

FINAL PLAT OF PHASE 1 OF LAS CAMPANAS SUBDIVISION

A TRACT OF LAND BEING TRACT 1 OF CERTIFICATE OF SURVEY No. 2448 LOCATED IN THE NORTHEAST ONE-QUARTER AND THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST, PRINCIPAL MERIDIAN MONTANA, CITY OF BELGRADE, GALLATIN COUNTY, MONTANA

FOR: EVERGREEN BELGRADE LTD Co. PURPOSE: TO CREATE A RESIDENTIAL SUBDIVISION

CERTIFICATE OF DEDICATION

We, the undersigned property owners, do hereby certify that We have caused to be surveyed, subdivided and platted into lots, streets, parks, and other divisions and dedications, as shown by this plat hereunto included, the following described tract of land, to wit:

LEGAL DESCRIPTION

A tract of land being Tract 1 of Certificate of Survey No. 2448, located in the Northeast One-Quarter and the Southeast One-Quarter of Section 12, Township 1 South, Range 4 East, Principal Meridian Montana, City of Belgrade, Gallatin County, Montana, and being more particularly described as follows:

Beginning at the Center One-Quarter Corner of said Section 12 said point being on the west line of said Tract 1; thence along said Tract 1 through the following courses: North 01°18'27" East, a distance of 1060.59 feet; South 52°16'14" East, a distance of 853.57 feet; South 37°43'46" West, a distance of 280.00 feet; South 52°16'14" East, a distance of 5.11 feet; South 06°32'37" West, a distance of 159.55 feet; South 57°22'11" East, a distance of 600.95 feet; South 27°51'49" West, a distance of 84.32 feet; South 62°08'11" East, a distance of 159.44 feet; South 27°51'49" West, a distance of 300.00 feet; South 62°08'11" East, a distance of 1.62 feet; South 27°51'49" West, a distance of 125.00 feet; North 62°08'11" West, a distance of 1050.58 feet; North 01°16'06" East, a distance of 203.74 feet to the Point of Beginning. Said tract of land being 21.98 acres, along with and subject to any existing easements.

The above described tract of land is to be known and designated as Las Campanas Subdivision, Phase 1, City of Belgrade, 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 forever.

CERTIFICATE OF GRANT OF UTILITY EASEMENTS

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, 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, in, over, under and across each area designated on this plat as "Utility Easement" to have and to hold forever.

CERTIFICATE OF WAIVER

We, the undersigned property owners of this Subdivision do hereby waive the right to protest creation of Special Improvement Districts. In so doing, we do not waive any right to protest, and/or appeal assessment formula which may be proposed if we believe it to be inequitable. This waiver shall be binding upon the heirs, assigns and purchasers of all tracts within this Subdivision.

DATED this 12th day of April, A.D., 2005

Evergreen Belgrade Ltd. Co.

By: John J. Mahoney, Managing Member

State of New Mexico, County of Bernalillo

On this 13th day of April, 2005, before me, the undersigned, a Notary Public for the State of NM, personally appeared John J. Mahoney known to me to be the Managing Mbr. of Evergreen Belgrade Ltd Co who signed the foregoing instrument and who acknowledged to me that said corporation executed the same.

