

FINAL PLAT OF
BAXTER MEADOWS SUBDIVISION P.U.D. PHASE I
LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST, AND
THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN MONTANA, CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

OWNER: BAXTER MEADOWS DEVELOPMENT, L.P., FORMERLY KNOWN AS W.B.C., L.P., A MONTANA LIMITED PARTNERSHIP
PURPOSE: TO CREATE BAXTER MEADOWS SUBDIVISION P.U.D. PHASE I

CERTIFICATE OF DEDICATION

I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots, tracts, blocks, public and private roads, streets and alleys, parks, and open space, and other divisions and dedications, as shown by the plat hereunto included, the following described tract of land, to wit:

LEGAL DESCRIPTION
A tract of land being a portion of Tract 2A of Certificate of Survey No. 2022A, located in the Southeast One-Quarter and the Southwest One-Quarter of Section 34, Township 1 South, Range 5 East, and the Northeast One-Quarter of Section 3, Township 2 South, Range 5 East, Principal Meridian Montana, City of Bozeman, Gallatin County, Montana, and being more particularly described as follows:

Beginning at the One-Quarter Corner common to said Sections 3 & 34, thence South 89°50'54" West, along the common line of said Sections 3 & 34, a distance of 1363.32 feet;
thence North 08°18'37" West, a distance of 1296.73 feet;
thence North 89°52'19" East, a distance of 384.06 feet;
thence North 00°24'33" East, a distance of 412.28 feet;
thence North 89°52'19" East, a distance of 355.00 feet;
thence South 63°08'36" East, a distance of 78.38 feet;
thence North 89°52'19" East, a distance of 316.61 feet;
thence South 89°52'19" East, a distance of 316.61 feet;
thence South 89°41'57" East, a distance of 1327.67 feet;
thence along said Tract 2A through the following courses:
South 00°19'03" East, a distance of 710.00 feet;
South 89°41'57" West, a distance of 203.83 feet;
South 01°12'20" West, a distance of 325.12 feet;
South 89°41'57" West, a distance of 800.28 feet;
North 01°12'20" East, a distance of 325.12 feet;
to the Point of Beginning.
Said tract of land being 68.54 acres, more or less, along with and subject to any existing easements.

The above described tract of land is to be known and designated as "The Final Plat of Baxter Meadows Subdivision P.U.D. Phase I, City of Bozeman, Gallatin County, Montana; and the lands included in all public roads, streets, alleys, and parks shown on said plat are hereby granted and donated to the City of Bozeman for the public use and enjoyment.

GRANT OF PUBLIC RIGHT-OF-WAY

The undersigned property owner hereby grants to the City of Bozeman, Montana, for public surface access and surface use, and for the construction, maintenance, repair, and replacement of underground water and sewer lines, all of the lands designated as public roads, streets, alleys, lanes, overruns, and parks on said plat. The public streets, alleys, lanes, overruns, and parks designated on said plat are accepted by the City of Bozeman for the uses set forth herein.

GRANT OF PUBLIC UTILITY EASEMENT

The undersigned property owner 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". Any rights and privileges not specifically granted hereby are reserved to grantor, subject to applicable laws, including the right to install high-speed internet fiber or cable modem internet facilities.

GRANT OF SURFACE DRAINAGE EASEMENT

The undersigned property owner hereby grants unto each and every person who is an owner of a lot or lots within the platted area a non-exclusive easement for drainage of surface water across the surface of each area designated on the plat as "Utility and Drainage Easement".

Dated this 7 day of March 2003

Property Owner:
BAXTER MEADOWS DEVELOPMENT, L.P., formerly known as W.B.C., L.P., A MONTANA LIMITED PARTNERSHIP
By: BAXTER MEADOWS CONSTRUCTION, INC., formerly known as J.C.W., INC.

By: Gerald R. Williams, President

State of Montana) ss

County of Gallatin)

On this 7 day of March 2003, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Gerald R. Williams, known to me to be the President of Baxter Meadows Construction, Inc., a Montana Corporation, the general partner of Baxter Meadows Development, L.P., formerly known as W.B.C., L.P., the corporation that executed 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 Notarial Seal the day and year first above written.



Elizabeth A. Fryc
Notary Public for the State of Montana
Residing at Bozeman, Montana
My commission expires 04/23/2008

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

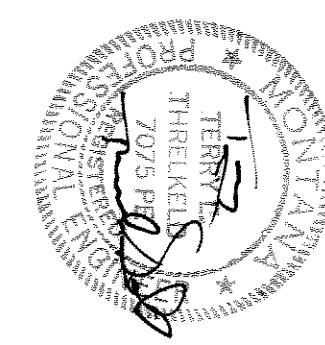
We, Baxter Meadows Development, L.P., and J.C.W. Inc., Threlkeld, a registered professional engineer, licensed to practice in the State of Montana, hereby certify, that the following improvements, required as a condition (a) of the subdivision plat, have been completed and accepted by the City of Bozeman, Montana, and that the improvements have been inspected and approved by the City of Bozeman, Montana, and that the improvements are in accordance with the specifications and have been financially guaranteed. The improvements to be financially guaranteed are: (a) street improvements, (b) boulevard sidewalk improvements, (c) installation of water and sanitary sewer main extensions, (d) related storm water drainage infrastructure improvements, (e) street intersection lights, (f) dedicated parkland landscape, (g) parkland landscape irrigation, (h) public pedestrian trail system. The subdivision hereto 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.

