

J-383

BAXTER MEADOWS SUB., PH. 2A

**FINAL PLAT OF
BAXTER MEADOWS PHASE IIA
LOCATED IN THE S 1/2 OF SEC. 34, T. 1S., R. 5E.
AND NE 1/4 OF SEC. 3, T. 2S., R. 5E.
OF P.M.M., GALLATIN COUNTY, MONTANA**

J-383

CERTIFICATE OF DEDICATION:

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 TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

SITUATED IN THE SOUTH 1/2 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST, P.M.M. AND THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST, P.M.M., GALLATIN COUNTY, MONTANA AND BEING PART OF TRACTS 2A, 3A, AND 4A OF COS 2202A CONVEYED TO BAXTER MEADOWS DEVELOPMENT, L.P., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34; THENCE SOUTH 89°41'57" WEST 1787.89 FEET; THENCE SOUTH 00°18'03" EAST 50.00 FEET TO THE POINT OF BEGINNING OF PHASE IIA; THENCE SOUTH 89°41'57" WEST, 489.31 FEET ALONG TRACT 4A AND 3A (COS 2202A);

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EASTERLY LINE OF BAXTER MEADOWS SUBDIVISION P.U.D. PHASE I:

1. NORTH 00°18'03" WEST, 788.88 FEET;
2. SOUTH 89°42'47" WEST, 107.50 FEET;

THENCE THE FOLLOWING FOUR (4) COURSES THROUGH TRACT 2A (COS 2202A):

1. NORTH 05°08'28" WEST, 455.35 FEET;
2. NORTH 89°47'25" EAST, 240.23 FEET;
3. NORTH 14°23'54" EAST, 16.18 FEET;
4. NORTH 89°41'57" EAST, 386.89 FEET;

THENCE SOUTH 00°18'03" EAST, 1229.00 FEET THROUGH TRACT 2A AND 4A (COS 2202A) TO THE POINT OF BEGINNING CONTAINING 15.321 ACRES OF LAND, MORE OR LESS, ALL AS SHOWN ON THE ATTACHED DRAWING WHICH IS HEREWIT INCORPORATED IN AND MADE A PART OF THIS LEGAL DESCRIPTION AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

THE ABOVE-DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS BAXTER MEADOWS SUBDIVISION, PHASE IIA, 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. 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 OWNER(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 PUBLIC USE. THE LANDS INCLUDED IN ALL STREETS, AVENUES, ALLEYS, AND PARKS OR PUBLIC SQUARES WHICH THE CITY ACCEPTS RESPONSIBILITY FOR MAINTAINING 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 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."

DATED THIS 14 DAY OF June 2004 BAXTER MEADOWS DEVELOPMENT, LP

STATE OF MONTANA)
COUNTY OF GALLATIN) SS.

ON THIS 14 DAY OF June 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED THE ABOVE SIGNED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Janette McGovern
NOTARY PUBLIC FOR THE STATE OF MONTANA
Janette McGovern



RESIDING AT Billings, Montana
MY COMMISSION EXPIRES 1-12-2007

CERTIFICATE OF SURVEYOR:

I, THE UNDERSIGNED THOMAS E. STARK, A REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT BETWEEN JUNE AND AUGUST 2001 I SURVEYED BAXTER MEADOWS, PHASE IIA, AND PLATTED THE SAME AS SHOWN ON THE ACCOMPANYING PLAT AND AS DESCRIBED IN ACCORDANCE WITH PROVISIONS OF THE MONTANA SUBDIVISION AND PLATTING ACTS (SECTIONS 76-3-101 THROUGH 76-3-625, M.C.A., AND THE BOZEMAN UNIFIED DEVELOPMENT ORDINANCE PER P.M.M. 9814-001(1)(H)) DUE TO ONGOING CONSTRUCTION, THE PLACEMENT OF MONUMENTS HAS BEEN DEFERRED UNTIL CONSTRUCTION IS COMPLETE, BUT NO LATER THAN JANUARY 5, 2005

Thomas E. Stark
THOMAS E. STARK
MONTANA REG. NO. 12249LS

DATE 6/11/04

CONSENT OF MORTGAGEE:

I, THE UNDERSIGNED MORTGAGEE OR ENCUMBRANCER, DO HEREBY JOIN IN AND CONSENT TO THE DESCRIBED PLAT, RELEASING OUR RESPECTIVE LENS, 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.

