J-485

BAXTER MEADOWS PH 4A

SURVEY PURPOSE: TO CREATE 34 LOTS, 2 PRIVATE OPEN SPACE PARCELS & 1 LOT FOR FURTHER SUBDIVISION

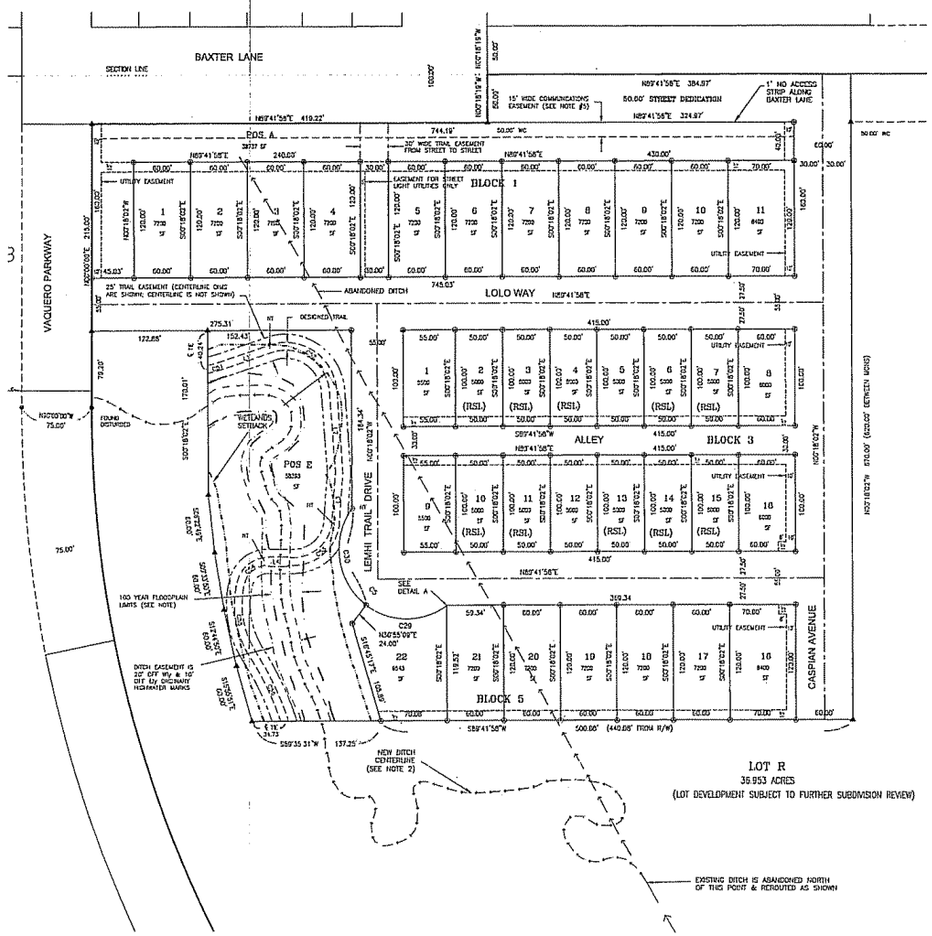
THE COMMISSIONER OF THIS SURVEY IS PC DEVELOPMENT

PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 4A

J-485

A PARCEL OF LAND BEING LOT 3 OF MINOR SUBDIVISION NO 400
LOCATED IN THE NE 1/4 OF SECTION 3, T2S, R5E P.M.M
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

TOTAL AREA: 47.613 ACRES



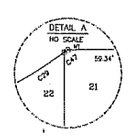
BEARING BASIS: NORTH LINE OF EQUESTRIAN LANE AS SHOWN ON THE FINAL PLAT OF BAXTER MEADOWS SUB. P.U.D. PHASE 1 PER RECORD

