

J-466

BAXTER MEADOWS PH 6

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 a portion of Tract 2A of Certificate of Survey No. 2202A, said parcel being located in the Southeast Quarter of Section 34, Township 1 South, Range 5 East, P.M.M., City of Bozeman, Gallatin County, Montana, and being more particularly described as follows:

Beginning of the northeast corner of Phase 2D of the Plat of Baxter Meadows Subdivision, Phases 2C & 2D; thence North 89°41'57" East, a distance of 532.19 feet; thence North 81°56'02" East, a distance of 66.61 feet; thence North 89°41'57" East, a distance of 278.47 feet; thence North 48°25'27" East, a distance of 90.20 feet to a point in the centerline of Spring Ditch, said point being the northwest corner of Phase 2C Linear Park as dedicated on said plot;

the following 8 courses being along the westerly boundary of said park and along said centerline: thence South 14°04'05" West, a distance of 108.70 feet; thence South 04°31'49" West, a distance of 41.93 feet; thence South 01°19'34" East, a distance of 100.29 feet; thence South 17°55'37" West, a distance of 51.87 feet; thence South 39°29'45" West, a distance of 106.74 feet; thence South 27°52'13" West, a distance of 87.85 feet; thence South 01°31'51" West, a distance of 80.56 feet; thence South 03°57'17" East, a distance of 100.31 feet;

thence South 89°55'18" West, along the north line of Phase 2C of said plat, a distance of 50.35 feet; thence South 89°41'57" West, along the north line of said Phase 2C, a distance of 749.63 feet; thence North 00°20'56" East, along the east line of Ferguson Avenue, a distance of 568.04 feet; to the Point of Beginning,

The described parcel contains 11.283 acres, more or less. The described parcel is as shown on the accompanying plat and is along with and subject to any existing easements.

The above described tract of land is to be known and designated as the PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 6, 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. Unless specifically listed herein, 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 owners(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 to public use. The lands included in all streets, avenues, alleys, and parks or public squares dedicated to the public for which the City accepts responsibility for maintenance include:

MILKHOUSE AVENUE, KIMBERWICKE STREET, GALLATIN GREEN BOULEVARD, BLOCK 15 ALLEY AND BLOCK 16 ALLEY.

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 13th day of Dec., 2006

Owner: BAXTER MEADOWS DEVELOPMENT, L.P. Formerly known as W.B.C., L.P.

By: BAXTER MEADOWS CONSTRUCTION, INC., General Partner

By: Gerald R. Williams, President

STATE OF MONTANA County of Gallatin

On this 13th day of December, 2006 before me the undersigned Notary Public for the State of Montana, personally appeared Gerald R. Williams, known to me to be the President of BAXTER MEADOWS CONSTRUCTION, INC., the General Partner of BAXTER MEADOWS DEVELOPMENT, L.P., 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 DEVELOPMENT, L.P.

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

(SEAL)

Terri Zullo Notary Public for the State of MONTANA Printed Name: Terri Zullo Residing at Bozeman, Montana My Commission expires July 31, 2007

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, Gerald R. Williams, and I, Keith 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, PHASE 6, have been installed in conformance with the approved plans and specifications:

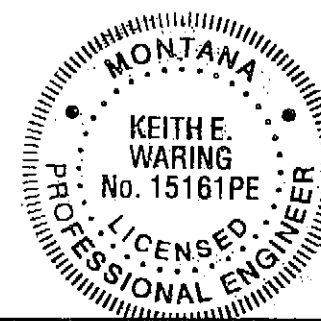
WATER SYSTEM IMPROVEMENTS, SEWER SYSTEM IMPROVEMENTS, STORMWATER SYSTEM IMPROVEMENTS, STREET IMPROVEMENTS & SITE GRADING.

