

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

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

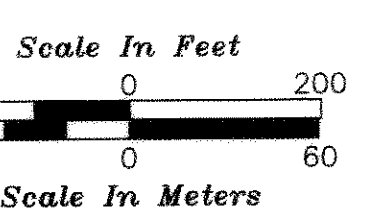
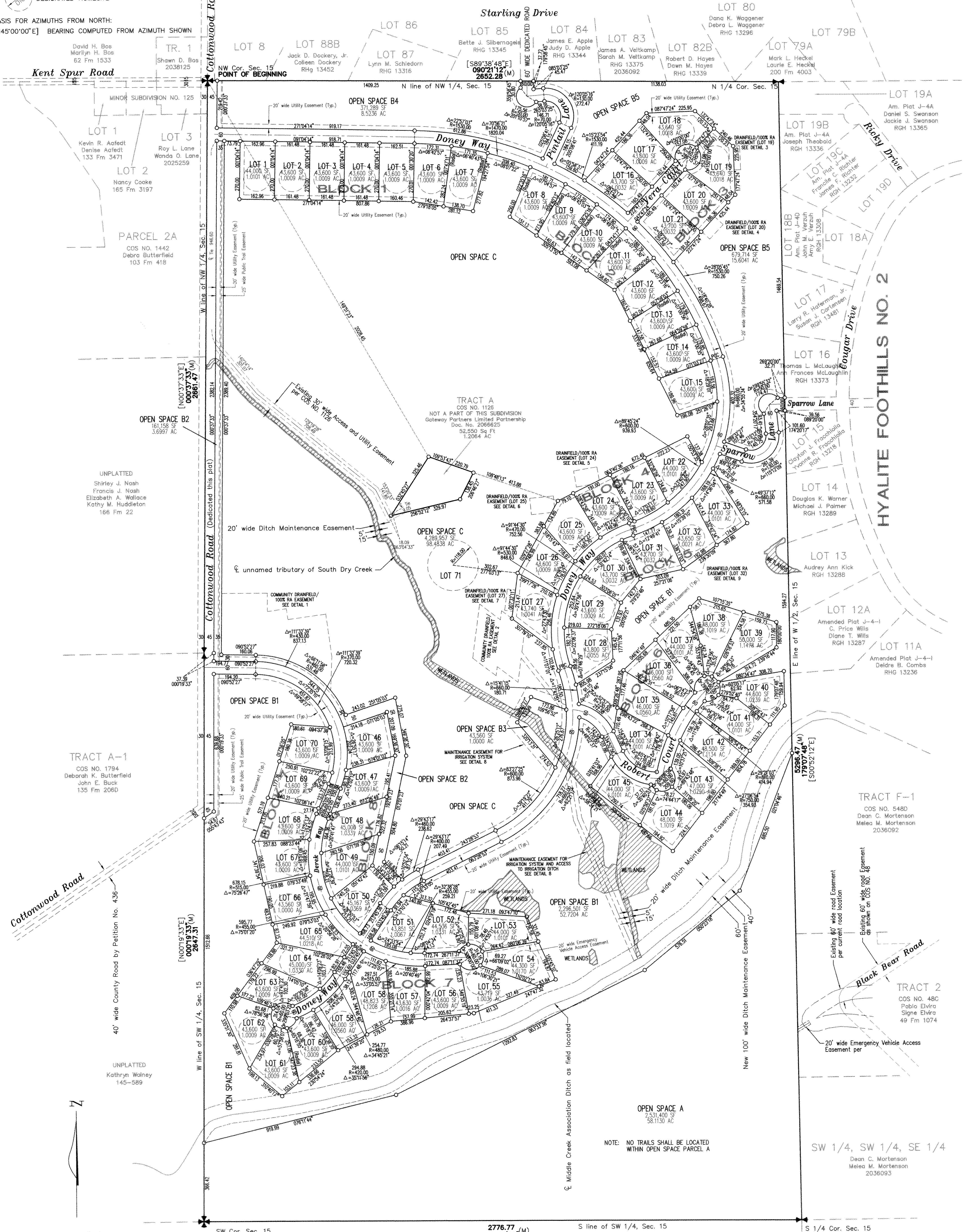
J-356

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

HYALITE FOOTHILLS NO. 1



C&H ENGINEERING AND SURVEYING, INC.
 Civil Engineering • Structural Engineering • Land Surveying
 205 Edelweiss Drive Bozeman, Montana 59718
 (406) 587-1115 • Fax: (406) 587-9708 • info@chengineers.com

