BAXTER MEADOWS SUB PH 3A

J-448

PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 3A
AN AMENDED PLAT OF BAXTER MEADOWS SUBDIVISION P.U.D. PHASE 1, LOTS 1 & 2, BLOCK 7 AND TRACT 1A

ALSO INCLUDING A PORTION OF THE REMAINDER OF TRACT 2A OF CERTIFICATE OF SURVEY NO. 2202A
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST, P.M.M.,
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

J-448

CERTIFICATE OF DEDICATION

I (we), the undersigned property owner(s), do hereby certify that I (we) have 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:

A parcel of land being Lots 1 and 2, Block 7 of the Final Plat of Baxter Meadows Subdivision P.U.D. Phase 1 (J-353), and a portion of Tract 1A of the Amended Plat of Baxter Meadows Subdivision, P.U.D. Phase 1, Tract 1 (J-353A), and a portion of the remainder of Tract 2A of Certificate of Survey No. 2202A, all being located in the Southwest Quarter of Section 34, Township 1 South, Range 5 East, P.M.M., City of Bozeman, Gallatin County, Montana, and said parcel being more particularly described as follows:

Beginning at the southwest corner of Tract A of the Amended Plat of Baxter Meadows Subdivision P.U.D. Phase 1, Tract 1A; the following 5 courses being along the southerly line of said Amended Plat: thence North 89°52'48" East, along the south line of said tract, a distance of 739.38 feet to the point of curvature of a curve to the right, having: a radius of 180.00 feet, a central angle of 11°59'05", a chord bearing of South 84°07'40" East and a chord length of 37.58 feet; thence along the arc of said curve an arc length of 37.65 feet to the point of tangency; thence South 78°08'07" East, a distance of 130.44 feet to the point of curvature of a curve to the left, having: a radius of 120.00 feet, a central angle of 12°09'56", a chord bearing of South 84°13'05" East and a chord length of 25.43 feet; thence along the arc of said curve an arc length of 25.48 feet to the point of tangency; thence North 89°41'57" East, a distance of 222.69 feet to the northwest corner of Kimberwicke Street as dedicated on the Plat of Baxter Meadows Subdivision, Phases 2C & 2D;

thence South 00°17'46" East, along the west line of said plat of Phases 2C & 2D, a distance of 65.53 feet to the northeast corner of Private Open Space B of the Final Plat of Baxter Meadows Subdivision P.U.D. Phase 1; the following 4 courses being along the northerly, westerly and southerly boundary of said Phase 1 plat: thence South 89°51'31" West, a distance of 316.59 feet; thence North 63°08'07" West, a distance of 78.38 feet; thence South 89°52'48" West, a distance of 355.00 feet; thence South 00°25'02" West, a distance of 412.28 feet;

thence North 89°56'15" East, along the south line of Open Space C and along the north line of Lot 2 of said plat, a distance of 270.69 feet to the northeast corner of said lot and the westerly right-of-way of Riata Road; the following 7 courses being along the westerly, southerly and easterly right-of-way of said road: thence along a non-tangent curve to the left, having: a radius of 850.00 feet, a central angle of 14°06'27", a chord bearing of South 06°49'42" East and a chord length of 208.76 feet; thence along the arc of said curve an arc length of 209.29 feet to the point of tangency of said curve; thence South 13°52'56" East, a distance of 56.45 feet to the point of curvature of a curve to the right, having: a radius of 520.00 feet, a central angle of 44°39'17", a chord bearing of South 08°25'56" West and a chord length of 395.09 feet; thence along the arc of said curve an arc length of 405.27 feet to the point of tangency of said curve; thence South 30°45'35" West, a distance of 26.39 feet; thence South 59°14'25" East, a distance of 60.00 feet; thence North 30°45'35" East, a distance of 26.39 feet to the point of curvature of a curve to the left, having: a radius of 580.00 feet, a central angle of 08°44'12", a chord bearing of North 26°23'29" East and a chord length of 88.35 feet; thence along the arc of said curve an arc length of 88.44 feet to a point on the southerly right-of-way line of Equestrian Way;