Completion of the following items is financially guaranteed and is covered by the improvements agreement accompanying this plat:

PARK IMPROVEMENTS, STREET LIGHTING & SIDEWALKS

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

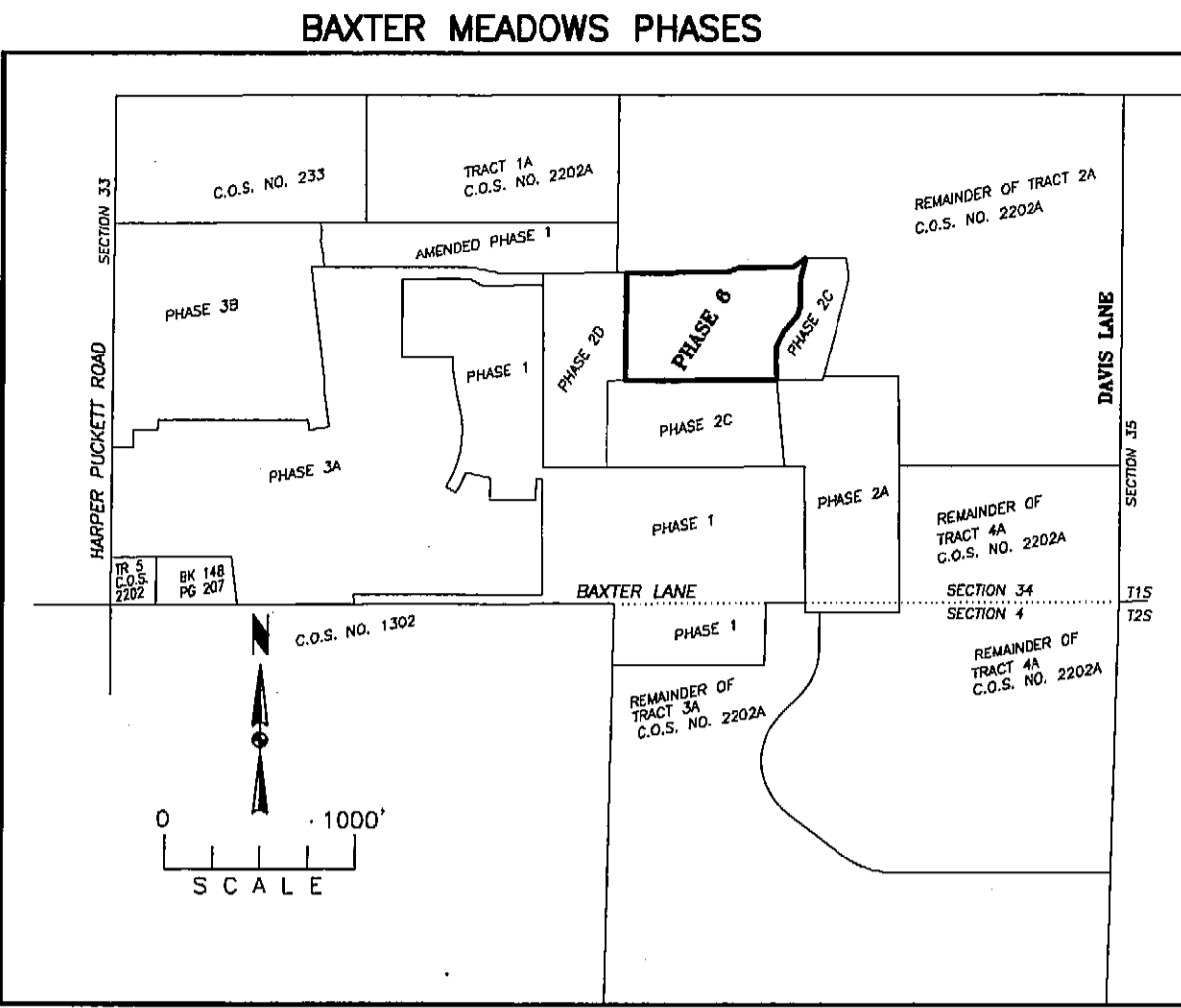
By: Gerald R. Williams Subdivider Date: 12/13/06
By: Keith Waring Montana Lic. No. 15161 PE Date: 12/15/06
By: Terri Zullo Director of Public Service Date: 7-6-2007



PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 6

A PARCEL OF LAND BEING A PORTION OF TRACT 2A OF CERTIFICATE OF SURVEY NO. 2202A, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST, P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

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CURVE TABLE

Table with 6 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C10 with their respective measurements.

COMPUTED PHASE AREAS BY BLOCK (SQUARE FEET)

Table with 6 columns: PHASE/BLOCK, LOTS, P.P.W., PARK, OPEN SPACE, TOTAL (SQ. FT.). Shows area calculations for blocks BL 14, BL 15, BL 16, and a subtotal, plus streets & alleys, and a total area of 491484.