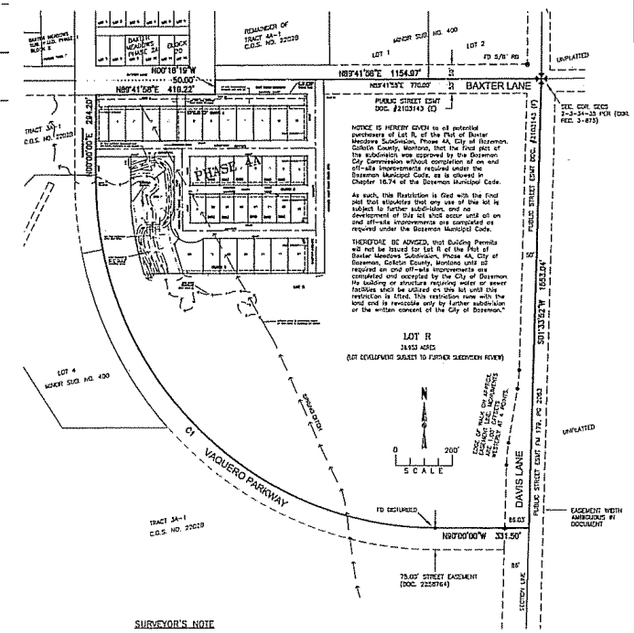
LINE TABLE

LINE	BEARING	DISTANCE
L1	N71°19'44"E	51.64'
L2	S04°27'40"E	84.50'
L3	S04°11'41"W	55.35'
L4	N90°00'00"W	31.11'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1200.00'	92°00'00"	1804.36'	N45°00'00"W	1697.66'
C5	22.00'	162°40'20"	304.42'	N45°18'02"W	142.36'
C29	22.00'	72°54'19"	91.62'	N83°33'00"W	85.58'
C47	22.00'	02°39'03"	0.82'	S53°41'19"W	0.82'
C50	22.00'	89°05'58"	111.89'	N08°31'22"W	101.04'
C51	171.18'	05°43'26"	17.10'	N74°11'27"E	17.09'
C52	58.18'	105°50'38"	92.71'	S57°22'59"E	80.08'
C53	45.12'	79°47'47"	62.83'	S50°06'07"W	57.88'
C54	20.23'	69°14'08"	35.31'	S48°23'35"W	33.20'
C55	93.98'	45°38'52"	76.52'	S69°32'55"E	74.47'
C56	378.04'	13°44'35"	78.68'	S26°00'04"E	78.49'





NOTICE IS HEREBY GIVEN to all potential purchasers of Lot R, of the Plat of Baxter Meadows Subdivision, Phase 4A, City of Bozeman, Gallatin County, Montana, that the final plat of the subdivision was approved by the Bozeman City Commission without completion of on and off-site improvements required under the Bozeman Municipal Code, as is allowed in Chapter 18.74 of the Bozeman Municipal Code.

As such, this Restriction is filed with the final plat that stipulates that any use of the lot is subject to further subdivision, and no development of the lot shall occur until all on and off-site improvements are completed as required under the Bozeman Municipal Code.

THEREFORE BE ADVISED, that Building Permits will not be issued for Lot R of the Plat of Baxter Meadows Subdivision, Phase 4A, City of Bozeman, Gallatin County, Montana, until all required on and off-site improvements are completed and accepted by the City of Bozeman. No building or structure requiring water or sewer facilities shall be utilized on the lot until this restriction is lifted. This restriction runs with the land and is revocable only by further subdivision or the written consent of the City of Bozeman."

SURVEYOR'S NOTE

Lot R is the platted remainder created by this phase in compliance with City of Bozeman Administrative Policy No. 2007-01

LEGEND

SYMBOL	DESCRIPTION
	EXISTING EASEMENT
	UTILITY EASEMENT EXCEPT AS NOTED
	WATERCOURSE/WETLAND SETBACK
POS	PRIVATE OPEN SPACE
	BOUNDARY/PHASE LINE
(RSL)	RESTRICTED SIZE LOT (SEE NOTE)
•	FD 1/2" RB AND RPC [12251 S]
●	FD 5/8" RB W/ YPC [12251 S] EXCEPT AS NOTED
▲	SET 5/8 REBAR W/ RPC
⊗	5/8" RB AND RPC [12251 S] TO BE SET
⊕	1/2" RB AND RPC [12251 S] TO BE SET AT POINTS OF CURVATURE AND POINTS OF TANGENCY
	DITCH EASEMENT
	PUBLIC TRAIL EASEMENT
	SETBACK LINE
ACAP	ALUMINUM CAP
YPC	YELLOW PLASTIC CAP
RB	REBAR
WC	WITNESS CORNER
FD	FOUND
[12251 S]	MONUMENT CAP INFORMATION
RPC	RED PLASTIC CAP
PT	POINT OF NON-TANGENCY

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12/20/2007 04 04P
Charlotte Mitchellette Gallatin County

COMPUTED PHASE 4A AREAS BY BLOCK

DESCRIPTION	LOTS	OPEN SPACE	TOTAL (SQ. FT.)
BLOCK 1	80400	38737	119137
BLOCK 3	83000	–	83000
BLOCK 5	53943	58393	112336
SUBTOTAL	217343	97130	314473
STREETS/ALLEYS			140904
PHASE 4A			464377
LOT R			1609657
TOTAL			2074034

GENERAL NOTES

1. Park dedication requirements for this plat were met in the Plat of Baxter Meadows Subdivision, Phase 3A.

2. The Private Open Space parcels are intended to be owned and maintained by the owners association, subject to public access only within the trail easements shown.

3. The relocated stream-ditch and the watercourse/wetlands setbacks shown are based on a wetland mitigation design provided by PGS&J. The location of setbacks from natural features are subject to natural change. Watercourse/wetlands setbacks should be field verified.