thence on a non-tangent course of South 78°23'05" East, along said southerly right-of-way, a distance of 128.65 feet to the northwest corner of Lot 13, Block 5 of said Phase 1 plat; thence South 00°18'34" West, along the west line of said lot, a distance of 116.23 feet to the southwest corner of said lot; thence North 89°41'46" East, along the south line of said lot and along the south line of Lot 12, Block 5 of said plat, a distance of 240.03 feet to the southeast corner of said Lot 12; thence North 00°20'03" East, along the east line of said lot, a distance of 106.71 feet to a point on the southerly right-of-way of Equestrian Lane; thence North 89°41'57" East, along said right-of-way, a distance of 34.35 feet to the northwest corner of Lot 11, Block 5 of said plat; thence South 00°18'21" East, along the west line of Lots 5 through 11 (in reverse order) of said Block 5, a distance of 599.01 feet to a point on the north right-of-way line of Baxter Lane; thence South 89°50'59" West, along said right-of-way, a distance of 992.77 feet; thence South 06°18'08" East, a distance of 50.29 feet to the south line of Section 34; thence South 89°50'59" West, along said section line, a distance of 619.54 feet to the southeast corner of a plat recorded on Page 207 of Book 148 of the Gallatin County Records; thence North 07°01'46" West, along the east line of said plat, a distance of 248.95 feet to the northeast corner of said plat; thence South 89°46'37" West, along the north line of said plat and along the north line of Tract 5 of Certificate of Survey No. 2202, a distance of 632.51 feet to a point on the west line of Section 34; thence North 00°24'37" East, along said section line, a distance of 580.42';

thence through the following 12 courses:

thence North 90°00'00" East, a distance of 110.00 feet; thence North 00°24'37" East, a distance of 90.00 feet; thence North 90°00'00" East, a distance of 130.26 feet; thence along a non-tangent curve to the left with a radius of 2820.00 feet, a central angle of 1°01'08", an arc length of 50.14 feet, a chord bearing of North 04°19'05" East and a chord length of 50.14 feet; thence on a non-tangent course of North 90°00'00" East, a distance of 783.49 feet; thence South 10°18'28" East, a distance of 15.39 feet; thence along a curve to the right with a radius of 2030.00 feet, a central angle of 1°02'43", and an arc length of 37.03 feet, thence on a non-tangent course of North 80°44'15" East, a distance of 101.22 feet; thence North 07°30'45" West, a distance of 177.06 feet; thence North 01°50'14" West, a distance of 60.66 feet; thence North 06°31'17" West, a distance of 603.66 feet; thence North 89°52'48" East, a distance of 68.36 feet to the Point of Beginning.

The described parcel contains 52.24 acres, more or less. The described parcel is as shown on the accompanying plat and is along with and subject to any existing easements.

The above described tract of land is to be known and designated as the PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 3A, City of Bozeman, Gallatin County, Montana; and the lands included in all streets, avenues, alleys, and parks or public squares shown on said plat are hereby granted and donated to the City of Bozeman for the public use and enjoyment. Unless specifically listed herein, the lands included in all streets, avenues, alleys, and parks or public squares dedicated to the public are accepted for public use, but the City accepts no responsibility for maintaining the same. The owners(s) agree(s) that the City has no obligation to maintain the lands included in all streets, avenues, alleys, and parks or public squares hereby dedicated to public use. The lands included in all streets, avenues, alleys, and parks or public squares dedicated to the public for which the City accepts responsibility for maintenance include: BAXTER LANE, HARPER PUCKETT ROAD, EQUESTRIAN LANE, DANUBE LANE, ANDALUSIAN AVENUE, KIMBERWICKE STREET, ARABIAN AVENUE, RIATA ROAD, THOROUGHBRED LANE, and DRAFTHORSE DRIVE.

The undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, internet, cable television or other similar utility or service, the right to the joint use of an easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as "UTILITY EASEMENT" to have and to hold forever.

Dated this 5th day of September, 2006

Owner: GESKE PROPERTIES, LLC

[signature] Susan M. Geske
Signature — Printed Name & Title

STATE OF MONTANA
County of Gallatin

On this 5th day of September, 2006, before me the undersigned Notary Public for the State of Montana, personally appeared Susan M. Geske, known to me to be the Owner of Geske Properties, LLC., 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 Geske Properties, LLC.

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

(SEAL)
Tracy J. Edwards
Notary Public for the State of MONTANA
Printed Name Tracy J. Edwards
Residing at Manhattan, MT
My Commission expires 3-29-2010

Dated this 28 day of August, 2006
Owner: BAXTER MEADOWS WEST, LLC
By: POTTER CLINTON DEVELOPMENT, INC., THE MANAGING MEMBER OF BAXTER MEADOWS WEST, LLC

[signature] Michael E. Potter, President — [signature] Thomas L. Clinton, Vice President

Dated this 16 day of August, 2006
Owner: BAXTER MEADOWS DEVELOPMENT, L.P.
Formerly known as W.B.C., L.P.

By: BAXTER MEADOWS CONSTRUCTION, INC.,
General Partner

By: [signature] Gerald R. Williams, President

STATE OF MONTANA
County of Gallatin

On this 16 day of August, 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)
Tracy J. Edwards
Notary Public for the State of MONTANA
Printed Name Tracy J. Edwards
Residing at Manhattan, MT
My Commission expires March 29, 2010

CONSENT OF MORTGAGEE(S)

I(we), the undersigned mortgagee(s) or encumbrancer, do hereby join in and consent to the described plat, releasing my (our) respective liens, claims or encumbrances as to any portion of said lands now being platted into streets, avenues, parks, or other public areas which are dedicated to the City of Bozeman for the public use and enjoyment.
Dated this 5th day of September, 2006

FIRST NATIONAL BANK OF MONTANA, INC.
[signature]
Signature
Raymond Knox, Vice President
Printed Name and Title

STATE OF Montana
County of Gallatin
On this 5th day of September, 2006, before me the undersigned Notary Public for the State of Montana, personally appeared Raymond Knox known to me to be the Vice President of FIRST NATIONAL BANK OF MONTANA, INC. 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 FIRST NATIONAL BANK OF MONTANA, INC.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

(SEAL)
Todd R. Kitto
Notary Public for the State of Montana
Printed Name Todd R. Kitto
Residing at Belgrade
My Commission expires March 15 2010

CONSENT OF MORTGAGEE(S)

I(we), the undersigned mortgagee(s) or encumbrancer, do hereby join in and consent to the described plat, releasing my (our) respective liens, claims or encumbrances as to any portion of said lands now being platted into streets, avenues, parks, or other public areas which are dedicated to the City of Bozeman for the public use and enjoyment.
Dated this 18 day of September 2006

U.S. SMALL BUSINESS ADMINISTRATION
[signature]
Signature
John R. Klaman DDD
Printed Name and Title

STATE OF Montana
County of Lewis & Clark
On this 18th day of September, 2006, before me the undersigned Notary Public for the State of Montana, personally appeared John R. Klaman, known to me to be the Deputy District Director of U.S. SMALL BUSINESS ADMINISTRATION, 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 U.S. SMALL BUSINESS ADMINISTRATION.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Jo Ann Jones
Notary Public for the State of Montana
Printed Name Jo Ann Jones
Residing at Helena, Montana
My Commission expires April 13, 2009

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, Michael E. Potter, President and I, Thomas L. Clinton, Vice President, both of Potter Clinton Development, Inc., and I, Keith E. Waring, a registered professional engineer licensed to practice in the State of Montana, hereby certify that the following improvements, required to meet the requirements of this title or as a condition(s) of approval of the PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 3A have been installed in conformance with the approved plans and specifications:

WATER SYSTEM IMPROVEMENTS, SEWER SYSTEM IMPROVEMENTS, STORM DRAIN, ROAD IMPROVEMENTS, AND 51% OF THE SITE GRADING FOR PHASE 3A INTERIOR SUBDIVISION IMPROVEMENTS.