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

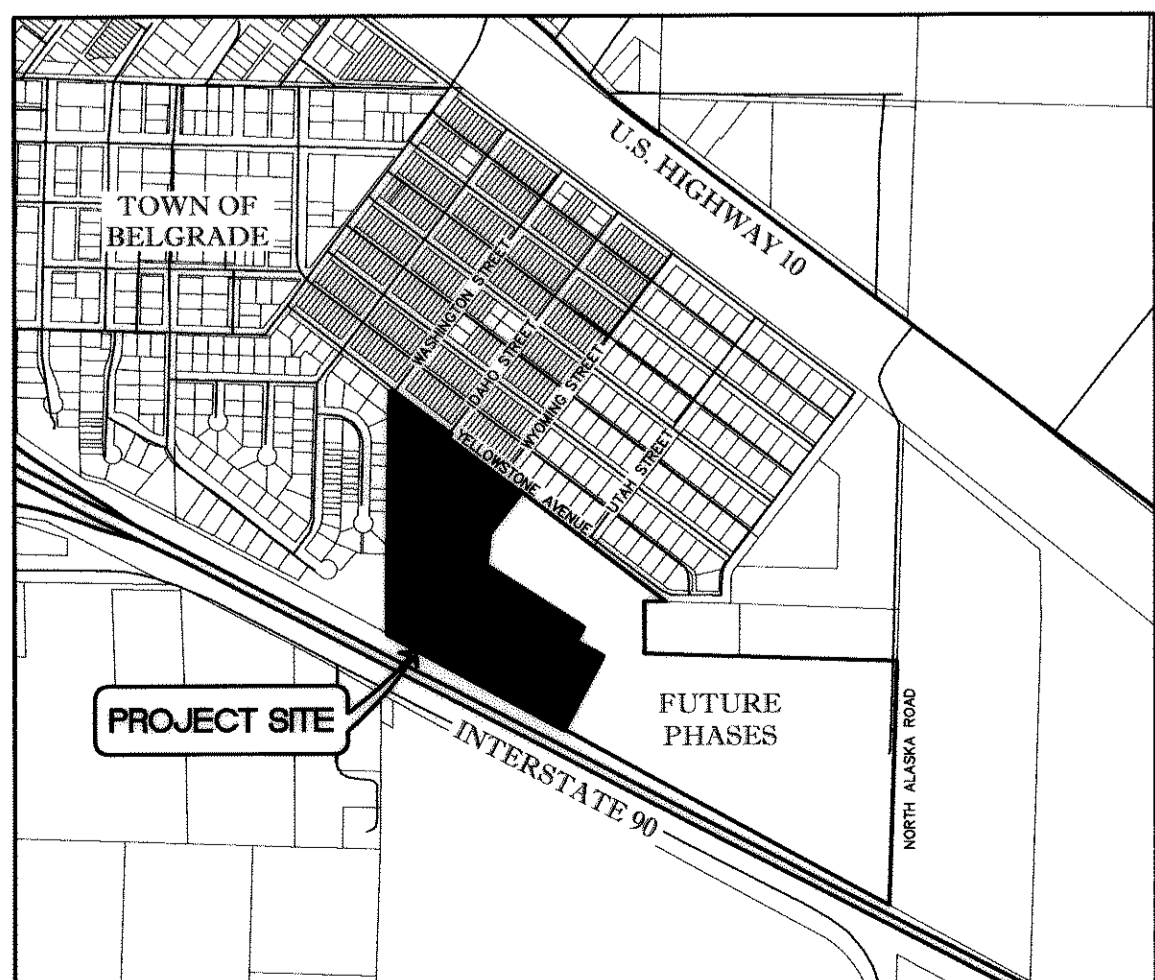
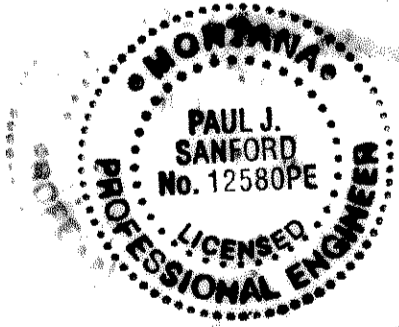
Notary Public for the State of New Mexico, Yonna G. Sawyer, Residing at Albuquerque NM, My commission expires Jan 25, 2006

CERTIFICATE OF COMPLETION

I, Evergreen Belgrade Ltd. Co., and I, Paul Sanford a registered professional engineer licensed to practice in the State of Montana, hereby certify that the public improvements, required as a condition of approval of Las Campanas Subdivision, Phase 1, have been installed in conformance with the approved engineering specifications and plans, or have been bonded as shown in the improvements agreement.

John J. Mahoney 4/12/2005, Paul Sanford May 16/2005

Montana Registration No. 12580PE



VICINITY MAP NOT TO SCALE

CONSENT OF MORTGAGEES

We, the undersigned mortgagees, 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 roads, avenues, parks or other public uses and dedicated to the use of the public forever.

DATED this 12th day of April, 2005

San Pedro Excavations, Ltd. Co. Lending Institution

By: Gordon L. Skarsgard

State of New Mexico, County of Bernalillo

On this 12th day of April, 2005, before me, the undersigned, a Notary Public for the State of New Mexico, personally appeared Gordon L. Skarsgard, known to me to be the Managing Member of the Corporation executed the within instrument, and acknowledged to me that such Corporation executed the same.

