J-340

CATTAIL CREEK SUB PHASE I J-340

PLAT OF CATTAIL CREEK SUBDIVISION, PHASE 1

J-340

AN AMENDED PLAT OF LOT B OF MINOR SUBDIVISON NO. 145B

LOCATED IN THE NW 1/4, SECTION 35, T1S, R5E, P.M.M.,
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA
TOTAL AREA: 60.650 ACRES

The undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, or cable television 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.

CERTIFICATE OF DEDICATION

We, the undersigned property owners, do hereby certify that 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 B of Minor Subdivision No. 145B, said parcel being located in the Northwest Quarter of Section 35, Township 1 South, Range 5 East, Principal Meridian Montana, City of Bozeman, Gallatin County, Montana and being more particularly described as follows:

Beginning at the southeast corner of said Northwest Quarter of Section 35, said corner being marked by a found 2" brass cap; thence South 89°41'58" West, along the south line of Lot 2A of Minor Subdivision No. 145A, a distance of 1126.15 feet; Thence along the northeasterly and easterly boundary of Lot A of Minor Subdivision No. 145B through the following 10 courses:

North 30°22'19" West, 483.25 feet;
North 59°37'41" East, 87.36 feet;
North 30°22'19" West, 65.00 feet;
South 59°37'41" West, 87.36 feet;
North 30°22'19" West, 236.99 feet;
North 00°13'52" East, 893.36 feet;
South 89°46'08" East, 58.43 feet;
North 00°13'52" East, 60.00 feet;
North 89°46'08" West, 58.43 feet;
North 00°13'52" East, 194.08 feet

to a point on the south line of Tract 1 of Certificate of Survey No. 2050; thence North 89°44'23" East, along said south line, a distance of 1525.91 feet to a point on the east line of said Northwest Quarter of Section 35; thence South 00°13'52" West, along said east line, a distance of 1825.94 feet to the Point of Beginning.

The described parcel is as shown on the accompanying plat. The described parcel is along with and subject to any existing easements and contains 60.650 acres, more or less.

The above described tract of land is to be known and designated as the PLAT OF CATTAIL CREEK SUBDIVISION, PHASE 1, 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. Private Open Space A and Private Open Space B are hereby granted to the Cattail Creek Community Association, subject to a public access easement.

We further certify that all the downstream water user facilities will not be impacted by this subdivision.

Dated this 1st day of July, 2002

SANDAN, L.L.C.

By Sandra D. Hamilton

By Daniel S. Madison

STATE OF MONTANA
County of Gallatin

On this 1st day of July, 2002, before me the undersigned Notary Public for the State of Montana, personally appeared Sandra D. Hamilton and Daniel S. Madison, known to me to be the managing members of SANDAN, L.L.C., a Montana limited liability company, and the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the within instrument for and on behalf of SANDAN, L.L.C.

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
Residing at Gallatin County
My Commission Expires June 9, 2005

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

We, (Sandra D. Hamilton and Daniel S. Madison) and I, David J. Crawford, a registered professional engineer licensed to practice in the State of Montana, do hereby certify that the following improvements, required as a condition(s) of approval of the PLAT OF CATTAIL CREEK SUBDIVISION, PHASE 1, have been installed in conformance with the approved plans and specifications:

Cattail Creek Subdivision, Phase 1, water, sewer, storm, street improvements complete. Curb, gutter, sidewalks, trails, bridges and park improvements to be bond financially guaranteed.

The subdivider hereby warrants against defects in these improvements for a period of one year from this date. 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.

APPROVED AS TO FORM
Tim Cooper, Asst CA
City Attorney

By: Sandra D Hamilton, Subdivider Date: 7-1-02

By: Daniel Madison, Subdivider Date: 7-1-02

By: David J. Crawford, Montana Lic. No. 8709 PE Date: 7/1/02

By: Debra Hinkel, Director of Public Service Date: 8-20-02

MONTANA DAVID J. CRAWFORD 8709 REGISTERED PROFESSIONAL ENGINEER

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 uses which are dedicated to the City of Bozeman for the public use and enjoyment.

Dated this 1st day of July, 2002

By: American Federal Savings Bank

Lee Oldenburger, Bozeman Bank President

STATE OF Montana
County of Gallatin

On this 1st day of July, 2002, before me the undersigned Notary Public for the State of Montana, personally appeared Lee Oldenburger, known to me to be the Bozeman Bank President of American Federal Savings 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 American Federal Savings Bank.

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
Residing at Bozeman
My Commission Expires 9-15-04

CERTIFICATE OF SURVEYOR

I, the undersigned, Steven C. Anderson, Professional Land Surveyor, do hereby certify that between April 14, 1998 and June 6, 2002, I surveyed the PLAT OF CATTAIL CREEK SUBDIVISION, PHASE 1, and platted the same as is described and shown on the accompanying plat in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, M.C.A., and the Bozeman Area Subdivision Regulations.

Dated this 28 day of June, 2002

Steven C. Anderson, P.L.S.
Montana License No. 12251 LS

MONTANA STEVEN C. ANDERSON 12251LS REGISTERED LAND SURVEYOR

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The PLAT OF CATTAIL CREEK SUBDIVISION, PHASE 1, Gallatin County, Montana, is within the City of Bozeman, Montana, a first-class municipality, and within the planning area of the Bozeman 2020 Community Plan, a growth policy adopted pursuant to Section 76-1-601 et seq., M.C.A., and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of Section 76-4-125(2)(d) M.C.A., this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

APPROVED AS TO FORM
Tim Cooper, Asst CA
City Attorney

Dated this 20th day of August, 2002

Debra Hinkel
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 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.

APPROVED AS TO FORM
Tim Cooper, Asst CA
City Attorney

Dated this 20th day of August, 2002

Debra Hinkel
Director of Public Service
City of Bozeman, Montana

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 are paid.

Dated this 2ND day of JULY, 2002

Anna Rosenberry
Gallatin County Treasurer

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 4:19 o'clock P. M., this 20th day of August, 2002, and recorded in Book 35 of Plats, on Page 340, Records of the Clerk and Recorder, Gallatin County, Montana.

Document No. 2078629

Gallatin County Clerk and Recorder

2078629
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Shelley Vance-Gallatin Co MT PLAT 23.00

DRAWN ON 6/27/02		BY SCA
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