PARK DEDICATION AREA CALCULATIONS (SQUARE FEET)

Table with 2 columns: Description, Area (SQ. FEET). Lists items like Watercourse/Wetlands within parcel (4650), Credited within open space/public access parcel (4272), Park parcels (41892), Credited park (46164), and Credited dedicated park (41404).

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

Dated this 19th day of December, 2006

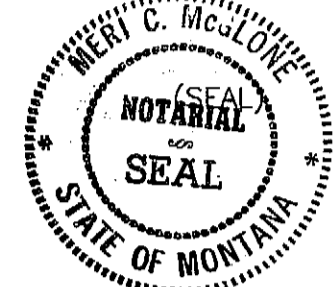
FIRST INTERSTATE BANK

Signature: Scott W. Sanders Printed Name and Title: Scott W. Sanders - Vice President

STATE OF Montana County of Yellowstone

On this 19th day of December, 2006 before me the undersigned Notary Public for the State of Montana, personally appeared Scott W. Sanders, known to me to be the Vice President of FIRST INTERSTATE 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 FIRST INTERSTATE BANK.

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



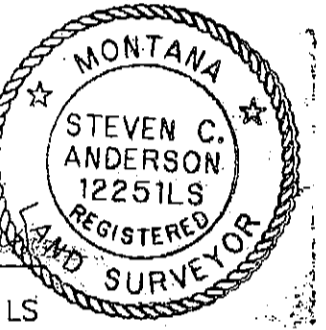
Signature: Meli C. McGlone Notary Public for the State of Montana Printed Name: Meli C. McGlone Residing at Billings, Montana My Commission expires 07/02/2010

I, the undersigned, Steven C. Anderson, Professional Land Surveyor, do hereby certify that on or between July 24, 2006 & September 1, 2006, I surveyed the PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 6, and platted the same as shown on the accompanying plat 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 July 31, 2007.

Dated this 7th day of December, 2006

Signature: Steven C. Anderson 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 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 21st day of December, 2006

Signature: Kimberly Buchanan Deputy Treasurer

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 6, 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 5th day of July, 2007

Signature: Richard Hubel 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 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 5th day of July, 2007

Signature: Richard Hubel Director of Public Service City of Bozeman, Montana

CERTIFICATE OF CLERK AND RECORDER

I, Shelley Vanece, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 10:49 a'clock, A.M., this 25th day of July, 2007, and recorded in Book 4 of Plats, on Page 466, as Document No. 2273481. Records of the Clerk and Recorder, Gallatin County, Montana.

Signature: Shelley Vanece Deputy Clerk and Recorder



SHEET 2 OF 2

516-Ph6-PLAT.dwg

APPROVED AS TO FORM

Signature: Tom Cooper City Attorney

THOMAS, DEAN & HOSKINS, INC. ENGINEERING CONSULTANTS. Includes drawing details: DRAWN BY: JLN, SA; SURVEYED BY: [blank]; DATE: 12/6/06; QUALITY CHECK: [blank]; JOB NO.: B05-016; FIELDBOOK: 140/73.

GREAT FALLS-BOZEMAN-KALISPELL SPOKANE WASHINGTON LEWISTON IDAHO

J-466

BAXTER MEADOWS PH 6

SURVEY PURPOSE: TO CREATE 50 LOTS

THE COMMISSIONER OF THIS SURVEY IS PC DEVELOPMENT

PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 6

A PARCEL OF LAND BEING A PORTION OF TRACT 2A OF CERTIFICATE OF SURVEY NO. 2202A, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST, P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

