J-356

SURVEY REQUESTED BY OWNER TO CREATE 71 LOTS.
OWNER: Gateway Partners Limited Partnership
Deed Ref: Doc. No. 2066626

LEGEND

(R) RECORD DISTANCE OR AZIMUTH
(M) MEASURED DISTANCE OR AZIMUTH
● FOUND 5/8 INCH REBAR OR AS NOTED
○ SET 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED (C&H #9518ES)
DESIGNATED HOMESITE

BASIS FOR AZIMUTHS FROM NORTH:
[N45°00'00"E] BEARING COMPUTED FROM AZIMUTH SHOWN

PLAT OF
GREENHILLS RANCH SUBDIVISION
LOCATED IN THE W 1/2, SECTION 15, T. 3 S., R. 5 E. OF P.M.M., GALLATIN COUNTY, MONTANA

HYALITE FOOTHILLS NO. 1

HYALITE FOOTHILLS NO. 2

Cottonwood Road

Kent Spur Road

Starling Drive

Donley Way

Pintail Court

Osprey Creek

Ricky Drive

Cougar Drive

Sparrow Lane

Robert A Court

Black Bear Road

Donley Way (Dedicated this plat)

Cottonwood Road (Dedicated this plat)

NW Cor. Sec. 15 POINT OF BEGINNING

N line of NW 1/4, Sec. 15

N 1/4 Cor. Sec. 15

W line of NW 1/4, Sec. 15

E line of W 1/2, Sec. 15

W line of SW 1/4, Sec. 15

SW Cor. Sec. 15

S line of SW 1/4, Sec. 15

S 1/4 Cor. Sec. 15

[S89°38'48"E] 0907'21"2" 2652.28 (M)

[N00°37'33"E] 0037'33" 2661.47 (M)

[N00°19'33"E] 0019'33" 2647.31

[S00°52'12"E] 5108.17 1797'07.48" (M)

2776.77 269°55'29" (M) [N89°55'29"W]

OPEN SPACE B4 371,289 SF 8.5236 AC

OPEN SPACE B5 679,714 SF 15.6041 AC

OPEN SPACE C 4,289,957 SF 98.4838 AC

OPEN SPACE B2 161,158 SF 3.6997 AC

OPEN SPACE B1 2,296,501 SF 52.7304 AC

OPEN SPACE B3 43,560 SF 1.0000 AC

OPEN SPACE A 5,531,400 SF 127.0110 AC

TRACT A COS NO. 1126
NOT A PART OF THIS SUBDIVISION
Gateway Partners Limited Partnership
Doc. No. 2066625
92,250 Sq Ft
2.1264 AC

TRACT A-1 COS NO. 1794 Deborah K. Butterfield John E. Buck 135 Fm 206D

TRACT F-1 COS NO. 548D Dean C. Mortenson Meleo M. Mortenson 2036092

TRACT 2 COS NO. 48C Pablo Elvira Signe Elvira 49 Fm 1074

PARCEL 2A COS NO. 1442 Debra Butterfield 103 Fm 418

MINOR SUBDIVISION NO. 125

LOT 1 Kevin R. Aafedt Denise Aafedt 133 Fm 3471

LOT 2 Nancy Cooke 165 Fm 3197

LOT 3 Roy L. Lane Wanda O. Lane 2025259

TR. 1 Shawn D. Bos 2036125

David H. Bos Marilyn H. Bos 62 Fm 1533

UNPLATTED Shirley J. Nash Francis J. Nash Elizabeth A. Wallace Kathy M. Huddleton 166 Fm 22