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 New Mexico, Yonna G. Sawyer, Residing at Albuquerque NM, My commission expires Jan 25, 2006

First Interstate Bank Lending Institution

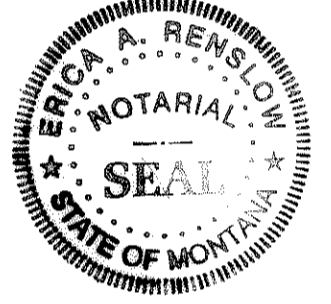
By: Kelli Rytz

State of Montana, County of Gallatin

On this 13th day of April, 2005, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Kelli Rytz, known to me to be the Commercial Underwriter of the Corporation executed the within instrument, and acknowledged to me that such Corporation executed the same.

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, Erica A. Renslow, Residing at Bozeman MT, My commission expires July 31, 2005



CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW:

Las Campanas Subdivision Phase 1, Gallatin County, Montana is within the City of Belgrade, Montana, 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.

DATED this 11th day of May, 2005

John Stoyko, Director of Public Services - City of Belgrade

CERTIFICATE ACCEPTING CASH-IN-LIEU OF PARK DEDICATION

In as much as dedication of park land within the the platted area of Las Campanas Subdivision, Phase 1, would be undesirable for park and playground purposes, it is hereby ordered by the City of Belgrade, Gallatin County, Montana, that land dedication for park purposes be waived and that cash-in-lieu, to the amount of \$29,000.00, dollars, be accepted in accordance with the provisions of the Montana Subdivision and Platting Act, Section 76-3-101 through 76-3-625, MCA, and the Belgrade City Subdivision Regulations.

DATED this 16th day of May, A.D., 2005

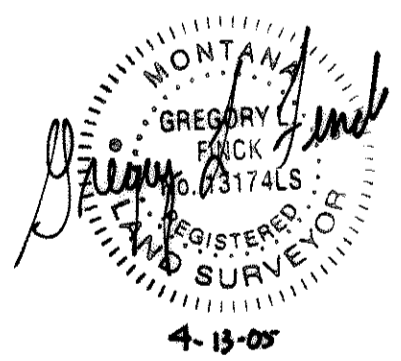
Sumell C. Nelson, City of Belgrade Mayor

CERTIFICATE OF SURVEYOR

I, the undersigned, Gregory L. Finck, Professional Land Surveyor, do hereby certify that Las Campanas Subdivision, Phase 1, was surveyed under my direct supervision 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 Belgrade City Subdivision Regulations.

DATED this 13th day of April, A.D., 2005

Gregory L. Finck, Montana Registration No. 13174LS



CERTIFICATE OF MAYOR

I, Mayor of the City of Belgrade, Gallatin County, 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 public use.

DATED this 16th day of May, A.D., 2005

Sumell C. Nelson, City of Belgrade Mayor

CERTIFICATE OF COUNTY TREASURER

I, Deliza C. Dunith, Deputy 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 13th day of April, A.D., 2005

Deliza C. Dunith deputy, Treasurer of Gallatin County

CERTIFICATE OF CLERK AND RECORDER

I, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 10:16 o'clock (AM or PM) this 17th day of May, A.D., 2005, and recorded in Book J, of Plats on Page 401, Records of the Clerk and Recorder, Gallatin County, Montana. Document # 2187867