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TOTAL AREA: 11.28 ACRES

GENERAL NOTES

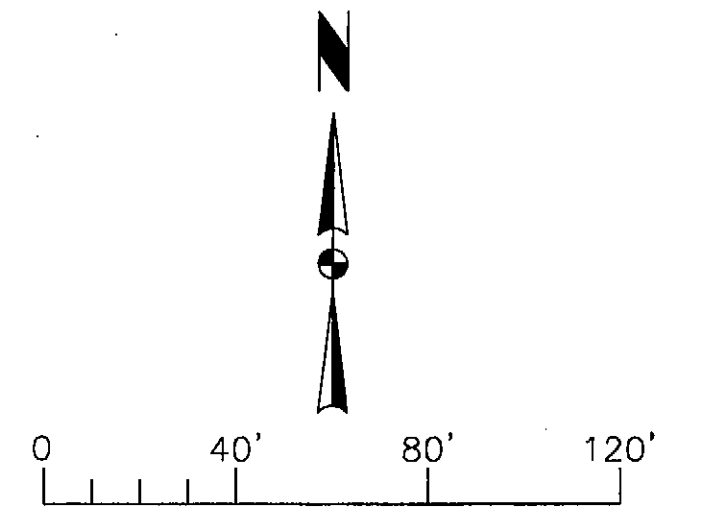
- The wetland edge south of this point was surveyed by others and spot checked in the field.
- The gas easements shown are for use by Northwestern Energy (NWE) and their successors in title and are not intended to be used for any other type of utility.
- The hatched areas adjacent to P.P.W.s A & B are water service maintenance easements. No permanent above ground structures other than concrete flatwork are allowed. There is an easement for City services across all of P.P.W. A & P.P.W. B. There are no general Utility Easements within these parcels except where specifically shown.
- The Public Parks being dedicated to the City by this plat are to be maintained by the Homeowners Association until such time as a city park maintenance district is established to do the same.
- The following parcels are intended to be owned and maintained by the Homeowners Association: the Open Space [Public Access] parcel in Block 14, and P.P.W. A & P.P.W. B in Block 16.
- The watercourse setbacks do not take into account existing 25% slopes. The setbacks shown are allowed by "administrative relief" provided for under Unified Development Ordinance 18.42.100(B)(1).
- The flood elevations and floodplain boundaries are for a 100 year flood and were determined under the direction of the project engineer. The flood elevations shown are on the City of Bozeman Vertical Datum as determined from a benchmark with an elevation of 4687.72' on the iron ball of the fire hydrant at the northwest corner of Galloway Street and Gallatin Green Boulevard.
- The park requirements for Lots 5 & 6 of Block 14 have been met for up to 17 dwelling units. Development of more than 17 units will require either an additional cash donation in lieu of land dedication, or an alternative authorized by 18.50.100, U.D.O. and approved by the Bozeman City Commission.

SIDEWALK NOTE

CITY STANDARD RESIDENTIAL SIDEWALKS SHALL BE CONSTRUCTED ON ALL PUBLIC STREET FRONTS 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.