Dated this 3-7 day of March 2003

Baxter Meadows Development, L.P.

By: Gerald R. Williams, President

Threlkeld, Montana License No. 7075 P.E. (Date) 3-6 2003



Approved by the City of Bozeman

CONSENT OF MORTGAGEES

I, the undersigned mortgagee or encumbrancer, do hereby join in and consent to the described plat, releasing my respective liens, claims or encumbrances as to any portion of said lands now being platted into streets, overruns, parks or other public areas which are dedicated to the City of Bozeman for the public use and enjoyment.

Dated this 6 day of March 2003

First Interstate Bank

By: Steve Zentgraf

State of Montana) ss

County of Gallatin)

On this 6 day of March 2003, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Steve Zentgraf, known to me to be the Vice President of First Interstate Bank, the corporation that executed 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 Notarial Seal the day and year first above written.

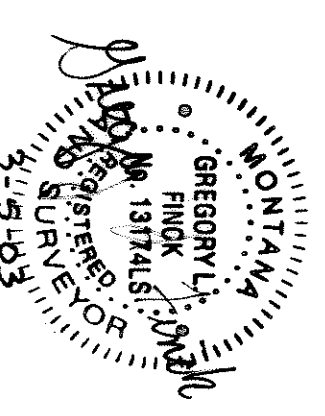
Notary Public for the State of Montana
My commission expires

CERTIFICATE OF SURVEYOR

I, Gregory L. Fink, the undersigned Professional Land Surveyor, do hereby certify that between MAN 2002 and MARCH 2003, I surveyed "The Final Plat of Baxter Meadows Subdivision P.U.D. Phase I" and platted the same as shown on the accompanying plat and as described 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 Subdivision Regulations, Per A.R.M. 894.500(1)(d). Due to ongoing construction, the placement of monuments has been deferred until construction is complete, but no later than September 1, 2003.

Dated this 5th day of March 2003

Gregory L. Fink
Registration No. 131741S - Montana



CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The Baxter Meadows Subdivision P.U.D. Phase I, 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 plan adopted by the City of Bozeman, Montana, on September 7, 2001. The subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this 31st day of March 2003

By: Debra A. Johnson

Director of Public Service for the City of Bozeman

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 the public use of any and all lands shown on the plat as being dedicated to such use.

Dated this 31st day of March 2003

By: Debra A. Johnson

Director of Public Service for the City of Bozeman

CERTIFICATE OF COUNTY TREASURER

I, Anna Rosenthal, 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 6 day of March 2003

By: Anna Rosenthal

Treasurer of Gallatin County, Montana

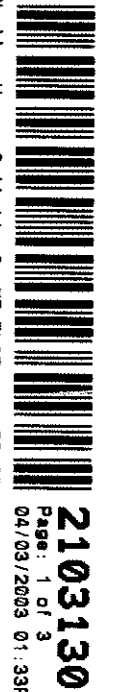
CERTIFICATE OF CLERK AND RECORDER

I, April 2003, and recorded in Book 351, Records of the Clerk and Recorder, Gallatin County, Montana.

