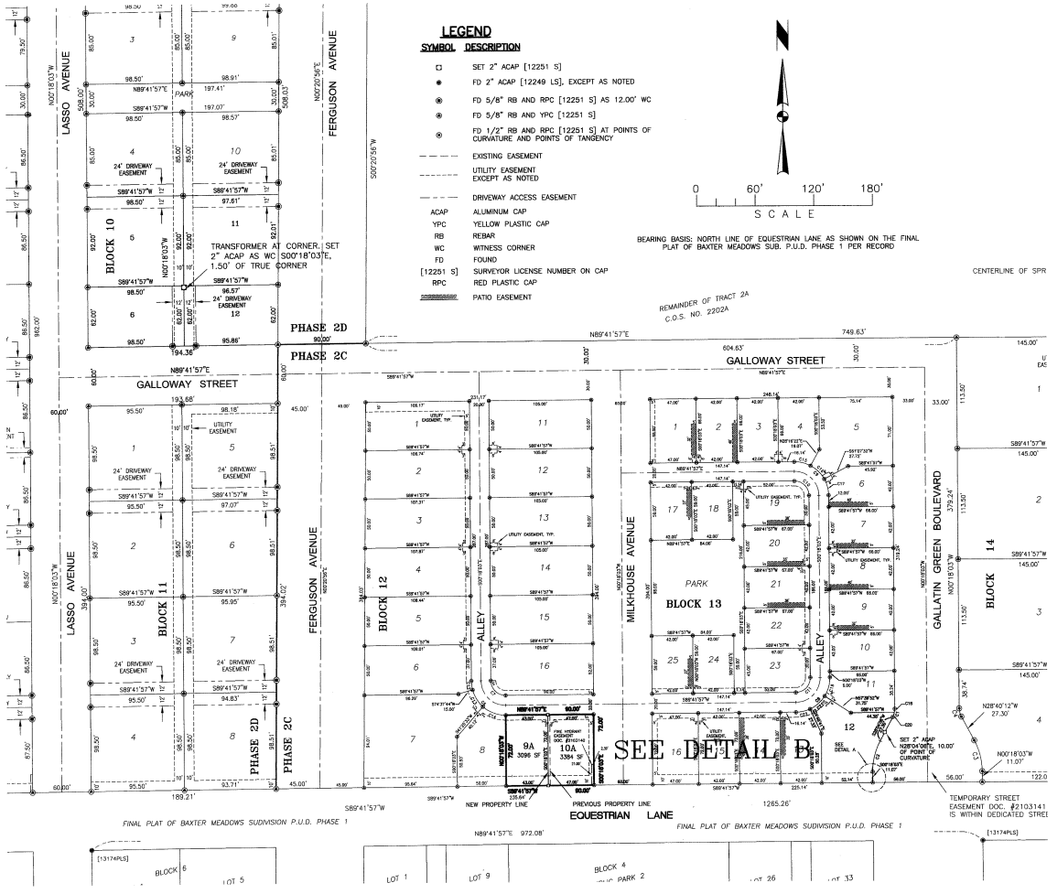


DETAIL B



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	17.00'	28°22'09"	8.66'	N13°53'01"E	8.58'
C2	66.00'	28°22'09"	32.68'	S13°53'01"W	32.35'
C3	66.00'	28°22'09"	32.68'	N14°29'08"W	32.35'
C4	17.50'	28°22'09"	8.66'	S14°29'08"E	8.58'
C5	270.00'	32°20'09"	152.35'	S01°46'10"E	150.36'
C6	35.00'	90°00'00"	54.98'	S45°18'03"E	49.50'
C7	15.00'	90°00'00"	23.56'	S49°18'03"E	21.21'
C8	35.00'	90°00'00"	54.98'	N44°41'57"E	49.50'
C9	35.00'	90°00'00"	54.98'	N45°18'03"W	49.50'
C10	15.00'	90°00'00"	23.56'	N40°18'03"W	21.21'
C11	15.00'	90°00'00"	23.56'	N44°41'57"E	21.21'
C12	35.00'	15°04'13"	9.21'	S07°50'10"E	9.18'
C13	35.00'	33°12'11"	20.28'	S31°58'22"E	20.00'
C14	35.00'	41°43'36"	25.49'	S59°26'15"E	24.93'
C15	35.00'	28°34'25"	17.45'	N76°00'51"W	17.27'
C16	35.00'	32°51'10"	20.07'	N40°18'03"W	19.79'
C17	35.00'	28°34'25"	17.45'	N14°35'18"W	17.27'
C18	17.50'	12°25'19"	3.79'	N05°54'36"E	3.79'
C19	35.00'	32°38'13"	19.94'	N16°01'03"E	19.67'
C20	17.50'	15°56'30"	4.87'	N20°05'41"E	4.86'
C21	35.00'	32°51'10"	20.07'	N48°45'43"E	19.79'
C22	35.00'	24°30'38"	14.97'	N77°28'28"E	14.86'



