J-485A

AMEND BAXTER MEADOWS PH 4A

SURVEY PURPOSE: FOR JANELLE SKOGEN & BAXTER MEADOWS SOUTH, LLC TO RELOCATE THE COMMON BOUNDARIES OF LOT 22 OF BLOCK 5 & LOT R & PRIVATE OPEN SPACE E, OF THE PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 4A, & TO RELOCATE THE PLATTED UTILITY EASEMENT IN LOT 22.

THE COMMISSIONER OF THIS SURVEY IS PC DEVELOPMENT.

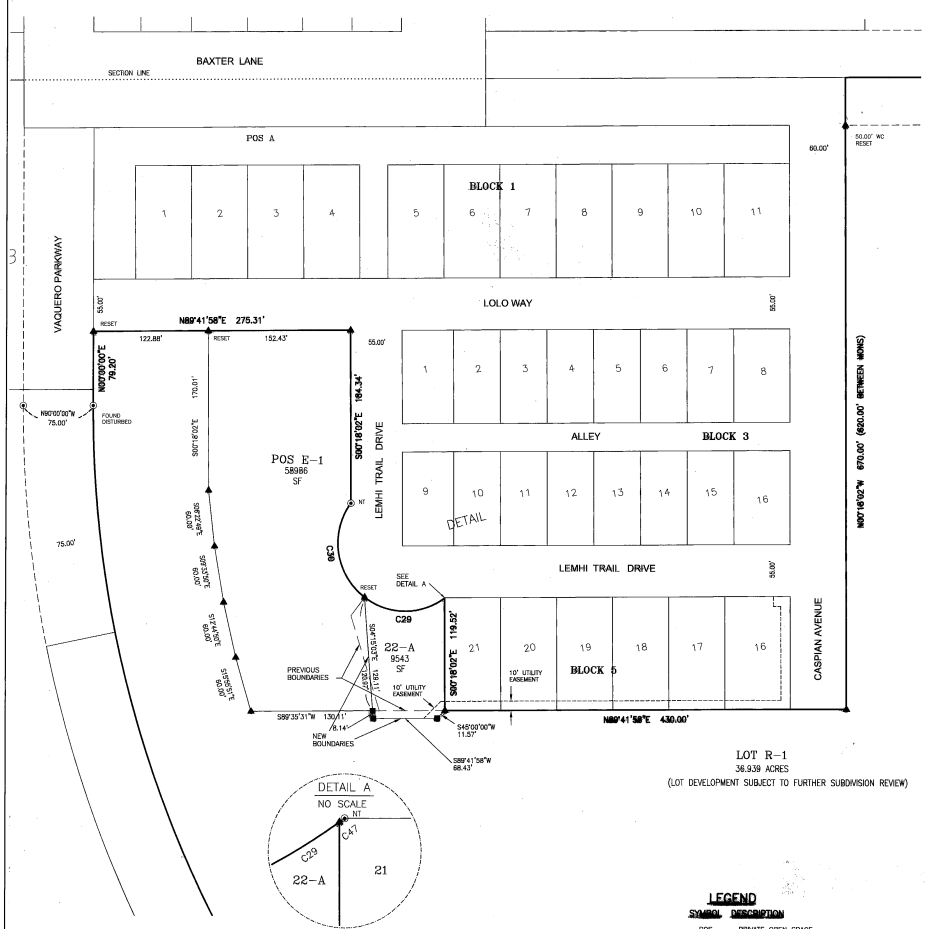
AMENDED PLAT OF LOT 22 OF BLOCK 5, LOT R, & PRIVATE OPEN SPACE E OF BAXTER MEADOWS SUBDIVISION, PHASE 4A

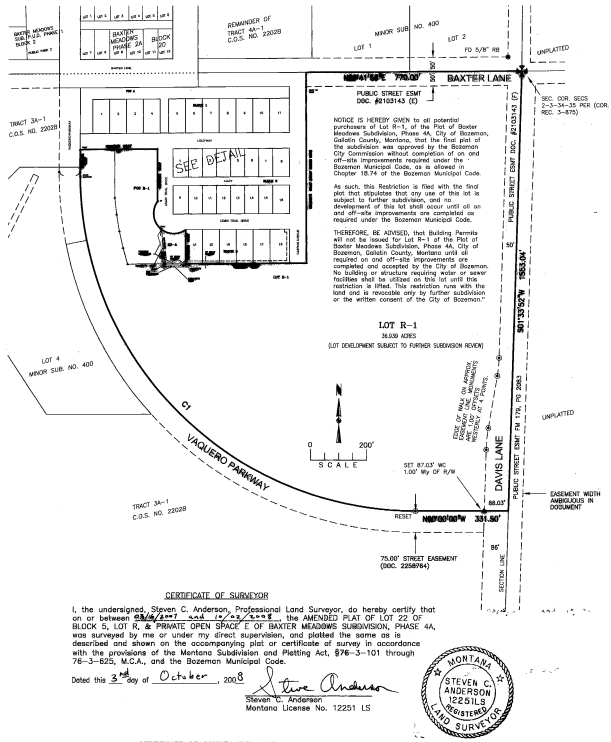
LOCATED IN THE NE 1/4 OF SECTION 3, T2S, R5E P.M.M.

CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

TOTAL AREA: 38.512 ACRES

J-485A





LOT R-1
36.939 ACRES
(LOT DEVELOPMENT SUBJECT TO FURTHER SUBDIVISION REVIEW)

COMPUTED AREAS IN SQUARE FEET

PARCEL	FOUND AREA	CHANGE	RESULTING AREA	PARCEL
POS E	58,393	+593	58,986	POS E-1
LOT R	1,609,657	-593	1,609,064	LOT R-1
LOT 22	9,543	0	9,543	LOT 22-A
TOTAL	1,677,593	0	1,677,593	

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1200.00'	90°00'00"	1884.96'	N45°00'00"W	1697.06'
C29	72.00'	72°54'19"	91.62'	S89°32'08"E	85.56'
C47	72.00'	00°39'03"	0.82'	S52°41'19"W	0.82'
C30	72.00'	89°06'58"	111.99'	S08°31'22"E	101.04'

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

LEGEND

SYMBOL	DESCRIPTION
POS	PRIVATE OPEN SPACE
———	SURVEY BOUNDARY LINE
●	FD 5/8" RB W/ YPC [12251 S] EXCEPT AS NOTED
▲	FD 5/8 REBAR W/ RPC [12251 S] EXCEPT AS NOTED
⊗	FD 1/2" RB AND RPC [12251 S] EXCEPT AS NOTED
■	SET 5/8 RB W/ GPC
GPC	GREEN PLASTIC CAP
ACAP	ALUMINUM CAP
YPC	YELLOW PLASTIC CAP
RB	REBAR
WC	WITNESS CORNER
FD	FOUND
[12251 S]	MONUMENT CAP INFORMATION
RPC	RED PLASTIC CAP
NT	POINT OF NON-TANGENCY

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:

DESCRIPTION:

A tract of land being LOT 22 OF BLOCK 5, LOT R, & PRIVATE OPEN SPACE E OF THE PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 4A, located in the Northeast Quarter of Section 3, Township 2 South, Range 5 East, Principal Meridian Montana, City of Bozeman, Gallatin County, Montana.

The described tract contains 38.512 acres, more or less, and is along with and subject to any existing easements.

The above described tract of land is to be known and designated as the AMENDED PLAT OF LOT 22 OF BLOCK 5, LOT R, & PRIVATE OPEN SPACE E OF BAXTER MEADOWS SUBDIVISION, PHASE 4A, City of Bozeman, Gallatin County, Montana.

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.

CERTIFICATE OF EXEMPTION

I (we) certify that the purpose of this survey is to relocate the common boundaries of Lot 22 of Block 5, Lot R & Private Open Space E, and therefore this survey is exempt from review as a subdivision pursuant to §76-3-207(1)(d), MCA.

Dated this 10 day of October, 2008

OWNER: BAXTER MEADOWS SOUTH, LLC

By: POTTER CLINTON DEVELOPMENT, INC., THE MANAGING MEMBER OF BAXTER MEADOWS SOUTH, LLC

Michael E. Potter, President — Thomas L. Clinton, Vice President

STATE OF MONTANA
County of Gallatin

On this 10 day of October, 2008 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 South, 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 South, LLC.

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 Connie J. Thompson
Residing at Belgrade
My Commission expires 9-19-2010

STATE OF MONTANA
County of Gallatin

On this 10 day of October, 2008 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 South, 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 South, LLC.

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 Connie J. Thompson
Residing at Belgrade
My Commission expires 9-19-2010

CERTIFICATE OF SURVEYOR

I, the undersigned, Steven C. Anderson, Professional Land Surveyor, do hereby certify that on or between 03/06/2007 and 10/03/2008, the AMENDED PLAT OF LOT 22 OF BLOCK 5, LOT R, & PRIVATE OPEN SPACE E OF BAXTER MEADOWS SUBDIVISION, PHASE 4A, was surveyed by me or under my direct supervision, 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 Municipal Code.

Dated this 3rd day of October, 2008

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 or certificate of survey 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 3rd day of OCTOBER, 2008

RG660301

Kimberly Buchanan
Deputy Treasurer

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The AMENDED PLAT OF LOT 22 OF BLOCK 5, LOT R, & PRIVATE OPEN SPACE E OF BAXTER MEADOWS SUBDIVISION, PHASE 4A, 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 16th day of October, 2008

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 Municipal Code.

Dated this 16th day of October, 2008

Andrew Epple
Planning Director

CERTIFICATE OF COUNTY CLERK AND RECORDER

I, Charlotte Mills, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 11:19 o'clock, A.M., this 25 day of October, 2008 and recorded in Book J of Plats, on Page 485A, as Document No. 2313461, Records of the Clerk and Recorder, Gallatin County, Montana.

By Connie Thompson
Deputy Clerk and Recorder

2313461
10/25/2008 11:19:19 AM Fee: $6.00
Page: 1 of 1
Gallatin County, MT
Charlotte Mills Clerk & Recorder

Dated this 6 day of October, 2008

JANELLE SKOGEN

STATE OF ND
County of Burleigh

On this 6 day of Oct, 2008 before me a Notary Public in and for the State of ND, personally appeared JANELLE SKOGEN, known to me to be the individual that executed the foregoing.

WITNESS my hand and seal, the day and year above first written.

JEAN QUICK (SEAL) Notary Public State of North Dakota My Commission Expires Nov. 2, 2013

Notary Public for the State of ND
Printed Name Jean Quick
Residing at Bismarck ND

SHEET 1 OF 1

516-Ph4A1stAmendedPlat.dwg

TD&H

DRAWN BY: SA | DATE: 10/3/08 | QUALITY CHECK:
SURVEYED BY: | JOB NO. B05-016 | FIELDBOOK 150148,141/33

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