4. There is an overhead electric line easement (Film 95, Pages 267-270) in the S1/2N1/4 of Section 3, which includes right of access along existing roads and trails. The specific location is unknown of an easement (Miscellaneous Book 25, Page 89) for 2 guys and anchors in the NE 1/4 of Section 3.

5. The communications easement shown is for the exclusive use of LightNex Communications Inc. and its successors in title.

RSL LOT NOTE

Dwellings constructed on lots designated as RSL (Restricted Size Lots) are subject to the square footage requirements of the Bozeman Municipal Code including any sunset provisions therein.

SIDEWALK NOTE

City standard residential sidewalks shall be constructed on all public street frontages of a property prior to occupancy of any structure on the property. Upon the third anniversary of the plat recordation of any phase of the subdivision, any lot owner who has not constructed said sidewalk shall, without further notice, construct within 30 days, said sidewalk for their lot(s), regardless of whether other improvements have been made upon the lot.

HIGH GROUNDWATER NOTE

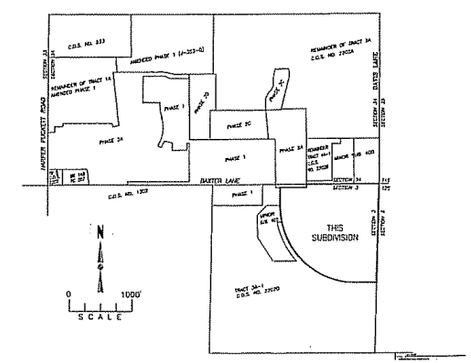
Due to a relatively high ground water table within this subdivision, full or partial basements are not recommended. Buildings proposed for construction with crawl spaces or basements shall include Engineer Certification regarding depth of ground water and soil conditions and proposed mitigation methods to be submitted with each Building Permit.

FLOODPLAIN NOTE

The floodplain boundaries shown hereon represent the approximate limits of the one hundred year floodplain as determined by a licensed engineer. The surveyor certifying this plat is not responsible for the accuracy of these boundaries. The one hundred year flood is an event that has a one percent chance of occurring in any given year. Larger, less frequent storms could occur at any time and result in flows that reach and exceed the estimated boundaries shown.

These floodplain boundaries were determined by an engineering analysis utilizing the topographic survey performed by Thomas, Dean and Hoskins, Inc. at the time of the study as well as the final site, roadway and drainage design incorporated into the project. Any changes made to the final design elevations of the site, roadways, or any lots, or any modifications made to any drainage structures designed for the project or contiguous to the project either upstream or downstream, including culverts, ditches, bridges, storm drain systems or detention facilities may invalidate the floodplain boundaries and any one hundred year flood elevations shown.

BAXTER MEADOWS PHASES



SHEET 1 OF 2

516-Ph4A-PLAT.dwg

DRAWN BY: KLS.SA	DATE: 10/19/07	QUALITY CHECK: GK	
SURVEYED BY:	JOB NO. B05-016	FIELDBOOK 120148.14123	

TD&H

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

J-485

BAXTER MEADOWS PH 4A

PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 4A

J-485

A PARCEL OF LAND BEING LOT 3 OF MINOR SUBDIVISION NO 400
LOCATED IN THE NE 1/4 OF SECTION 3, T2S, R5E P.M.M
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

TOTAL AREA: 47.613 ACRES

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:

DESCRIPTION:

A parcel of land being Lot 3 of Minor Subdivision No. 400, 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 parcel contains 47.613 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 PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 4A, City of Bozeman, Gallatin County, Montana; and the lands included in all streets, avenues, alleys, and parks or public lands 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 lands 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 lands hereby dedicated to public use. The lands included in all streets, avenues, alleys, and parks or public lands dedicated to the public for which the City accepts responsibility for maintenance include: BAXTER LANE.

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 22 day of October, 2007

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, VP, Vice President

STATE OF MONTANA
County of Gallatin

On this 29 day of October, 2007, 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)
Connie J. Thompson
Notary Public for the State of MONTANA
Printed Name Connie J. Thompson
Residing at Belgrade
My Commission expires 9-19-2011

STATE OF MONTANA
County of Gallatin

On this 22 day of October, 2007 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)
Connie J. Thompson
Notary Public for the State of MONTANA
Printed Name Connie J. Thompson
Residing at Belgrade
My Commission expires 9-19-2011

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 4A have been installed in conformance with the approved plans and specifications, or financially guaranteed and covered by the improvements agreement accompanying this plat.

Installed Improvements: water, sewer and stormdrain infrastructure, base course and cushion gravel, curb and gutter and asphalt street improvements

Financially Guaranteed Improvements: Landscaping, streetlights, public and private sidewalks, street signage, striping and detention pond work.