LEGEND

SYMBOL	DESCRIPTION
□	SET 2" ACAP [12251 S]
●	FD 2" ACAP [12249 LS], EXCEPT AS NOTED
◉	FD 5/8" RB AND RPC [12251 S] AS 12.00' WC
◉	FD 5/8" RB AND YPC [12251 S]
⊙	FD 1/2" RB AND RPC [12251 S] AT POINTS OF CURVATURE AND POINTS OF TANGENCY
— — —	EXISTING EASEMENT
- - - -	UTILITY EASEMENT EXCEPT AS NOTED
— — —	DRIVEWAY ACCESS EASEMENT
ACAP	ALUMINUM CAP
YPC	YELLOW PLASTIC CAP
RB	REBAR
WC	WITNESS CORNER
FD	FOUND
[12251 S]	SURVEYOR LICENSE NUMBER ON CAP
RPC	RED PLASTIC CAP
▭▭▭	PATIO EASEMENT

0 60' 120' 180'
SCALE

BEARING BASIS: NORTH LINE OF EQUESTRIAN LANE AS SHOWN ON THE FINAL PLAT OF BAXTER MEADOWS SUB. P.U.D. PHASE 1 PER RECORD

CERTIFICATE OF CONSENT

I (we), the undersigned property owner(s), do hereby certify that I (we) caused to be surveyed, subdivided and platted into lots, blocks, streets and alleys, and other divisions and dedications, as shown by the plat hereunto included, the following described tract of land, to-wit:

LEGAL DESCRIPTION

2 tracts of land, said tracts being Lots 9 and 10, of Block 12 of the Plat of Baxter Meadows Subdivision, Phases 2C & 2D, said plat being located in the Southeast Quarter and in the Southwest Quarter of Section 34, Township 1 South, Range 5 East, P.M.M., City of Bozeman, Gallatin County, Montana,

The above described tract of land is to be known and designated as the AMENDED PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 2C, BLOCK 12, LOTS 9 & 10, City of Bozeman, Gallatin County, Montana.

Dated this 20th day of June, 2006

Owner: BAXTER MEADOWS DEVELOPMENT, L.P.
Formerly known as W.B.C., L.P.

By: BAXTER MEADOWS CONSTRUCTION, INC., General Partner

By: _____
Gerald R. Williams, President

STATE OF MONTANA
County of Gallatin

On this 20th day of June, 2006 before me the undersigned Notary Public for the State of Montana, personally appeared Gerald R. Williams, known to me to be the President of BAXTER MEADOWS CONSTRUCTION, INC., the General Partner of BAXTER MEADOWS DEVELOPMENT, L.P., and the person whose name is subscribed to the within instrument and acknowledged to me that he executed the within instrument for and on behalf of BAXTER MEADOWS DEVELOPMENT, L.P.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

(SEAL)

Notary Public for the State of MONTANA
Printed Name Terri Pavlo
Residing at Bozeman, Montana
My Commission expires July 31, 2007

CERTIFICATE OF EXEMPTION

I (we) certify that the purpose of this survey is to relocate common boundary lines between Lots 9 and 10 of Block 12, and therefore this survey is exempt from review as a subdivision pursuant to §76-3-207(1)(d), MCA.

Dated this 16th day of June, 2006

Steven C. Anderson
Montana License No. 12251 LS

CERTIFICATE OF SURVEYOR

I, the undersigned, Steven C. Anderson, Professional Land Surveyor, do hereby certify that on or between June 13, 2006, the AMENDED PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 2C, BLOCK 12, LOTS 9 & 10 was surveyed under my direction and platted the same as is described and shown on the accompanying plat or certificate of survey in accordance with the provisions of the Montana Subdivision and Platting Act, §76-3-101 through 76-3-625, M.C.A., and the Bozeman Unified Development Ordinance.

Dated this 16 day of June, 2006

Steven C. Anderson
Montana License No. 12251 LS

MONTANA
STEVEN C. ANDERSON
12251LS
REGISTERED
LAND SURVEYOR

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 have been paid.

Dated this 27th day of June, 2006

Deputy Treasurer

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The AMENDED PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 2C, BLOCK 12, LOTS 9 & 10, 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 §76-1-601 et seq., MCA, and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of §76-4-125(2)(d) MCA, this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this 10th day of July, 2006.

Director of Public Service
City of Bozeman, Montana

CERTIFICATE OF GOVERNING BODY

I, Planning Director, do hereby certify that the accompanying certificate of survey or amended plat has been duly reviewed, and has been found to conform to the requirements of the Subdivision and Platting Act, §76-3-101 et seq., MCA, and the Bozeman Unified Development Ordinance.

Dated this 6th day of July, 2006

Planning Director

CERTIFICATE OF CLERK AND RECORDER

I, Shelley Vance, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 1:09 o'clock, P.M., this 12th day of July, 2006, and recorded in Book J of Plats, on Page 404, as Document No. 2234354, Records of the Clerk and Recorder, Gallatin County, Montana.

Deputy Clerk and Recorder

2234354
Page 1 of 1
07/12/2006 01:09P
Shelley Vance-Gallatin Co MT PLAT 6.00

516-Ph2c2d1stAmend-PLAT.dwg

DRAWN BY:	sa	DATE:	6/14/06
SURVEYED BY:	rd	JOB NO.	B05-016
QUALITY CHECK:	SA		
FIELDBOOK	30/14,45,66		

TD&H

THOMAS, DEAN & HOSKINS, INC.
ENGINEERING CONSULTANTS
GREAT FALLS–BOZEMAN–KALISPELL
SPOKANE
LEWISTON
MONTANA
WASHINGTON
IDAHO

AMD BAXTER MEADOWS PHASE 2C