Completion of the following items is financially guaranteed and is covered by the improvements agreement accompanying this plat:

PHASE 3A INTERIOR IMPROVEMENTS: 5' WIDE SIDEWALK (W/ 4"CRUSHED BASE); DEAD END BARRICADES; STREET SIGNS; CURB BULB DELINEATORS; CURB BULB PAINTING; DETENTION POND PIPING, RIPRAP, AND EROSION CONTAINMENT TOPSOIL & SEEDING; STREET LIGHTING; PARK IMPROVEMENTS; AND REMAINING SITE GRADING.

BAXTER LANE IMPROVEMENTS: MOBILIZATION, TRAFFIC CONTROL, EARTHWORK, ASPHALT CONCRETE PAVEMENT SURFACE COURSES, CURB AND GUTTER, SIDEWALKS, SEEDING, RIPRAP, STRIPING, AND ROAD SIGNAGE.

OAK & 19TH IMPROVEMENTS: MOBILIZATION, TRAFFIC CONTROL, TRAFFIC SIGNAL WORK, SIGNING AND STRIPING AND ROAD IMPROVEMENT WORK.

The subdivider hereby warrants against defects in these improvements for a period of one year from the date of acceptance by the City of Bozeman. The subdivider grants possession of all public infrastructure improvements to the City of Bozeman, and the City hereby accepts possession of all public infrastructure improvements, subject to the above indicated warranty.

By: [signature] Michael E. Potter — Date: 8/28/06
By: [signature] Thomas L. Clinton — Date: 8/28/06
By: [signature] Montana Lic. No. 15161 PE — Date: 9/19/06
By: Rick Hixson, acting, Director of Public Service — Date: 11/9/06

APPROVED AS TO FORM
T. Cooper

STATE OF MONTANA
County of Gallatin
On this 28th day of August, 2006 before me the undersigned Notary Public for the State of Montana, personally appeared Michael E. Potter, known to me to be the President of Potter Clinton Development, Inc., the Managing Member of Baxter Meadows West, LLC, 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 West, LLC.

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

(SEAL) see left edge
Terri Zullo
Notary Public for the State of MONTANA
Printed Name Terri Zullo
Residing at Bozeman, Montana
My Commission expires July 31, 2007

STATE OF MONTANA
County of Gallatin
On this 28th day of August, 2006 before me the undersigned Notary Public for the State of Montana, personally appeared Thomas L. Clinton, known to me to be the Vice President of Potter Clinton Development, Inc., the Managing Member of Baxter Meadows West, LLC, 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 West, LLC.

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

(SEAL) see left edge
Terri Zullo
Notary Public for the State of MONTANA
Printed Name Terri Zullo
Residing at Bozeman, Montana
My Commission expires July 31, 2007

CONSENT OF MORTGAGEE(S)

I(we), the undersigned mortgagee(s) or encumbrancer, do hereby join in and consent to the described plat, releasing my (our) respective liens, claims or encumbrances as to any portion of said lands now being platted into streets, avenues, parks, or other public areas which are dedicated to the City of Bozeman for the public use and enjoyment.
Dated this 18th day of September, 2006

MONTANA COMMUNITY FINANCE CORPORATION
[signature]
Signature
Linda Kindrick, Executive Director
Printed Name and Title

STATE OF Montana
County of Lewis & Clark
On this 18th day of September, 2006, before me the undersigned Notary Public for the State of Montana, personally appeared Linda Kindrick, known to me to be the Executive Director of MONTANA COMMUNITY FINANCE CORPORATION 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 MONTANA COMMUNITY FINANCE CORPORATION.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