SHEET 1 OF 2

2112860
 Page: 1 of 2
 06/24/2003 02:45P
 Shelly Vance-Gallatin Co MT PLAT 43 50

UNPLATTED
 Kathryn Wolney
 145-589

UNPLATTED
 Kathryn Wolney
 145-589

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

#01437(MJ)

G:\2810101437\01437.MXD 04/02/2003 01:46:40 PM, 1:20

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

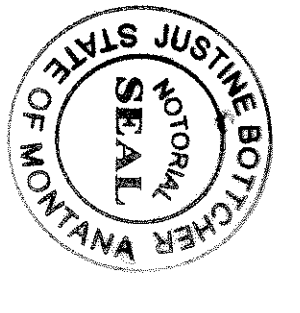
CONSENT OF MORTGAGEE

We, the undersigned mortgagee, 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: [Signature] ITS: [Signature] Date: 4/1/03



STATE OF MONTANA) COUNTY OF GALLATIN) ss.) On this 1st day of April, 2003, before me, a Notary Public for the State of Montana personally appeared [Signature] 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.

[Signature] Notary Public for the State of Montana, residing at [Address], Montana. My commission expires Feb. 14, 2004.

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, SW 1/4, NW 1/4 and the 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.
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)

NOTES

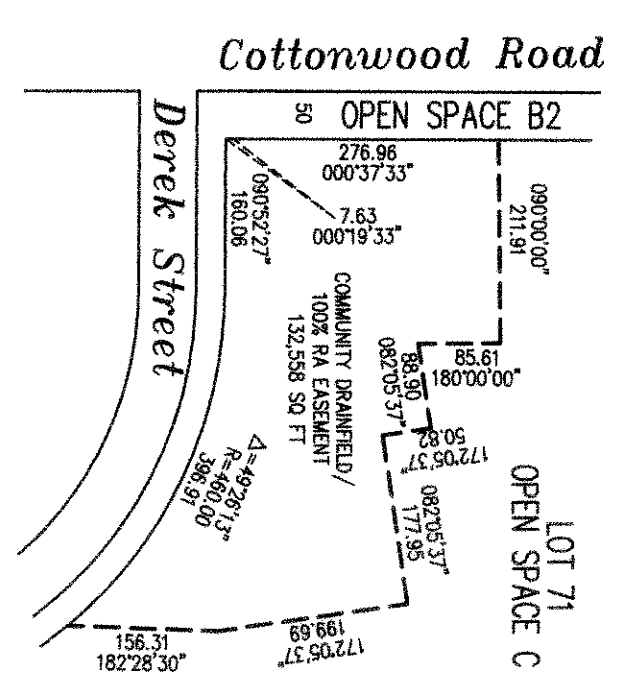
- 1. All new lot accesses shall be built to the standard contained in Section 7.G. of the Gallatin County Subdivision Regulations, dated 2/17/98.
2. All interior lots shall be limited to one driveway access. Each access shall be at least 75 feet from the nearest intersection with Cottonwood Road.
3. 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

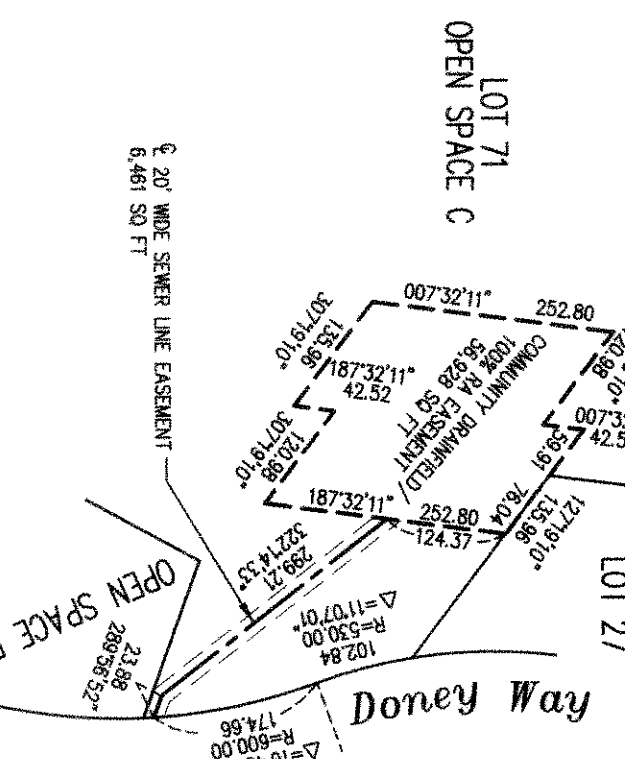
20' FRONT AT ALL STREETS 20' REAR OF ALL LOTS