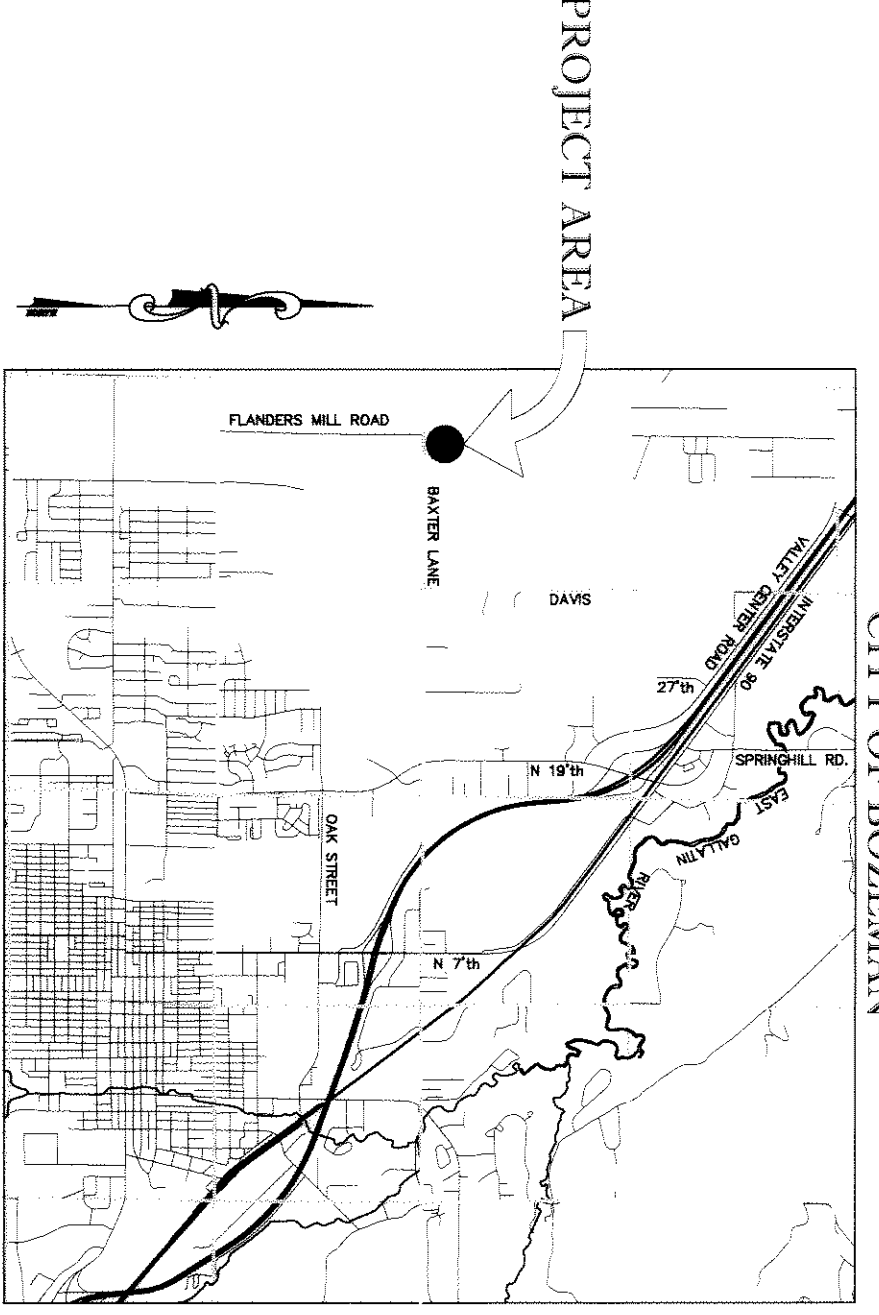
Dated this 3rd day of April 2003

Clerk and Recorder of Gallatin County, Montana

Document 2103130

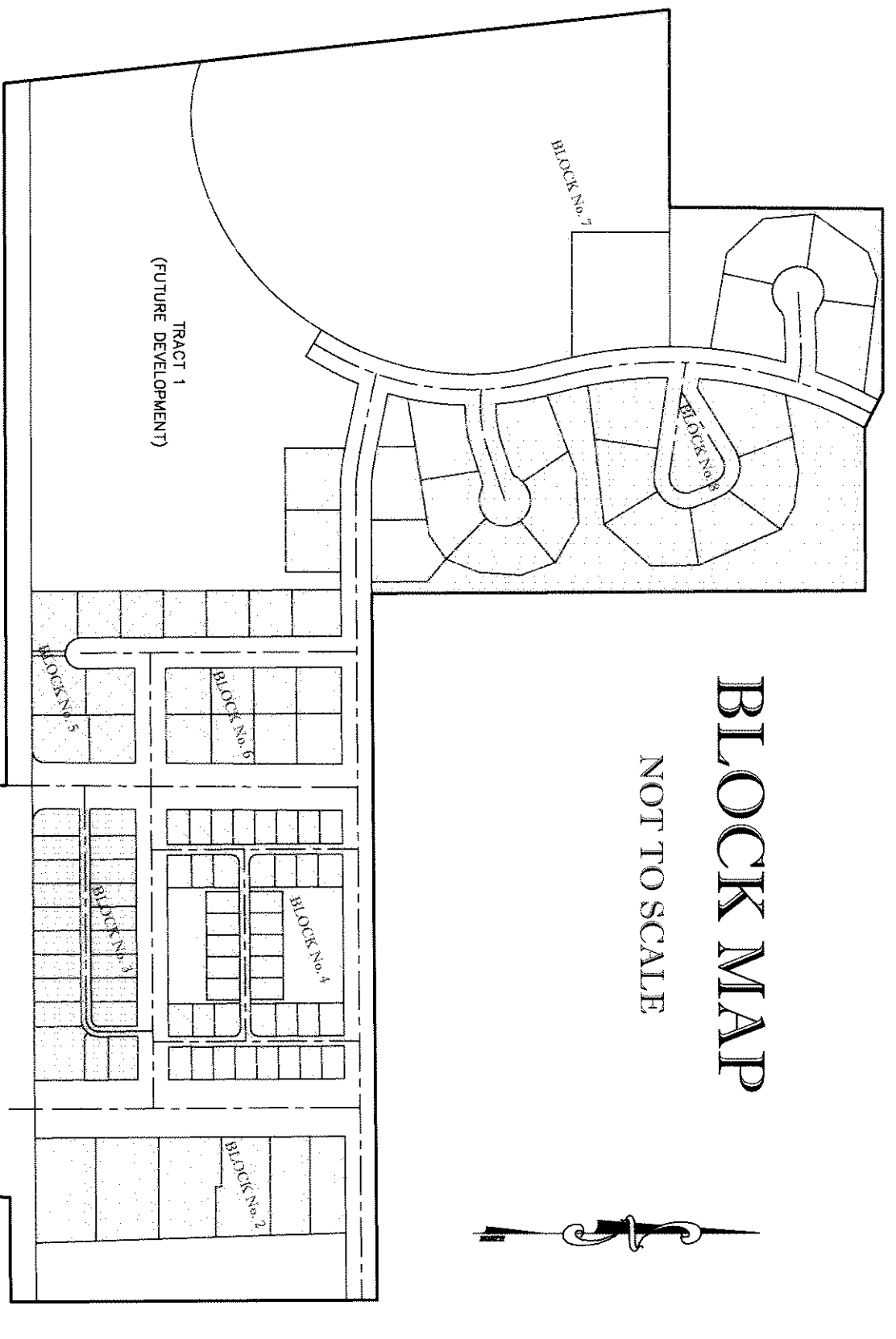


2103130



VICINITY MAP

NOT TO SCALE



BLOCK MAP

NOT TO SCALE

Table with 4 columns: 1/4 Sec, T, R, and 3x3 grid of sections (34, 1S, 5E; 3, 2S, 5E).

Project information including Allied Engineering Services, Inc., Civil Engineering, Land Surveying, Geotechnical Engineering, Structural Engineering, Project Surveyor: GLF, Drawn By: KWO, Reviewed By: GLF, Date: 3/05/03, Sheet 1 of 3, Project No. 01-241, Final Plat 4w9.