Clerk and Recorder Gallatin County

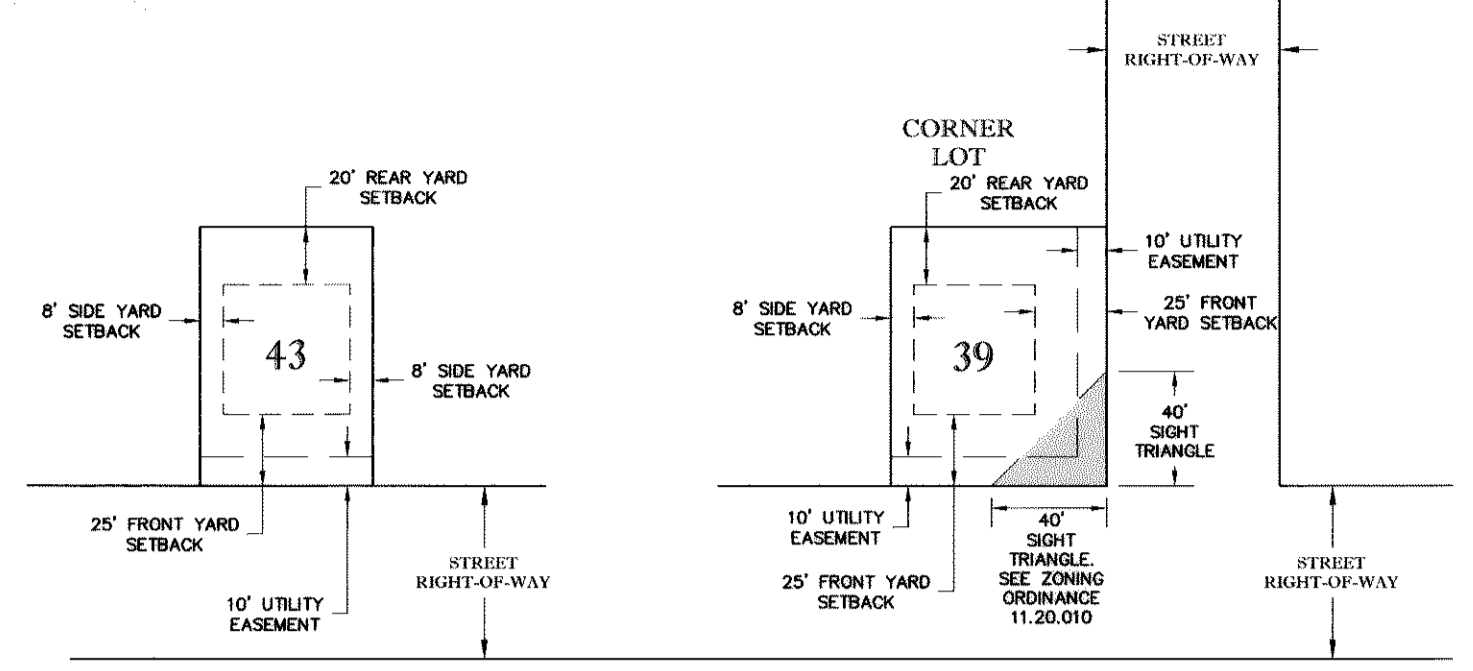


Project information table including: ALLIED ENGINEERING SERVICES, INC., Civil Engineering, Land Surveying, Geotechnical Engineering, Structural Engineering, PROJECT SURVEYOR: GLF, SHEET 1 OF 2, DATE: 04/05/05, PROJECT No. 03-145, FINAL PLAT PHASE 1.dwg

FINAL PLAT OF PHASE 1 OF LAS CAMPANAS SUBDIVISION

A TRACT OF LAND BEING TRACT 1 OF CERTIFICATE OF SURVEY No. 2448 LOCATED IN THE NORTHEAST ONE-QUARTER AND THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST, PRINCIPAL MERIDIAN MONTANA, CITY OF BELGRADE, GALLATIN COUNTY, MONTANA

FOR: EVERGREEN BELGRADE LTD Co. PURPOSE: TO CREATE A RESIDENTIAL SUBDIVISION



SETBACK REQUIREMENTS:

- FRONT YARD = 25' REAR YARD = 20' SIDE YARD = 8'

NOTES: ALL LOTS SHALL BE RESTRICTED TO SINGLE FAMILY USES EXCEPT LOTS 15 THROUGH 38 WHICH WILL BE RESTRICTED TO EITHER TWO UNIT TOWNHOUSES OR SINGLE FAMILY USES.

THE DEVELOPMENT OF THE SUBDIVISION WILL NOT INTERFERE WITH ANY AGRICULTURAL WATER USER FACILITY OR IRRIGATION DITCHES FOR DOWNSTREAM WATER USER RIGHTS.

AVIGATION EASEMENT: ALL LOTS WITHIN PHASE 1 OF LAS CAMPANAS SUBDIVISION ARE SUBJECT TO THE AVIGATION EASEMENT RECORDED IN DOCUMENT NO. 2185707 AT THE GALLATIN COUNTY CLERK AND RECORDERS OFFICE.

GRADING EASEMENT: PORTIONS OF THE BERM AND CHANNEL OF THE STORMWATER BY-PASS CHANNEL ENCRANCH ON THE REAR SETBACK OF LOTS 27A THROUGH 38B. NO ALTERATIONS CAN BE MADE TO THE EXISTING STORMWATER BY-PASS CHANNEL AND BERM GRADING THAT WILL EFFECT THE FLOW CHARACTERISTICS OF THE CHANNEL.

DRAINAGE EASEMENT ON LOTS 6, 7, 8 AND 9: THE GROUND ELEVATION ADJACENT TO WYOMING STREET ALONG THE LINES A-B AND C-D MUST BE A MINIMUM OF 0.7% HIGHER THAN THE ELEVATION OF THE TOP BACK OF CURB ON WYOMING STREET.