AREA TABULATION

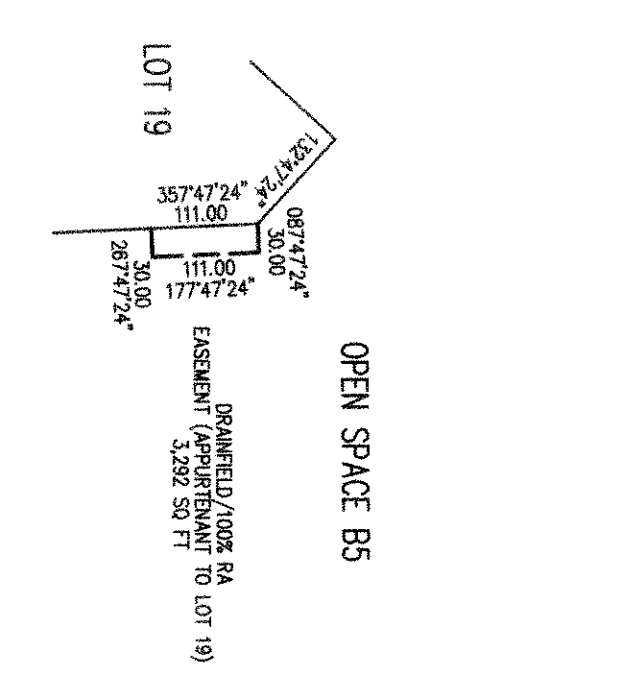
Table with 2 columns: Description and Area. Includes rows for OPEN SPACE A through C, TOTAL OPEN SPACE, AREA OF LOTS, AREA OF ROAD, and TOTAL AREA.



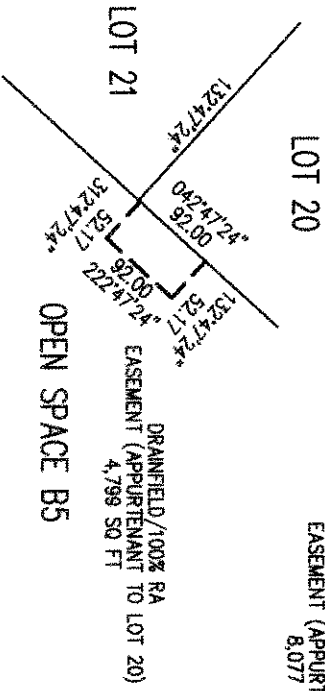
DETAIL 1 SCALE: 1"=200'



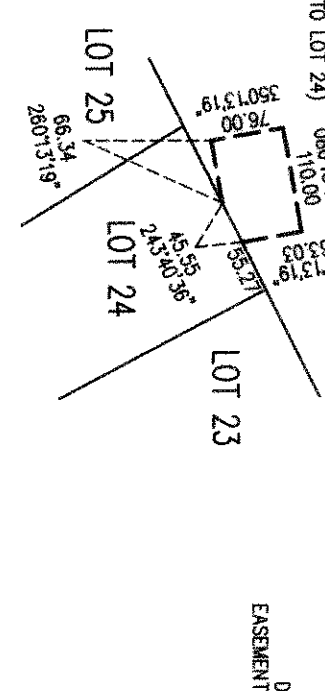
DETAIL 2 SCALE: 1"=200'



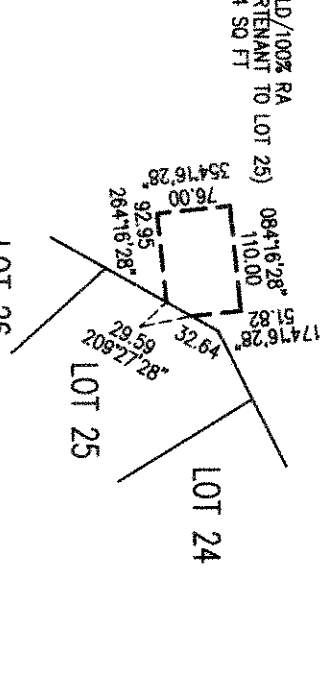
DETAIL 3 SCALE: 1"=200'