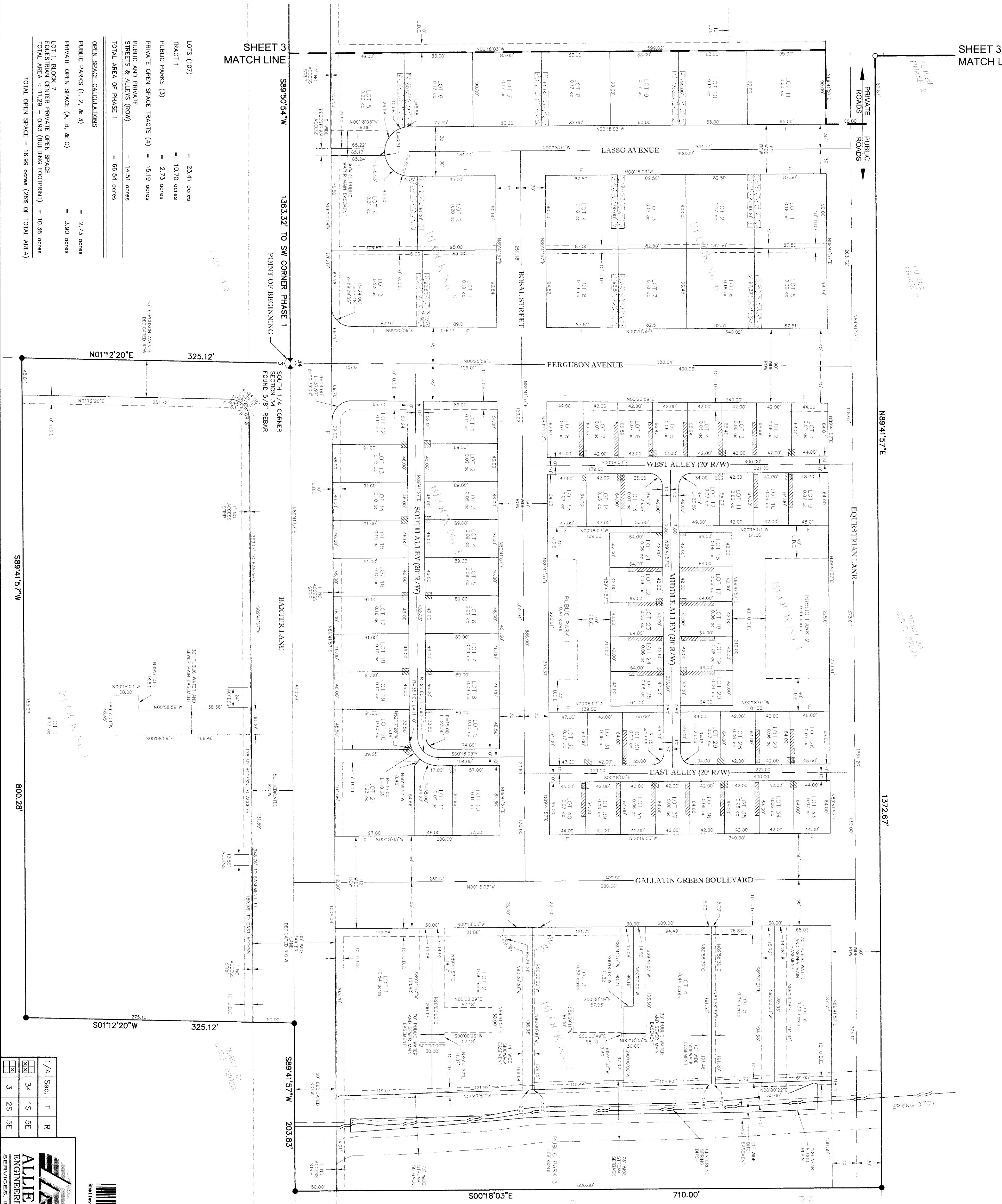
SHEET 3
MATCH LINE

LOCATED IN THE SOUTHEAST ONE-QUARTER & THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST,
AND THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST,
PRINCIPAL MERIDIAN MONTANA, CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

FINAL PLAT OF
BAXTER MEADOWS SUBDIVISION P.U.D. PHASE I

J-353

OWNER: BAXTER MEADOWS DEVELOPMENT, L.P., FORMERLY KNOWN AS W.B.C. L.P., A MONTANA LIMITED PARTNERSHIP
PURPOSE: TO CREATE BAXTER MEADOWS SUBDIVISION P.U.D. PHASE I



OPEN SPACE CALCULATIONS

PUBLIC PARKS (1, 2, & 3) = 2.73 acres
PRIVATE OPEN SPACE (A, B, & C) = 3.90 acres
TOTAL OPEN SPACE = 6.63 acres

PUBLIC AND PRIVATE STREETS & ALLEYS (ROW) = 14.51 acres
TOTAL AREA OF PHASE 1 = 66.54 acres

LOT 1, BLOCK 7 EQUERIAN CENTER PRIVATE OPEN SPACE (BUILDING FOOTPRINT) = 10.36 acres
TOTAL OPEN SPACE = 11.29 - 0.33 (BUILDING FOOTPRINT) = 10.96 acres
TOTAL OPEN SPACE = 16.99 acres (26% OF TOTAL AREA)

1/4	Sec.	T	R
34	1S	5E	
3	2S	5E	

ALLIED ENGINEERING SERVICES, INC.

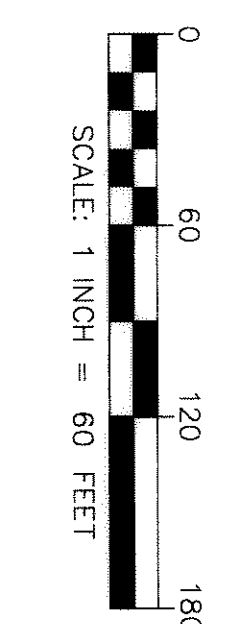
Civil Engineering
Land Surveying
Geotechnical Engineering
Structural Engineering