STOCKMAN BANK OF MONTANA

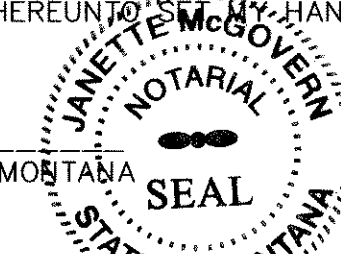
Wayne L. Nelson
WAYNE L. NELSON, PRESIDENT

STATE OF MONTANA)
COUNTY OF GALLATIN) SS.

ON THIS 14 DAY OF June 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED THE ABOVE SIGNED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Janette McGovern
NOTARY PUBLIC FOR THE STATE OF MONTANA
Janette McGovern



RESIDING AT Billings, Montana
MY COMMISSION EXPIRES 1-12-2007

CERTIFICATE OF COMPLETION OF IMPROVEMENTS:

I, GERALD R. WILLIAMS AND I, PHILIP P. PORRINI, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF MONTANA, DO HEREBY CERTIFY THAT THE FOLLOWING IMPROVEMENTS, REQUIRED AS A CONDITION OF APPROVAL OF BAXTER MEADOWS PHASE IIA HAVE NOT YET BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND HAVE BEEN FINANCIALLY GUARANTEED. THE IMPROVEMENTS TO BE FINANCIALLY GUARANTEED ARE: a) WATER AND SEWER MAIN EXTENSIONS, b) STORM WATER DRAINAGE, c) STREET IMPROVEMENTS, d) SIDEWALK IMPROVEMENTS, e) CURB AND GUTTER IMPROVEMENTS, f) PARKING LOT IMPROVEMENTS, g) DEDICATED PARK LAND, LANDSCAPING AND IRRIGATION, h) PARK LAND TRAIL SYSTEM AND i) STREET LIGHTING.

THE SUBDIVIDER HEREBY WARRANTS AGAINST DEFECTS IN THESE IMPROVEMENTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. 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.

James L. Cooper
DIRECTOR OF PUBLIC SERVICE
CITY OF BOZEMAN, MT

DATE 7/9/04

BAXTER MEADOWS DEVELOPMENT, LP

Philip P. Porrini
PHILIP P. PORRINI
MT REGISTRATION NO. 4371

Gerald R. Williams
BAXTER MEADOWS CONSTRUCTION, INC., GENERAL PARTNER
BY: GERALD R. WILLIAMS, PRESIDENT

APPROVED AS TO FORM
James L. Cooper
City Engineer

APPROVED AS TO FORM
Philip P. Porrini
MT REG. NO. 4371

CERTIFICATION OF COUNTY TREASURER:

I, *Ana Burrows*, 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 June 14, 2004 *Ana Burrows, Deputy Treasurer* COUNTY TREASURER

CERTIFICATION 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 12:21 O'CLOCK, PM THIS 9th DAY OF July, 2004 AND RECORDED IN BOOK J OF PLATS ON PAGE 383 RECORDS OF THE CLERK AND RECORDER, GALLATIN COUNTY, MONTANA.

DATED July 9, 2004

CLERK AND RECORDER



Doc #2156013

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 HAS FOUND THE SAME TO CONFORM TO THE LAW, APPROVES IT, AND HEREBY ACCEPTS THE DEDICATION TO THE CITY OF BOZEMAN FOR PUBLIC USE OF ANY AND ALL LANDS SHOWN ON THE PLAT AS BEING DEDICATED TO SUCH USE.

James L. Cooper
DIRECTOR OF PUBLIC SERVICE
CITY OF BOZEMAN, MT

DATE 7/9/04

APPROVED AS TO FORM
James L. Cooper
City Engineer

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

THE BAXTER MEADOWS SUBDIVISION, PHASE IIA, 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 SECTION 76-1-601 et seq., MCA, AND CAN BE PROVIDED WITH ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES. THEREFORE, UNDER THE PROVISIONS OF SECTION 76-4-125(2)(d), MCA, THIS SUBDIVISION IS EXCLUDED FROM THE REQUIREMENT FOR MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW.