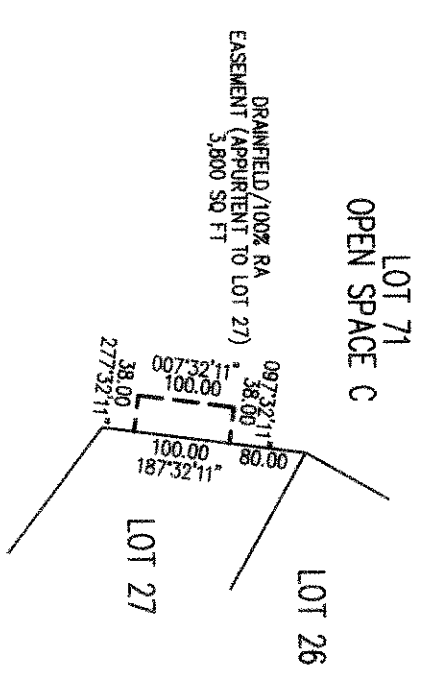
DETAIL 4 SCALE: 1"=200'



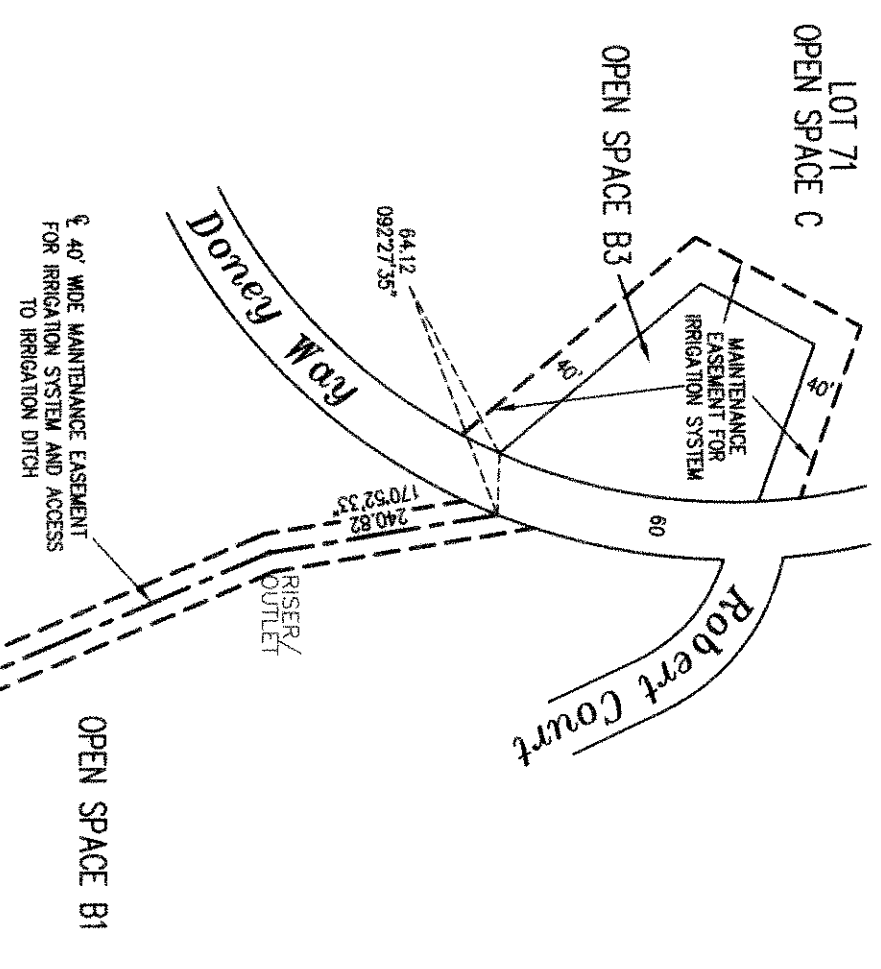
DETAIL 5 SCALE: 1"=200'



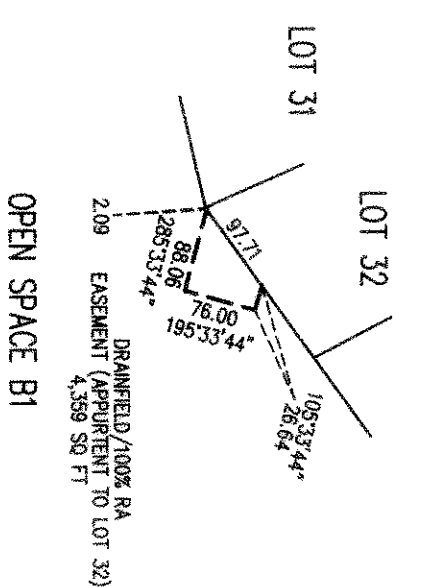
DETAIL 6 SCALE: 1"=200'