32 DISCOVERY DRIVE
BOZEMAN, MT 59718
PHONE (406) 582-4221
FAX (406) 582-5770

PROJECT SURVEYOR: GJF
DRAWN BY: KWO
REVIEWED BY: GJF
DATE: 3/05/03

PROJECT NO. 01-241
SHEET 2 OF 3
FINAL PLAT.DWG

2103130
Scale: 1 inch = 60 feet



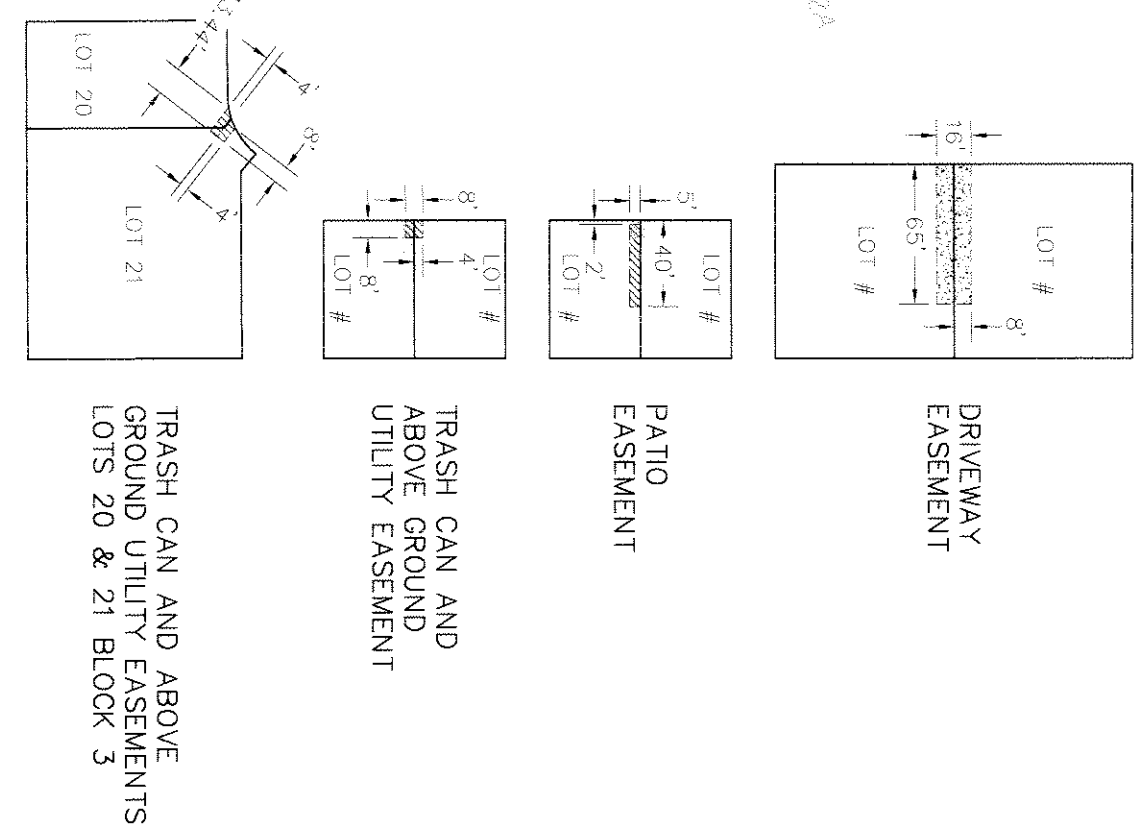
LEGEND

- FOUND 3/8" REBAR WITH CAP
- SET 5/8" REBAR WITH 2" ALUMINUM CAP
- ROW = RIGHT-OF-WAY
- R = RADII
- L = LENGTH
- Δ = DELTA OF CURVE
- F = FRONT YARD
- ⊕ = CENTERLINE
- U.D.E. = UTILITY AND DRAINAGE EASEMENT
- BASIS OF BEARING: C.O.S. No. 22024

SETBACK NOTES:

- (LOT 1 BLOCK 1):
FRONT YARD = 20'
REAR YARD = 5'
- (LOTS 1 THRU 5 BLOCK 2):
FRONT YARD = 10'
REAR YARD = 6'
SIDE YARD = 5'
- (LOT 6 BLOCK 2):
FRONT YARD = 4'
REAR YARD = 5'
SIDE YARD = 0'
- (LOTS 2 THRU 11 & 13 THRU 20 BLOCK 3):
FRONT YARD = 10'
REAR YARD = 2'
SIDE YARD = 5'
- (LOTS 1 & 12 BLOCK 3):
FRONT YARD = 10'
WEST SIDE YARD = 10'
EAST SIDE YARD = 15'
- (LOT 21 BLOCK 3):
FRONT YARD = 14'
REAR YARD = 5'
SIDE YARD = 5'
- (LOTS 1 THRU 40 BLOCK 4):
FRONT YARD = 10'
REAR YARD = 2'
SIDE YARD = 5'
- (LOTS 1 THRU 11 BLOCK 5 & LOTS 1 THRU 8 BLOCK 6):
FRONT YARD = 14'
REAR YARD = 5'
SIDE YARD = 5'