UNPLATTED Kathryn Wolney 145-589

LOT 80 Dana K. Waggener Debra L. Waggener RHG 13296

LOT 79B

LOT 79A Mark L. Heckel Laurie E. Heckel 200 Fm 4003

LOT 86

LOT 85 Bette J. Silbernagel RHG 13345

LOT 84 James E. Apple Judy D. Apple RHG 13344

LOT 83 James A. Veltkamp Sarah M. Veltkamp RHG 13375 2036092

LOT 82B Robert D. Hayes Dawn M. Hayes RHG 13339

LOT 8

LOT 88B Jack D. Dockery, Jr. Colleen Dockery RHG 13452

LOT 87 Lynn M. Schledorn RHG 13318

LOT 19A Am. Plat J-4A Daniel S. Swanson Jackie J. Swanson RGH 13365

LOT 19B Am. Plat J-4A Joseph Theobald RGH 13336

LOT 19C Am. Plat J-4A Frankie F. Richter James F. Richter RGH 13295

LOT 19D

LOT 18B Am. Plat J-4A Amy M. Verrah John M. Verrah Amy E. Verrah RGH 13295

LOT 18A

LOT 17 Larry R. Hafermann, Jr. Susan J. Carstensen RGH 13481

LOT 16 Thomas L. McLaughlin Ann Frances McLaughlin RGH 13373

LOT 15 Clayton J. Froschauer Joanna R. Froschauer RGH 13516

LOT 14 Douglas K. Warner Michael J. Palmer RGH 13289

LOT 13 Audrey Ann Kick RGH 13288

LOT 12A Amended Plat J-4-I C. Price Wills Diane T. Wills RGH 13287

LOT 11A Amended Plat J-4-I Deidre B. Combs RHG 13236

LOT 71

UNPLATTED Kathryn Wolney 145-589

UNPLATTED Kathryn Wolney 145-589

UNPLATTED Kathryn Wolney 145-589

SW 1/4, SW 1/4, SE 1/4 Dean C. Mortenson Meleo M. Mortenson 2036093

20' wide Utility Easement (Typ.)

20' wide Public Trail Easement

20' wide Ditch Maintenance Easement

Existing 30' wide Access and Utility Easement

Existing 60' wide road Easement per current road location

Existing 60' wide road Easement per COS NO. 1442

New 100' wide Ditch Maintenance Easement

40' wide County Road by Petition No. 436

unnamed tributary of South Dry Creek

Middle Creek Association Ditch as field located

WETLANDS

MAINTENANCE EASEMENT FOR IRRIGATION SYSTEM AND ACCESS TO IRRIGATION DITCH SEE DETAIL 8

MAINTENANCE EASEMENT FOR IRRIGATION SYSTEM SEE DETAIL 8

COMMUNITY DRAINFIELD/ 100% RA EASEMENT SEE DETAIL 1

DRAINFIELD/100% RA EASEMENT (LOT 24) SEE DETAIL 5

DRAINFIELD/100% RA EASEMENT (LOT 25) SEE DETAIL 6

DRAINFIELD/100% RA EASEMENT (LOT 27) SEE DETAIL 7

DRAINFIELD/100% RA EASEMENT (LOT 32) SEE DETAIL 9

DRAINFIELD/100% RA EASEMENT (LOT 39) SEE DETAIL 3

DRAINFIELD/100% RA EASEMENT (LOT 20) SEE DETAIL 4

NOTE: NO TRAILS SHALL BE LOCATED WITHIN OPEN SPACE PARCEL A

Scale In Feet
200 0 200
Scale In Meters
60 0 60

C&H ENGINEERING AND SURVEYING, INC.
• Civil Engineering • Structural Engineering • Land Surveying
205 Edelweiss Drive Bozeman, Montana 59718
(406) 587-1115 • Fax: (406) 587-9788 • info@chengineers.com

SHEET 1 OF 2

2112860 Page: 1 of 2 06/24/2003 02:45P Shelley Vance-Gallatin Co MT PLAT 43.00

#01437(MJ)

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J-356

PLAT OF
GREENHILLS RANCH SUBDIVISION
LOCATED IN THE W 1/2, SECTION 15, T. 3 S., R. 5 E. OF P.M.M., GALLATIN COUNTY, MONTANA

J-356

GREENHILLS RANCH SUB.

CONSENT OF MORTGAGEE

We, the undersigned mortgagees, do hereby join in and consent to the described plat, releasing our respective liens, claims or encumbrances as to any portion of said lands now being platted into streets, avenues, parks, or other public uses and dedicated to the use of the public forever.

Dated this 1st day of April, A.D., 2003.

American Bank of Montana

BY: _____ 4/1/03
ITS: Senior Vice President — Date

STATE OF MONTANA)
:ss.
COUNTY OF GALLATIN)

On this 1st day of April 2003, before me, a Notary Public for the State of Montana personally appeared Shirley Miller Jr., Senior Vice President of American Bank of Montana, a Montana Corporation, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same, for and on behalf of said corporation.
In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

JUSTINE BOTTCHER NOTARIAL SEAL STATE OF MONTANA

_____ Justine Bottcher
Notary Public for the State of Montana,
residing at Bozeman, Montana.
My commission expires Feb. 14, 2006.