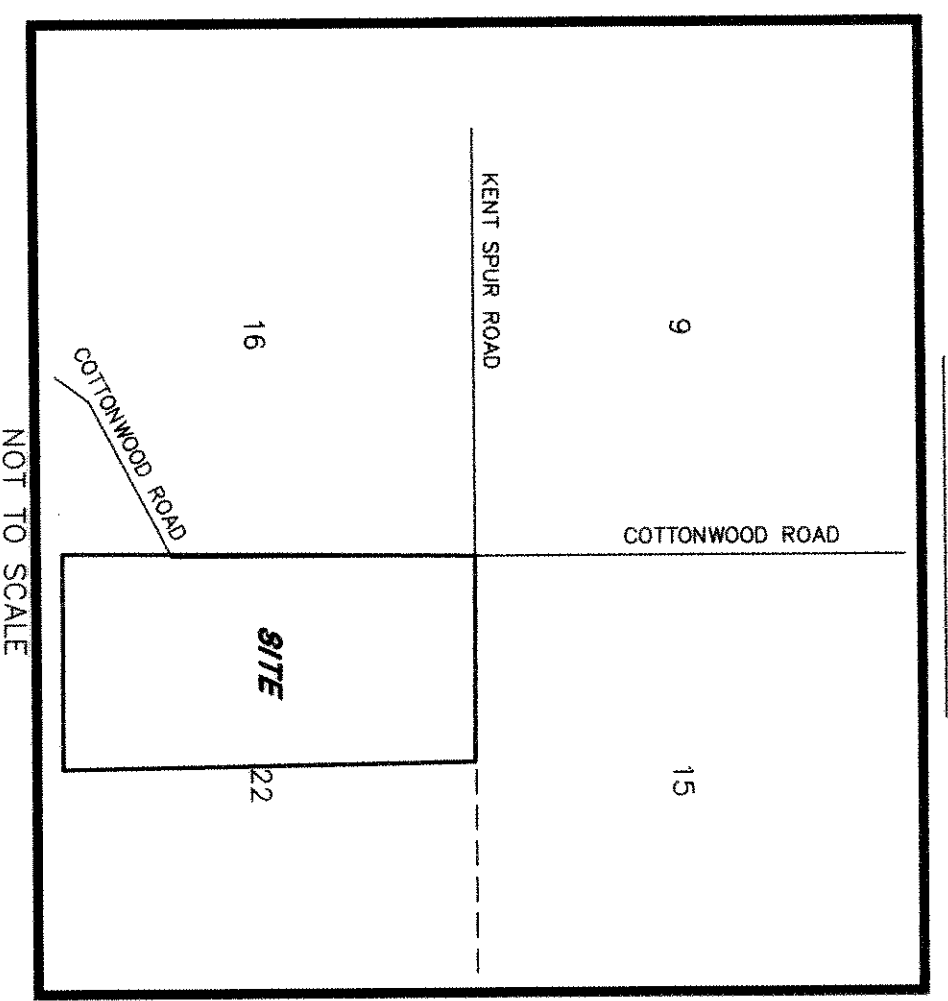
DETAIL 7 SCALE: 1"=200'



DETAIL 8 SCALE: 1"=200'



DETAIL 9 SCALE: 1"=200'



CERTIFICATE OF DEDICATION AND WAIVER
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, 329,627.9 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 for the purpose of maintaining the same. The County hereby accepts no responsibility for maintaining the same. 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, air, 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 my right to complain, protest and/or appeal any assessment formula which may be proposed if I believe it is 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: [Signature] NOTARY PUBLIC FOR THE STATE OF MONTANA [Signature] residing at [Address] my commission expires [Date]

CERTIFICATE OF SURVEYOR

I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 9518-ES, do hereby certify that between Sept. 1, 2001 and April, 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. Dated this 1st day of April, 2003. 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 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.

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. Anna Rosenberry, 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 2:55 o'clock P.M. this 24th day of April, 2003, and recorded in Book 5 of plats, Page 358 records of the Clerk and Recorder, Gallatin County, Montana. By: [Signature] Deputy Clerk and Recorder