EASEMENT DETAILS
NOT TO SCALE



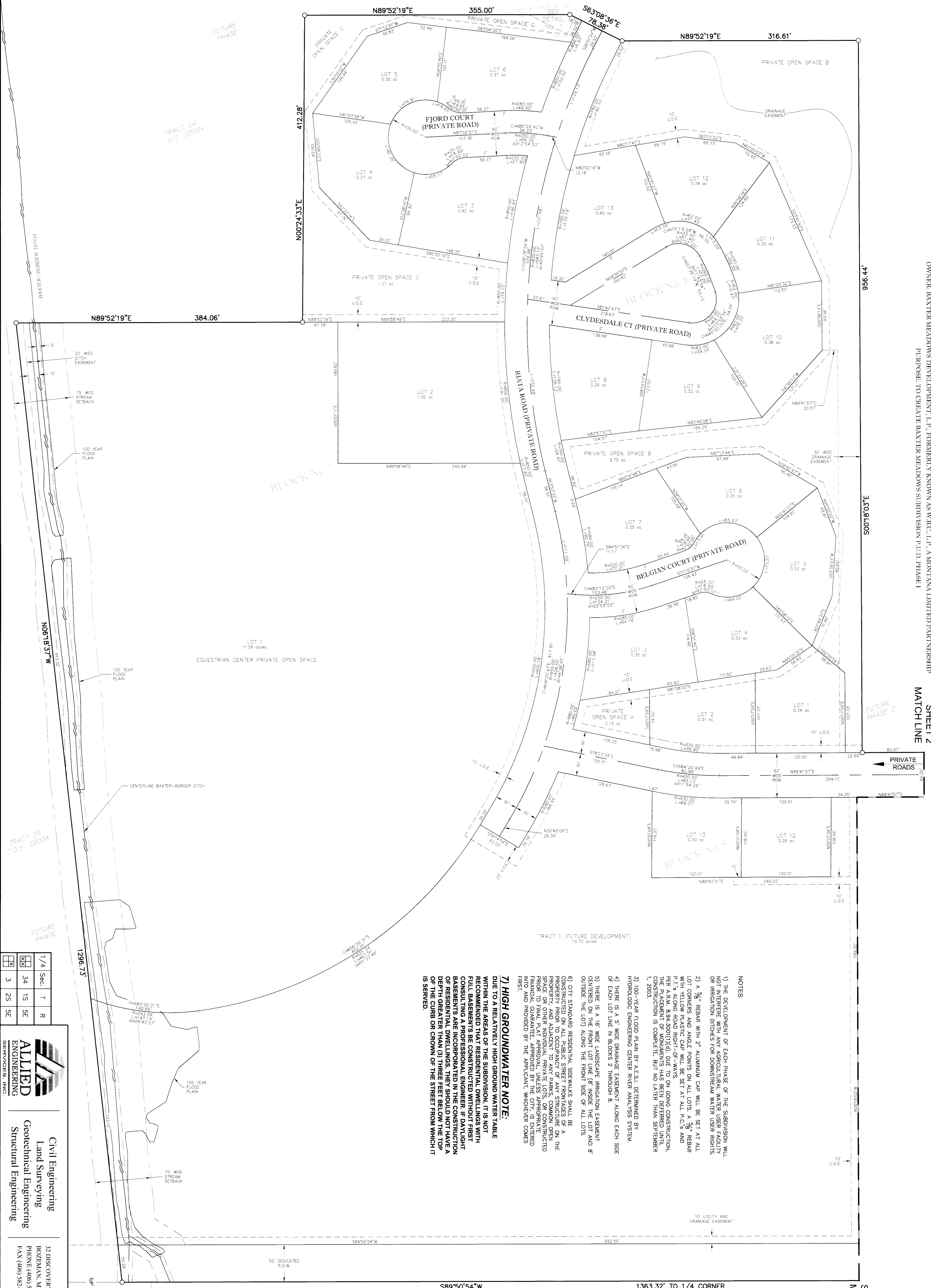
NOTES:

- 1) THE DEVELOPMENT OF EACH PHASE OF THE SUBDIVISION WILL BE CONSIDERED AS A SEPARATE PROJECT AND SHALL BE SUBJECT TO THE CITY OF BOZEMAN'S REQUIREMENTS FOR SUBDIVISIONS AND IRRIIGATION DITCHES FOR DOMESTIC WATER USER RIGHTS.
- 2) A 3/8" REBAR WITH 2" ALUMINUM CAP WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS ON ALL LOTS. A 5/8" REBAR WITH YELLOW PLASTIC CAP WILL BE SET AT ALL P.C.'S AND P.T.'S ALONG ROAD RIGHT-OF-WAYS ON GOING CONSTRUCTION. THE P.C.'S AND P.T.'S WILL BE SET ON THE DATE OF CONSTRUCTION IS COMPLETE, BUT NO LATER THAN SEPTEMBER 1, 2003.
- 3) 100-YEAR FLOOD PLAIN BY A.E.S.I. DETERMINED BY HYDROLOGIC ENGINEERING CENTER RIVER ANALYSIS SYSTEM.
- 4) THERE IS A 5' WIDE DRAINAGE EASEMENT ALONG EACH SIDE OF EACH LOT LINE IN BLOCKS 2 THROUGH 6.
- 5) THERE IS A 16' WIDE LANDSCAPE IRRIGATION EASEMENT CENTERED ON THE FRONT LOT LINE (9' INSIDE THE LOT AND 8' OUTSIDE THE LOT) ALONG THE FRONT SIDE OF ALL LOTS.
- 6) CITY STANDARD RESIDENTIAL SEWERLINES SHALL BE A MINIMUM OF 18" IN DIAMETER AND SHALL BE INSTALLED ON PROPERTY PRIOR TO OCCUPANCY OF ANY STRUCTURE ON THE PROPERTY, AND ADJACENT TO ANY PARKS COMMON AREAS. THE SEWERLINES SHALL BE INSTALLED IN THE CONSTRUCTION OF RESIDENTIAL DWELLINGS. THEY SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS FOR SEWERLINES. THE CITY IS ENTERED INTO THE RECORDS AND PROVIDED BY THE APPLICANT, WHOSE OBLIGATIONS END.
- 7) **HIGH GROUNDWATER NOTE:**
DUE TO A RELATIVELY HIGH GROUND WATER TABLE WITHIN THE AREAS OF THE SUBDIVISION, IT IS NOT RECOMMENDED THAT RESIDENTIAL DWELLINGS BE CONSTRUCTED WITH FULL BASEMENTS BE CONSTRUCTED WITHOUT FIRST CONSULTING A PROFESSIONAL ENGINEER. IF DAYLIGHT BASEMENTS ARE INCORPORATED IN THE CONSTRUCTION OF RESIDENTIAL DWELLINGS, THEY SHALL BE CONSTRUCTED WITH A MINIMUM OF THREE FEET BELOW THE TOP OF THE CURB OR CROWN OF THE STREET FROM WHICH IT IS SERVED.