(SEAL)
Jo Ann Jones
Notary Public for the State of Montana
Printed Name Jo Ann Jones
Residing at Helena, Montana
My Commission expires April 13, 2009

CONSENT OF MORTGAGEE(S)

I(we), the undersigned mortgagee(s), do hereby join in and consent to the described plat, releasing my (our) respective liens, claims or encumbrances as to any portion of said lands now being platted into roads, avenues, parks, or other public uses and dedicated to the use of the public forever.
Dated this 28 day of August, 2006

By: Big Sky Western Bank
[signature]
Signature
Ronald Ostermiller EVP
Name and Title

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	180.00'	11°59'05"	37.65'	N84°07'40"W	37.58'
C2	120.00'	12°09'56"	25.48'	S84°13'05"E	25.43'
C3	850.00'	14°06'27"	209.29'	S06°49'42"E	208.76'
C4	520.00'	44°39'17"	405.27'	N08°25'56"E	395.09'
C5	580.00'	8°44'12"	88.44'	N26°23'29"E	88.35'
C6	180.00'	65°35'06"	206.04'	N32°47'33"W	194.97'
C7	120.00'	96°20'40"	201.78'	S17°24'45"E	178.84'
C8	120.00'	11°59'05"	25.10'	N84°07'40"W	25.06'
C9	330.00'	11°36'55"	66.90'	N84°11'33"W	66.78'
C10	180.00'	12°09'56"	38.22'	S84°13'05"E	38.15'
C11	470.00'	5°01'36"	41.23'	S87°36'24"E	41.22'
C12	1530.00'	4°54'24"	131.02'	N87°32'48"W	130.98'
C13	1470.00'	4°54'24"	125.89'	N87°32'48"W	125.85'
C14	530.00'	5°01'36"	46.50'	S87°36'24"E	46.48'
C15	2830.00'	0°11'35"	9.54'	S01°42'11"E	9.54'
C16	2830.00'	2°13'53"	110.22'	S03°31'23"E	110.21'
C17	1170.00'	0°27'23"	9.32'	S03°17'27"E	9.32'
C18	1170.00'	1°35'33"	32.52'	S00°47'46"E	32.52'
C19	2830.00'	2°14'38"	110.83'	S06°58'50"E	110.82'
C20	2830.00'	1°35'29"	78.60'	S09°30'44"E	78.60'
C21	2880.00'	2°11'19"	110.02'	N00°44'59"W	110.01'
C22	2880.00'	1°04'40"	54.18'	N02°58'49"W	54.18'
C23	1970.00'	3°14'09"	111.26'	N08°34'05"W	111.24'
C24	2880.00'	0°43'51"	36.74'	N04°41'35"E	36.74'
C25	2880.00'	2°11'27"	110.12'	N02°38'02"E	110.12'
C26	1970.00'	3°12'22"	110.23'	N03°35'32"W	110.22'
C27	1970.00'	1°06'59"	38.39'	N00°33'30"W	38.39'
C28	120.00'	89°00'37"	186.42'	S45°29'42"E	168.23'
C29	1230.00'	3°31'09"	75.55'	S01°45'34"E	75.54'
C30	2820.00'	8°34'40"	422.18'	N00°46'11"E	421.79'
C31	180.00'	95°03'31"	298.64'	S42°28'15"E	265.54'
C32	180.00'	90°00'00"	282.74'	S45°00'00"E	254.56'
C33	120.00'	90°00'00"	188.50'	S45°00'00"E	169.71'
C34	270.00'	11°36'55"	54.74'	N84°11'33"W	54.64'
C35	180.00'	96°20'40"	302.68'	S17°24'45"E	268.26'