EASEMENT NOTES

1. Right of Way Easement recorded in Book 103 of Deeds, Page 81, conveys an easement to Montana Power Company for an electric transmission system and telephone system across the S 1/2, NW 1/4 and the NE 1/4, SW 1/4, Sec. 15, T. 3 S., R. 5 E. The location and width of said easement are not specified in the document.
2. Right of way easement recorded on Film 33, Page 1459, conveys an easement 20' wide to Montana Power Company for an electric power line and communication system across the SE 1/4, SE 1/4, NW 1/4, and the NE 1/4, NE 1/4, SW 1/4, Sec. 15, T. 3 S., R. 5 E. The location of the easement is not specified in the document.

NOTES

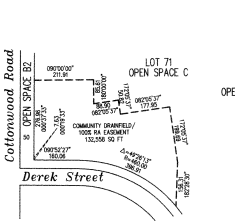
1. All new lot accesses shall be built to the standard contained in Section 7.G. of the Gallatin County Subdivision Regulations, dated 2/17/98.
2. All interior lots shall be limited to one driveway access. Each access shall be at least 75 feet from the nearest intersection with Cottonwood Road.
3. No wetlands are present on the herein described property except as shown hereon.
4. The entire property shown hereon is outside of any designated 100 year flood zone pursuant to FIRM Panel 300027 0420 B (Panel not printed – area in Zone D)

UTILITY EASEMENTS

20' FRONT AT ALL STREETS
20' REAR OF ALL LOTS

AREA TABULATION

OPEN SPACE A =	2,531,400 SQ FT	58.1130 ACRES
OPEN SPACE B1 =	2,296,501 SQ FT	52.7204 ACRES
OPEN SPACE B2 =	161,158 SQ FT	3.6997 ACRES
OPEN SPACE B3 =	43,560 SQ FT	1.0000 ACRES
OPEN SPACE B4 =	371,289 SQ FT	8.5236 ACRES
OPEN SPACE B5 =	679,714 SQ FT	15.6041 ACRES
OPEN SPACE C =	4,289,957 SQ FT	98.4838 ACRES
TOTAL OPEN SPACE =	10,373,579 SQ FT	238.1446 ACRES
AREA OF LOTS =	3,100,666 SQ FT	71.1815 ACRES
AREA OF ROAD =	884,348 SQ FT	20.3018 ACRES
TOTAL AREA =	14,358,593 SQ FT	329.6279 ACRES



DETAIL 1
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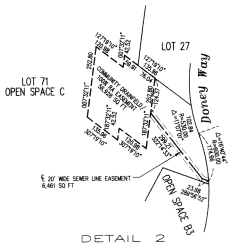

DETAIL 2
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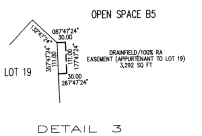

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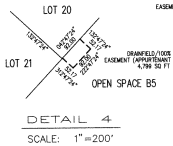

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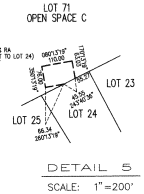

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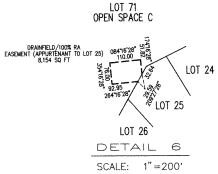
SCALE: 1"=200'



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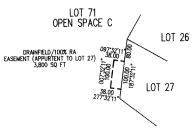

DETAIL 7
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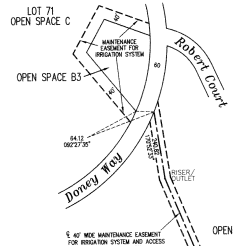
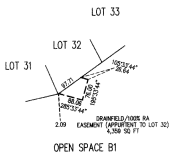
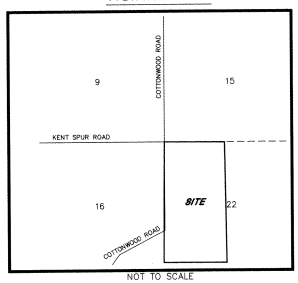


DETAIL 8
SCALE: 1"=200'



DETAIL 9
SCALE: 1"=200'

VICINITY MAP



NOT TO SCALE

CERTIFICATE OF DEDICATION AND WAIVER

I, the undersigned property owner, do hereby certify that I 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:

LEGAL DESCRIPTION

The West Half of Section 15, Township 3 South, Range 5 East of P.M.M., Gallatin County, Montana, EXCEPT Tract A, Certificate of Survey No. 1126, according to the plat thereof, on file and of record in the office of the Clerk and Recorder, Gallatin County, Montana.