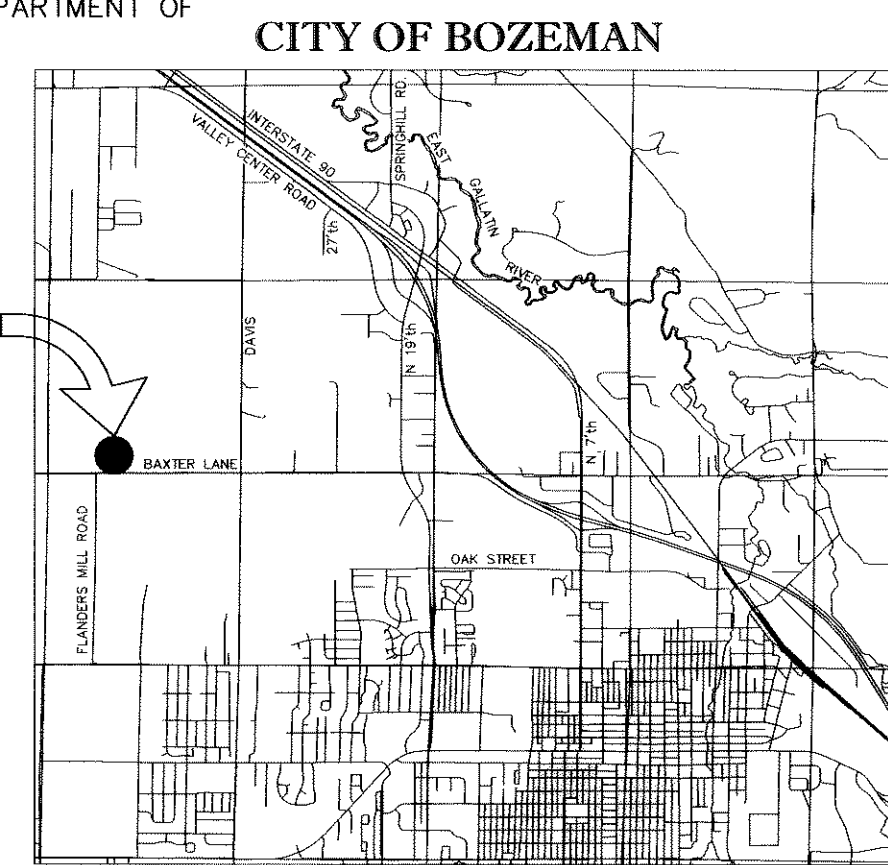
James L. Cooper
DIRECTOR OF PUBLIC SERVICE
CITY OF BOZEMAN, MT

DATE 7/9/04

APPROVED AS TO FORM
James L. Cooper
City Engineer

THE PUBLIC ALLEYS 10 FT R/W'S ARE ALSO 30 FT PUBLIC UTILITY EASEMENTS. (TS)

PROJECT AREA



**VICINITY MAP
NOT TO SCALE**



**BLOCK MAP
NOT TO SCALE**

NOTES:

REMAINING TRACT RESTRICTION NOTE:

APPLICANT SHALL PROVIDE EVIDENCE THAT ALL ORIGINAL TRACTS OF RECORD OF THIS PROPERTY THAT ARE OR THROUGH THIS SUBDIVISION WILL BECOME REMAINDER TRACTS OF LESS THAN 160 ACRES WERE NOT CREATED FOR THE PURPOSE OF TRANSFER, AND THAT ANY SUBSEQUENT TRANSFER OF SAID TRACTS MAY NOT OCCUR PRIOR TO FILING OF A SUBDIVISION PLAT OR CERTIFICATE OF SURVEY REVIEWED AND APPROVED BY THE CITY OF BOZEMAN.