C36	120.00'	65°35'06"	137.36'	N32°47'33"W	129.98'
C37	2030.00'	5°02'29"	178.62'	N02°31'14"W	178.56'
C38	2030.00'	3°33'50"	126.27'	N08°31'33"W	126.25'
C39	2770.00'	8°42'05"	420.67'	S05°57'26"E	420.27'
C40	180.00'	25°19'39"	79.57'	N52°55'16"W	78.92'
C41	180.00'	25°19'39"	79.57'	N27°35'36"W	78.92'
C42	180.00'	14°55'47"	46.90'	N07°27'53"W	46.77'
C43	520.00'	0°19'36"	2.96'	N13°43'54"W	2.96'
C44	520.00'	11°35'25"	105.19'	N10°45'36"E	105.01'
C45	520.00'	18°32'00"	168.20'	N04°18'07"W	167.47'
C46	1530.00'	0°13'17"	5.91'	N89°53'22"W	5.91'
C47	1530.00'	4°29'57"	120.14'	N87°31'45"W	120.11'
C48	1530.00'	0°11'10"	4.97'	N85°11'11"W	4.97'
C49	1470.00'	1°23'59"	35.91'	N89°18'00"W	35.91'
C50	1470.00'	3°30'25"	89.97'	N86°50'48"W	89.96'
C51	1230.00'	0°34'58"	12.51'	S00°17'29"E	12.51'
C52	1230.00'	2°56'11"	63.03'	S02°03'04"E	63.03'
C53	2820.00'	0°24'56"	20.46'	N03°18'41"W	20.46'
C54	2820.00'	1°49'48"	90.07'	N02°11'19"W	90.07'
C55	2820.00'	1°37'32"	80.01'	N00°27'39"W	80.00'
C56	2820.00'	1°37'37"	80.07'	N02°23'05"E	80.07'
C57	2820.00'	1°37'46"	80.20'	N04°00'46"E	80.20'
C58	2820.00'	0°13'52"	11.37'	N04°56'35"E	11.37'
C59	2820.00'	1°13'09"	60.01'	N00°57'42"E	60.01'
C60	180.00'	16°33'17"	52.01'	S03°13'07"E	51.83'
C61	180.00'	18°33'22"	58.30'	S20°46'27"E	58.04'
C62	180.00'	19°19'29"	60.71'	S39°42'52"E	60.42'
C63	180.00'	20°04'22"	63.06'	S59°24'48"E	62.74'
C64	180.00'	20°33'00"	64.56'	S79°43'30"E	64.21'
C65	180.00'	25°18'02"	79.48'	S12°39'01"E	78.84'
C66	180.00'	25°26'20"	79.92'	S38°01'12"E	79.26'
C67	180.00'	25°17'30"	79.46'	S63°23'07"E	78.81'
C68	180.00'	13°58'08"	43.88'	S83°00'56"E	43.78'
C69	120.00'	80°24'21"	168.40'	S40°12'11"E	154.92'
C70	120.00'	9°35'39"	20.09'	S85°12'11"E	20.07'
C71	2030.00'	0°09'15"	5.46'	N00°04'37"W	5.46'
C72	2030.00'	2°24'00"	85.03'	N01°21'14"W	85.02'
C73	2030.00'	2°29'14"	88.13'	N03°47'52"W	88.12'
C74	2770.00'	0°05'57"	4.80'	S01°39'22"E	4.80'
C75	2770.00'	1°51'42"	90.00'	S02°38'11"E	90.00'
C76	2770.00'	1°51'42"	90.00'	S04°29'53"E	90.00'
C77	2770.00'	1°51'42"	90.00'	S06°21'35"E	90.00'
C78	2770.00'	1°51'42"	90.00'	S08°13'18"E	90.00'
C79	2770.00'	1°09'20"	55.86'	S09°43'48"E	55.86'
C80	2030.00'	1°02'43"	37.03'	S09°47'07"E	37.03'
C81	2030.00'	2°31'07"	89.24'	N08°00'12"W	89.23'
C82	2820.00'	1°01'08"	50.14'	N04°19'05"E	50.14'
C83	520.00'	7°31'12"	68.25'	S26°59'59"W	68.20'