Area = 14,358,593 square feet, 329.6279 acres or 1,333,956.4 square meters. Subject to existing easements.

The above described tract of land is to be known and designated as GREENHILLS RANCH SUBDIVISION, Gallatin County, Montana, and the lands included in all roads, avenues, alleys and parks or public squares shown on said plat are hereby granted and donated to the use of the public forever.
The roadways dedicated to the public are accepted for public use, but the County accepts no responsibility for maintaining the same. The owner agrees that the County has no obligation to maintain the roads hereby dedicated to public use.

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, cable television, water or sewer service to the public, 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.

I, the undersigned property owner of this subdivision, do hereby waive the right to protest creation of Rural Improvement Districts and Local Improvement Districts. In doing so,
I do not waive any right to comment on, protest, and/or appeal any assessment formula which may be proposed if I believe it to be inequitable. This waiver shall be binding upon the heirs, assigns, and purchasers of all lots within this subdivision.

Dated this 1st day of April, 2003.

Gateway Partners Limited Partnership.
by: Walter Wolf
Walter Wolf, partner

STATE OF MONTANA
COUNTY OF GALLATIN

On this 1st day of April in the year 2003, before me Jennifer Towler, a Notary Public for the State of Montana, personally appeared Walter Wolf, known to me to be a partner of Gateway Partners Limited Partnership, a Montana Limited Partnership, and the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same, for and on behalf of said Limited Partnership. In witness whereof, I have hereunto set my hand and affixed my official seal the day year in this certificate first above written.

NOTARY PUBLIC FOR THE STATE OF MONTANA — residing at Bozeman — my commission expires June 5, 2005

JENNIFER TOWLER NOTARIAL SEAL STATE OF MONTANA

CERTIFICATE OF SURVEYOR

I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 9518-ES, do hereby certify that between Sept. 1, 2001 and Apr. 1, 2003, I surveyed GREENHILLS RANCH SUBDIVISION, and platted the same as shown on the accompanying plat and as described, in accordance Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625 M.C.A., and the Gallatin County Subdivision Regulations.

MARK A. CHANDLER No. 9518ES — STATE OF MONTANA — REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR

Dated this 1st day of April, 2003.

Mark A. Chandler
Mark A. Chandler
Montana Registration No. 9518ES

CERTIFICATE OF COUNTY COMMISSIONERS

I, the Chairman of the Board of County Commissioners, Gallatin County, Montana, do hereby certify that the accompanying plat has been duly examined and have found the same to conform to law, approve it, and hereby accept the dedication to public use.

Dated this 24th day of June, A.D., 2003.

Chairman, Board of County Commissioners

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, Walter Wolf, and I, Mark A. Chandler, a registered professional engineer licensed to practice in the State of Montana, hereby certify that the following public improvements, required as a condition of approval for Greenhills Ranch Subdivision, have been installed in conformance with Section 7 of the Gallatin County Subdivision Regulations, dated Feb. 17, 1998, or have been bonded.

24' wide asphalt surfaced roads built to County Standards within road right of ways as dedicated.
Cottonwood Road paved to a 28' arterial width from the end of the existing pavement to where the road veers southwest away from the property line, sanitary sewer systems and lining of Middle Creek Ditch.

Gateway Partners Limited Partnership
by: Walter Wolf, partner — Date: 4-1-03

Mark A. Chandler
Mark A. Chandler
Montana Registration No. 9518ES — Date: 4/01/2003

CERTIFICATE OF COUNTY TREASURER

I, Anna Rosenberry, 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 2nd day of April, 2003.

By: _____
Deputy Treasurer of Gallatin County

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 2:45 o'clock P.M. this 24th day of June, A.D., 2003, and recorded in Book J of plats, Page 356, records of the Clerk and Recorder, Gallatin County, Montana.

Document Number 2112860.
State RSR 2112861
County RSR 2112862

By: _____
Deputy Clerk and Recorder

2112860
Page 2 of 2
06/24/2003 02:45P
Shelley Vance-Gallatin Co MT PLAT 43.00

#01437(MJ)

C&H ENGINEERING AND SURVEYING, INC.
• Civil Engineering • Structural Engineering • Land Surveying
205 Edelweiss Drive Bozeman, Montana 59718
(406) 587-1115 • Fax: (406) 587-9788 • info@chengineers.com

SHEET 2 OF 2

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