HIGH GROUNDWATER NOTE:

DUE TO RELATIVELY HIGH GROUND WATER TABLE WITHIN THE AREA OF THE SUBDIVISION, IT IS NOT RECOMMENDED THAT RESIDENTIAL DWELLINGS WITH FULL BASEMENTS BE CONSTRUCTED WITHOUT FIRST CONSULTING A PROFESSIONAL ENGINEER. IF DAYLIGHT BASEMENTS ARE INCORPORATED IN THE CONSTRUCTION OF RESIDENTIAL DWELLINGS, THEY SHOULD NOT HAVE A DEPTH GREATER THAN THREE (3) FEET BELOW THE TOP OF THE CURB OR CROWN OF THE STREET FROM WHICH IT IS SERVED.

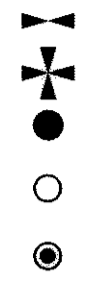
BY	APPR. DATE
REVISION	
SYM	
DATE	JULY 7 2004
DESIGNED BY	T. STARK
DRAWN BY	J. IVERS
CHECKED BY	P. PORRINI
PROJECT NO.	03-20
BMP2PLAT-8B	
FILE NO.	
PROJECT TITLE BAXTER MEADOWS SUBDIVISION PHASE IIA	
SHEET TITLE FINAL PLAT	
SHEET 2 OF 2	



J-383

BAXTER MEADOWS SUB., PH. 2A

LEGEND



FOUND 1/4 CORNER
FOUND SECTION CORNER
FOUND 5/8" REBAR WITH 2" ALUMINUM CAP
MARKED "ALLIED ENGINEERING 13174 PLS" OR AS NOTED
SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP
MARKED "STARK 12249 LS"
SET MAG NAIL IN SIDEWALK

PHASE IIA BOUNDARY
LOT LINES
EASTMENT LINES
SPRING DITCH

SURVEY REQUESTED BY BAXTER MEADOWS DEVELOPMENT TO CREATE A MAJOR SUBDIVISION WITHIN A PLANNED UNIT DEVELOPMENT.

LOTS (26) = 4.895 acres
PARKING LOTS (3) = 0.586 acres
PUBLIC PARK = 0.446 acres
DETENTION POND #3 EASEMENT = 0.630 acres
WATERCOURSE SETBACK = 0.633 acres
PUBLIC STREETS AND ALLEYS (R/W) = 8.04 acres

TOTAL AREA OF PHASE IIA = 15.231 acres

FINAL PLAT OF
BAXTER MEADOWS PHASE IIA
LOCATED IN THE S 1/2 OF SEC. 34, T1S R5E
AND NE 1/4 OF SEC. 3 T2S R5E, P.M.,M.
GALLATIN COUNTY, MONTANA