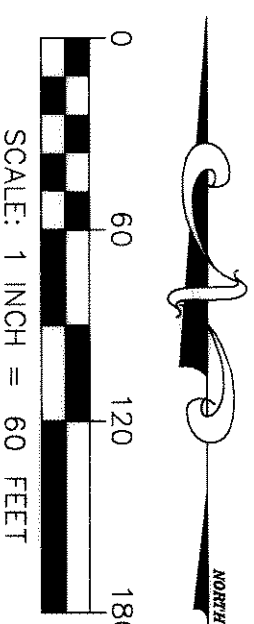
FINAL PLAT OF
BAXTER MEADOWS SUBDIVISION P.U.D. PHASE I
 LOCATED IN THE SOUTHEAST ONE-QUARTER & THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST,
 AND THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN MONTANA,
 CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

OWNER: BAXTER MEADOWS DEVELOPMENT, L.P., FORMERLY KNOWN AS W.R.C., L.P., A MONTANA LIMITED PARTNERSHIP
 PURPOSE: TO CREATE BAXTER MEADOWS SUBDIVISION P.U.D. PHASE I

SHEET 2
 MATCH LINE



- NOTES:
- 1) THE DEVELOPMENT OF EACH PHASE OF THE SUBDIVISION WILL BE SUBJECT TO THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOZEMAN, MONTANA, AND THE MONTANA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.
 - 2) A 5/8" REBAR WITH 2" ALUMINUM CAP WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS ON ALL LOTS. A 3/8" REBAR WITH YELLOW PLASTIC CAP WILL BE SET AT ALL P.C.'S AND P.T.'S ALONG ROAD RIGHT-OF-WAYS. ON GOING CONSTRUCTION, THE PLACEMENT OF MONUMENTS HAS BEEN DEFERRED UNTIL CONSTRUCTION IS COMPLETE, BUT NO LATER THAN SEPTEMBER 1, 2003.
 - 3) 100-YEAR FLOOD PLAN BY A.E.S.I. DETERMINED BY HYDROLOGIC ENGINEERING CENTER RIVER ANALYSIS SYSTEM.
 - 4) THERE IS A 5' WIDE DRAINAGE EASEMENT ALONG EACH SIDE OF EACH LOT LINE IN BLOCKS 2 THROUGH 5.
 - 5) THERE IS A 16' WIDE LANDSCAPE IRRIGATION EASEMENT CENTERED ON THE FRONT LOT LINE (8' INSIDE THE LOT AND 8' OUTSIDE THE LOT) ALONG THE FRONT SIDE OF ALL LOTS.
 - 6) CITY STANDARD RESIDENTIAL SIDEWALKS SHALL BE CONSTRUCTED ON ALL PUBLIC STREET FRONTAGES OF A PROPERTY PRIOR TO OCCUPANCY OF ANY STRUCTURE ON THE PROPERTY. THE SIDEWALK SHALL BE 5' WIDE AND SHALL BE FINISHED TO FINAL PLAT APPROVAL, UNLESS APPROPRIATE FINANCIAL GUARANTEE, APPROVED BY THE CITY, IS ENTERED INTO AND PROVIDED BY THE APPLICANT, WHOEVER COMES FIRST.
 - 7) HIGH GROUNDWATER NOTE:
 DUE TO A RELATIVELY HIGH GROUND WATER TABLE WITHIN THE AREAS 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 (3) THREE FEET BELOW THE TOP OF THE GROUND ON CROWN OF THE STREET FROM WHICH IT IS SERVED.



SETBACK NOTES:
 (LOTS 12 & 13 BLOCK 5 & LOTS 1 THRU 13 BLOCK 8 & LOTS 3 THRU 6 BLOCK 7):
 FRONT YARD = 14'
 SIDE YARD = 16'
 ACCESSORY BUILDINGS REAR YARD = 5'
 SIDE YARD = 5'
 (LOTS 1 & 2 BLOCK 7):
 FRONT YARD = 35'
 REAR YARD = 25'
 SIDE YARD = 25'

1/4	Sec	T	R
34	1S	5E	
3	2S	5E	

ALLIED ENGINEERING SERVICES, INC.

Civil Engineering
 Land Surveying
 Geotechnical Engineering
 Structural Engineering

33 DISCOVERY DRIVE
 BOZEMAN, MT 59718
 PHONE: (406) 582-0221
 FAX: (406) 582-3770

PROJECT SURVEYOR: GJF
 DRAWN BY: KWO
 REVIEWED BY: GJF
 DATE: 3/05/03

SHEET 3 OF 3
 PROJECT No. 01-241
 FINAL PLAT.dwg

2103130
 04/01/2003 01:38P