The subdivider hereby warrants against defects in these improvements for a period of two years 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: Michael E Potter — Date: 10/29/07
By: Thomas L Clinton — Date: 10-29-07
By: Keith E Waring, Montana Lic. No 15161 PE — Date: 10/29/07
By: Director of Public Service — Date: 11/27/2007

MONTANA KEITH E. WARING No 15161PE LICENSED PROFESSIONAL ENGINEER

APPROVED AS TO FORM
Tim Cooper
City Attorney

CONSENT OF MORTGAGEE(S)

I (we), the undersigned mortgagee(s) or encumbrancer(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 streets, avenues, parks, or other public areas which are dedicated to the City of Bozeman for the public use and enjoyment.

By: BANK OF BOZEMAN
Dated this 22 day of October, 2007

James Mazzarisi, VP Commercial Loans — Signature
Name & Title

STATE OF MONTANA
County of Gallatin

On this 22 day of October, 2007, before me the undersigned Notary Public for the State of Montana, personally appeared James Mazzarisi known to me to be the VP Commercial Loans of BANK OF BOZEMAN, 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 BANK OF BOZEMAN.

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

(SEAL)
Connie J. Thompson
Notary Public for the State of MONTANA
Printed Name Connie J. Thompson
Residing at Belgrade
My Commission Expires 9-19-2011

CERTIFICATE OF SURVEYOR

I, the undersigned, Steven C. Anderson, Professional Land Surveyor, do hereby certify that on or between March 16, 2007 & August 30, 2007, the PLAT 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.

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, 2008.

MONTANA STEVEN C. ANDERSON 12251LS REGISTERED LAND SURVEYOR

Dated this 19 day of October, 2007
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 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

Re signed 20th day of December 2007
Denise Stark, Deputy

Dated this 24th day of October, 2007
RFG446602
Deputy Treasurer

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The PLAT 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 27th day of November, 2007
Director of Public Service
City of Bozeman, Montana

APPROVED AS TO FORM
Tim Cooper
City Attorney

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 27th day of November, 2007
Director of Public Service
City of Bozeman, Montana

APPROVED AS TO FORM
Tim Cooper
City Attorney

CERTIFICATE OF 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 4:00 o'clock P.M., this 20th day of December, 2007, and recorded in Book 37 of Plats on Page 485 as Document No. 2287476, Records of the Clerk and Recorder, Gallatin County, Montana

Deputy Clerk and Recorder

2287476
Page: 2 of 2
12/20/2007 04 04P
Charlotte Mills-Gallatin Co MT PLAT 22.00

Dated this 19th day of Dec, 2007
GERALD R. WILLIAMS

STATE OF MONTANA
County of GALLATIN

On this 19th day of December, 2007, before me a Notary Public in and for the State of Montana, personally appeared GERALD R. WILLIAMS, known to me to be the individual that executed the foregoing

WITNESS WHEREOF I have hereunto set my hand and seal, the day and year above first written.

Notary Public for the State of Montana
Printed Name Shari Whiteside
Residing at Bozeman
My Commission expires 11.02.2011

Dated this 19 day of December, 2007
CATHERINE A. WILLIAMS

STATE OF MONTANA
County of GALLATIN

On this 19 day of December, 2007, before me a Notary Public in and for the State of Montana, personally appeared CATHERINE A. WILLIAMS, known to me to be the individual that executed the foregoing

WITNESS WHEREOF I have hereunto set my hand and seal, the day and year above first written.

Notary Public for the State of Montana
Printed Name Shari Whiteside
Residing at Bozeman
My Commission expires 11.02.2011

Dated this 19 day of December, 2007
BROCK R. WILLIAMS

STATE OF MONTANA
County of GALLATIN

On this 19 day of December, 2007, before me a Notary Public in and for the State of Montana, personally appeared BROCK R. WILLIAMS, known to me to be the individual that executed the foregoing

WITNESS WHEREOF I have hereunto set my hand and seal, the day and year above first written

Notary Public for the State of Montana
Printed Name Shari Whiteside
Residing at Bozeman
My Commission expires 11.02.2011

Dated this 19th day of December, 2007
REBEKAH WILLIAMS

STATE OF MONTANA
County of GALLATIN

On this 19 day of December, 2007, before me a Notary Public in and for the State of Montana, personally appeared REBEKAH WILLIAMS known to me to be the individual that executed the foregoing.

WITNESS WHEREOF I have hereunto set my hand and seal, the day and year above first written

Notary Public for the State of Montana
Printed Name Shari Whiteside
Residing at Bozeman
My Commission expires 11.02.2007

SHEET 2 OF 2 — 516-Ph4A-PLAT.dwg

DRAWN BY: KLS.SA	DATE: 10/19/07	QUALITY CHECK:
SURVEYED BY:	JOB NO. B05-016	FIELDBOOK 100/48,141/53

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