BASEMENT/CRAWL SPACE RECOMMENDATIONS

Table with columns: LOT, WATER SURFACE ELEVATION (WSE), TOP-BACK-OF CURB (TBC) ELEVATION, WSE - TBC. Lists lots 25 through 38A with their respective elevations.

TABLE NOTE: The table above provides the elevation difference between the estimated 100-year water surface elevation in the stormwater bypass channel and the elevation of the top-back-of-curb for each lot adjacent to the stormwater bypass channel at the lot line between lots. Basements are not recommended for these lots and the possibility of subsurface seepage into crawl spaces or subsurface floors during flood events should be addressed with the following:

- 1) Perimeter surface drainage below the floor elevation
2) Perimeter sub-drains
3) Underdrains for slab-on-grade floor systems
4) Crawl space equipment suspended from joists rather than set on the ground
5) Sump drainage systems

AREA TABLE: AREA OF LOTS (112 LOTS) = 14.87 acres, AREA OF DEDICATED PUBLIC ROW = 5.68 acres, AREA OF DRAINAGE EASEMENT = 0.63 acres, AREA OF PARKS = 0.80 acres, TOTAL AREA = 21.98 acres

BASIS OF BEARING: BEARINGS ARE GEODETIC, DERIVED FROM GPS OBSERVATIONS WITH SURVEY GRADE RECEIVERS AND REFERENCED TO THE MERIDIAN AT WGS 84, NORTH LATITUDE 45°46'07" WEST LONGITUDE 111°10'36"

MONUMENTATION NOTE: DUE TO CONSTRUCTION ACTIVITIES, THE PLACEMENT OF MONUMENTS SHOWN AS SET ON THIS PLAT IS BEING DEFERRED UNTIL CONSTRUCTION IS COMPLETE. BUT NO LATER THAN APRIL 1, 2006.

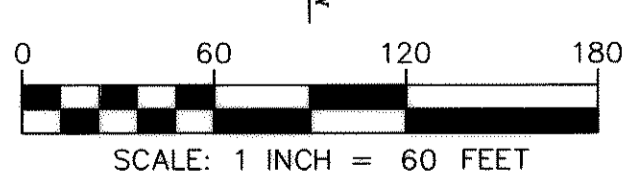
Barcode and project number 2187867, Page 2 of 2, 05/11/2005 10:16A, Shelley Vance-Gallatin Co. PLAT



Civil Engineering Land Surveying Geotechnical Engineering Structural Engineering

32 DISCOVERY DRIVE BOZEMAN, MT 59718 PHONE (406) 582-0221 FAX (406) 582-5770

Project information table including Project Surveyor (GLF), Drawn by (KWO), Reviewed by (GLF), Date (04/05/05), Sheet 2 of 2, Project No. 03-145, Final Plat Phase 1.dwg



LEGEND

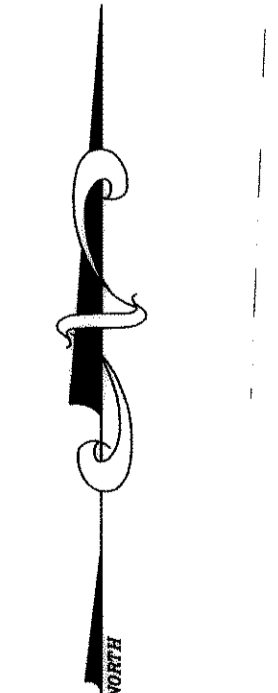
- PROPERTY LINE (solid line)
LOT LINE (dashed line)
SETBACK (dotted line)
SIGHT TRIANGLE (triangle symbol)
EASEMENT LINE (long-dashed line)
FOUND MONUMENT AS NOTED (circle with dot)
SET 3/4" REBAR W/2" AL. CAP (circle with dot)
SET 3/4" REBAR W/2" AL. CAP AT ALL LOT CORNERS (circle with dot)
SET 3/4" REBAR W/PC AT ALL PC'S AND PT'S (circle with dot)

POINT OF BEGINNING C 1/4 COR SEC. 12 FND BRASS CAP

20' WIDE UTILITY AND DRAINAGE EASEMENT SUNNYSIDE PARK

BULL TRIPLE ADDITION

FND 3/4" REBAR W/PC



SCALE: 1 INCH = 60 FEET