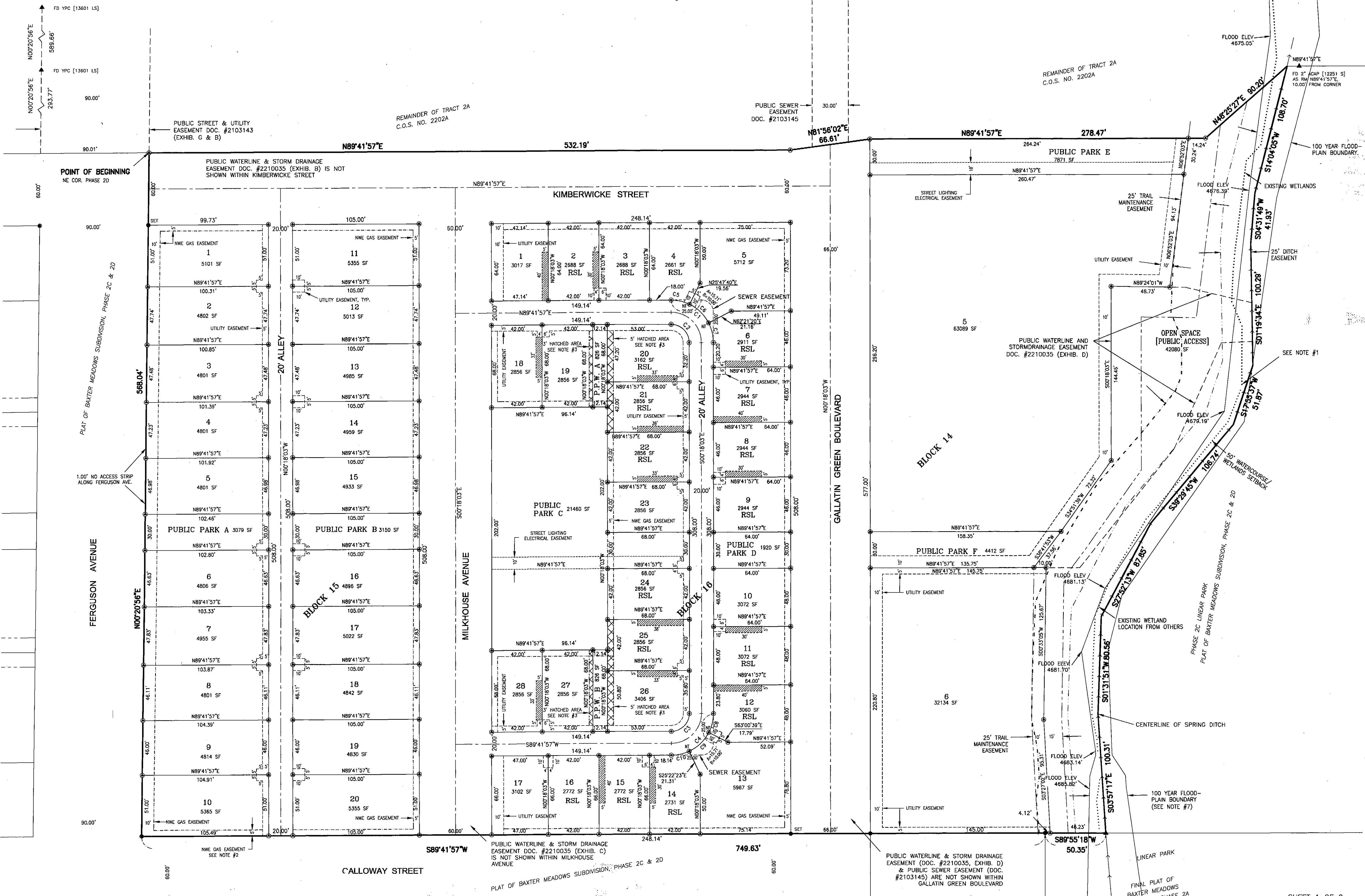
HIGH GROUNDWATER NOTE

DUE TO A RELATIVELY HIGH GROUND WATER TABLE WITHIN THIS SUBDIVISION, FULL OR PARTIAL BASEMENTS ARE NOT RECOMMENDED WITHOUT CONSULTING A PROFESSIONAL ENGINEER.



LEGEND

SYMBOL	DESCRIPTION
●	FD YPC [12251 S], EXCEPT AS NOTED
▲	FD 2" ACAP [12249 LS], EXCEPT AS NOTED
⊙	5/8" RB AND YPC [12251 S] TO BE SET
⊗	1/2" RB AND RPC [12251 S] TO BE SET AT POINTS OF TANGENCY & CURVATURE
---	SURVEY BOUNDARY LINE
- - - -	EXISTING EASEMENT
- · - · -	TRAIL MAINTENANCE EASEMENT
- · - - -	DITCH EASEMENT
- · - · - ·	GAS EASEMENT
- · - - - ·	UTILITY EASEMENT EXCEPT AS NOTED
- · - · - · -	STREET LIGHTING ELECTRICAL EASEMENT
- · - · - · - ·	PATIO EASEMENT
- · - · - · - · -	DITCH
P.P.W.	PUBLIC PEDESTRIAN WALKWAY
RSL	RESTRICTED SIZE LOT PER UDO 18.42.180
ACAP	ALUMINUM CAP
YPC	YELLOW PLASTIC CAP
RPC	RED PLASTIC CAP
RB	REBAR
RM	REFERENCE MONUMENT
FD	FOUND
[12251 S]	MONUMENT CAP INFORMATION
NT	POINT OF NON-TANGENCY



SHEET 1 OF 2

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DRAWN BY: JLN, SA DATE: 12/6/06 QUALITY CHECK: [initials]
 SURVEYED BY: [initials] JOB NO. B05-016 FIELDBOOK 14073
THOMAS, DEAN & HOSKINS, INC.
 ENGINEERING CONSULTANTS
 GREAT FALLS—BOZEMAN—KALISPELL MONTANA
 SPOKANE WASHINGTON
 LEWISTON IDAHO

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 07/25/2007 10:49:00
 Charlotte Mills-Gallatin Co NPLAT 30.00