J-383

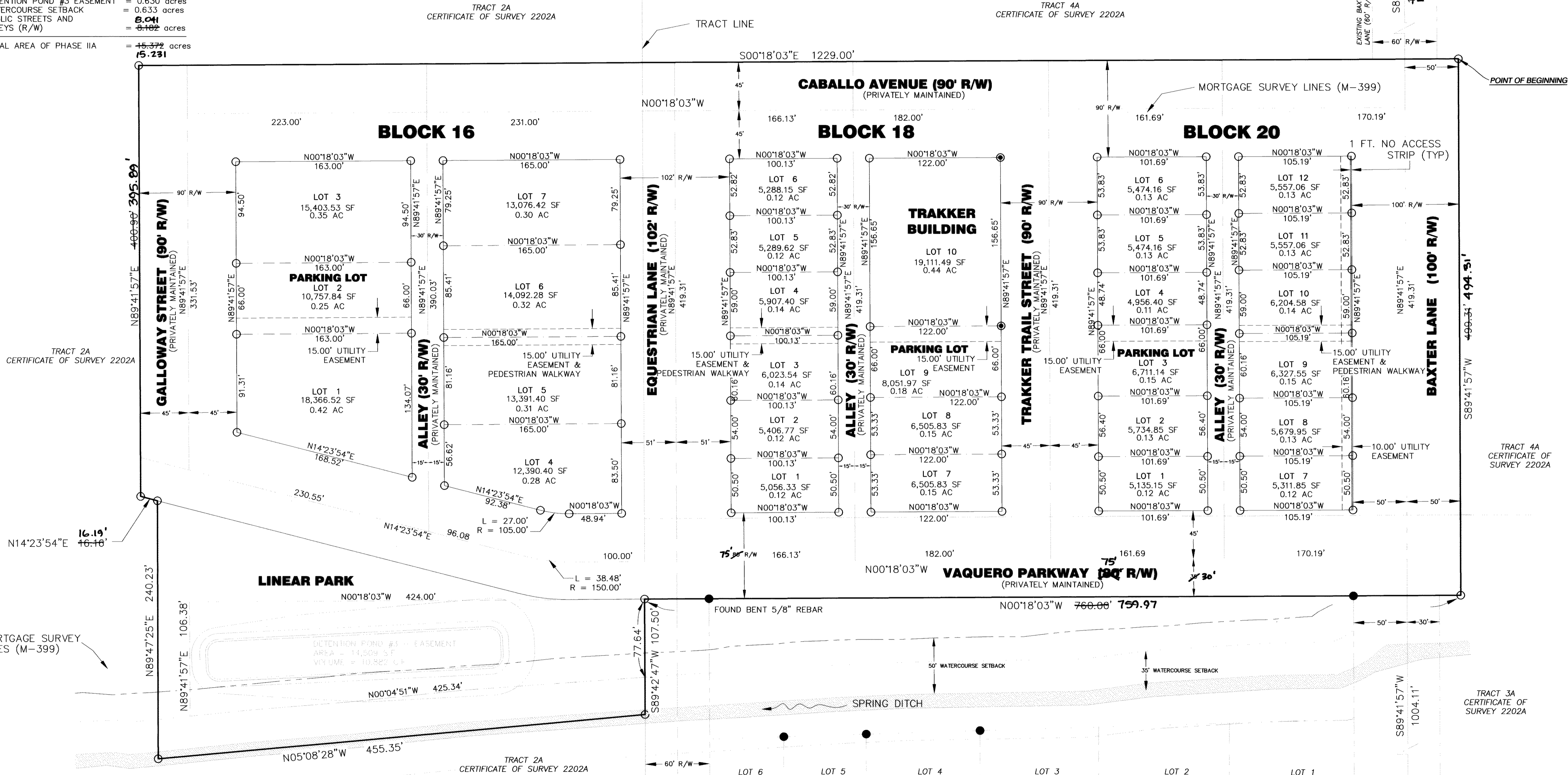
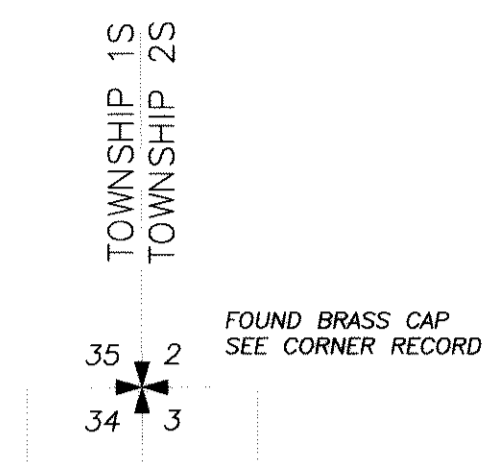


Table with columns: REVISION, BY, APPR. DATE. Includes project info: T. STARK DESIGNED BY, J. IVERS PROJECT NO., P. PORRINI DRAWN BY, BMP2/PLAT-8A CHECKED BY.

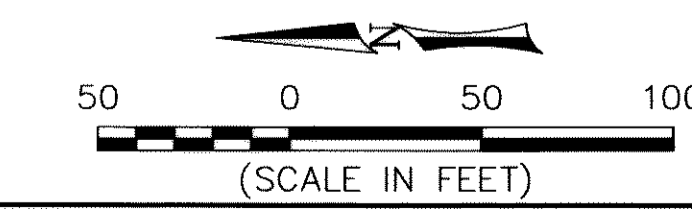


PROJECT TITLE
BAXTER MEADOWS SUBDIVISION PHASE IIA

SHEET TITLE
FINAL PLAT

SHEET
1 OF 2

2156013
Shelley Vance-Gallatin Co. MT PLAT 19.58



CALCULATED POSITION FALLS IN SEWER MANHOLE SET REFERENCE POINTS SEE CORNER RECORD