PARK DEDICATION AREA CALCULATIONS (SQUARE FEET)

		NOT CREDITED	CREDITED	TOTAL
A	WATERCOURSE AND WETLAND BAXTER BORDER DITCH	—	54452	54452
B	SETBACKS EAST LEG OF DITCH	—	108670	108670
C	SETBACKS FOR WEST LEG OF DITCH NOT WITHIN EAST LEG SETBACKS	69101	—	69101
D	STORMWATER FACILITIES NOT WITHIN WEST LEG SETBACKS	7534	—	7534
E	PARKING AREA	9412	—	9412
F	REMAINDER	—	247459	247459
	TOTAL	86047	410581	496628

STATE OF Montana
County of Gallatin
On this 28th day of August, 2006 before me the undersigned Notary Public for the State of Montana, personally appeared Ronald Ostermiller known to me to be the EVP of Big Sky Western Bank 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 Big Sky Western Bank.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

(SEAL)
Stefanie Ragland
Notary Public for the State of Montana
Printed Name Stefanie Ragland
Residing at Belgrade
My Commission expires 2-10-08

CONSENT OF MORTGAGEE(S)

I(we), the undersigned mortgagee(s) or encumbrancer, do hereby join in and consent to the described plat, releasing my (our) respective liens, claims or encumbrances as to any portion of said lands now being platted into streets, avenues, parks, or other public areas which are dedicated to the City of Bozeman for the public use and enjoyment.
Dated this 31st day of August, 2006

FIRST INTERSTATE BANK
[signature]
Signature
Sean W. Sanders Vice President
Printed Name and Title

STATE OF Montana
County of Yellowstone
On this 31st day of August, 2006, before me the undersigned Notary Public for the State of Montana, personally appeared Scott W. Sanders known to me to be the Vice President of FIRST INTERSTATE BANK 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 FIRST INTERSTATE BANK.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Sheila D. Ratliff
Notary Public for the State of Montana
Printed Name Sheila D. Ratliff
Residing at Billings
My Commission expires 03/15/2008

CERTIFICATE OF SURVEYOR

I, the undersigned, Steven C. Anderson, Professional Land Surveyor, do hereby certify that on or between October 13, 2004 & June 2, 2006, I surveyed the PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 3A, 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.

I further certify that all monuments will be set upon or prior to completion of construction or when reasonable weather-related site conditions exist, but no later than May 31, 2007.

Dated this 11 day of August, 2006
[signature]
Steven C. Anderson
Montana License No. 12251 LS

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 15th day of August, 2006 11/09/06

Ana Burroughs
Deputy Treasurer

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 3A, 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 9th day of November, 2006.
APPROVED AS TO FORM
T. Cooper
City Attorney

Rick Hixson, acting
Director of Public Service
City of Bozeman, Montana

CERTIFICATE OF DIRECTOR OF PUBLIC SERVICE

I, Director of Public Service, City of Bozeman, Montana, do hereby certify that the accompanying plat has been duly examined and have found the same to conform to the law, approve it, and hereby accept the dedication to the City of Bozeman for the public use of any and all lands shown on the plat as being dedicated to such use.

Dated this 9th day of November, 2006.
APPROVED AS TO FORM:
T. Cooper
City Attorney

Rick Hixson, acting
Director of Public Service
City of Bozeman, Montana

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 3:31 o'clock, P.M., this 9th day of November, 2006, and recorded in Book J of Plats, on Page 448, as Document No. 2247823, Records of the Clerk and Recorder, Gallatin County, Montana.

Deputy Clerk and Recorder

2247823
Page: 2 of 2
11/09/2006 03:31P
Shelley Vance-Gallatin Co MT PLAT 42.00

SHEET 2 OF 2

516ph3aPLAT.dwg

DRAWN BY:	eb,sa	DATE:	8/11/06	QUALITY CHECK:	SA
SURVEYED BY:	sa	JOB NO.	B05-016	FIELDBOOK	130/14,73

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