

FINAL PLAT OF PHASE 2 OF  
**LAS CAMPANAS SUBDIVISION**  
 A TRACT OF LAND BEING TRACT 2A OF MINOR SUBDIVISION No. 364,  
 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  
 OWNER: 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 herewith included, the following described tract of land, to wit:

**LEGAL DESCRIPTION**

A tract of land being Tract 2A of Minor Subdivision No. 364, 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 Northeast Corner of said Tract 2A; thence around said Tract 2A through the following courses:

South 37°43'43" West, a distance of 125.00 feet;  
 South 52°16'14" East, a distance of 13.15 feet;  
 South 01°52'34" West, a distance of 186.27 feet;  
 North 88°37'00" West, a distance of 45.12 feet;  
 North 76°54'41" West, a distance of 135.16 feet;  
 along a 180.00 foot radius non-tangent curve to the left through a central angle of 03°16'31" for an arc length of 10.29 feet, with a chord bearing of South 26°13'33" West a distance of 10.29 feet;  
 South 27°51'49" West, a distance of 50.42 feet;  
 North 62°08'11" West, a distance of 159.44 feet;  
 North 27°51'49" East, a distance of 84.32 feet;  
 North 57°22'11" West, a distance of 600.95 feet;  
 North 06°32'37" East, a distance of 159.55 feet;  
 North 52°16'14" West, a distance of 5.11 feet;  
 North 37°43'45" East, a distance of 280.00 feet;  
 South 52°16'14" East, a distance of 884.08 feet to the Point of Beginning.

Said tract of land being 8.28 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 2, 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 devoted 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.

By: *John J. Mahoney*  
 Notary Public for the State of Montana  
 My commission expires 2006

State of Montana )  
 County of Gallatin ) ss

On this 10<sup>th</sup> day of July, 2006, before me, the undersigned, a Notary Public for the State of Montana, personally appeared John J. Mahoney, known to me to be the Managing Member of Evergreen Belgrade LLC, 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.

*John J. Mahoney*  
 Notary Public for the State of Montana  
 My commission expires 2006

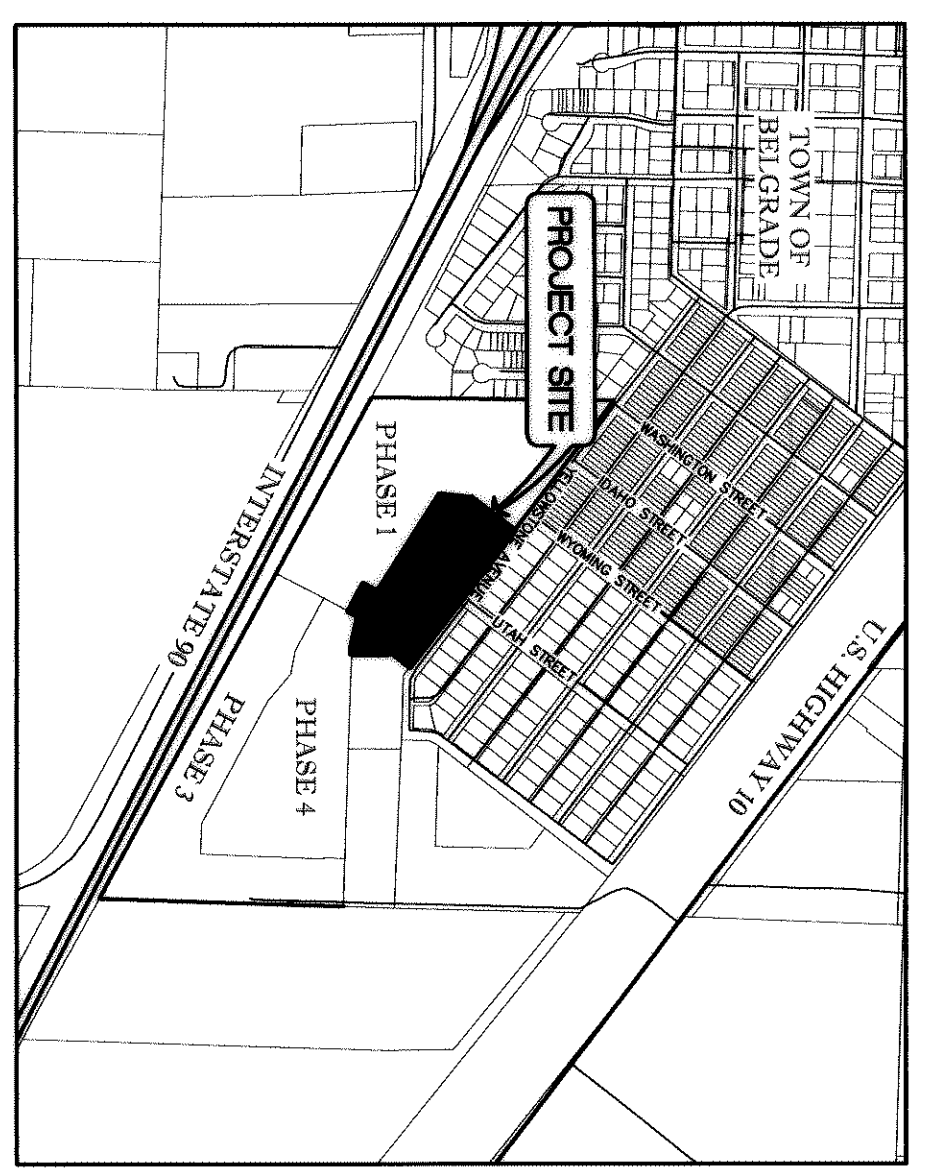
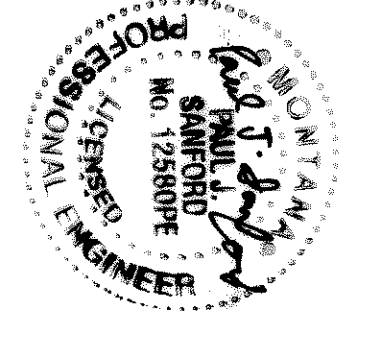
Residing at Bigman MT  
 My commission expires 2/16/2009

**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 2, have been installed in conformance with the approved engineering specifications and plans, or have been bonded as shown in the improvements agreement.

By: *Paul Sanford*  
 Evergreen Belgrade Ltd Co.  
 Paul Sanford  
 Montana Registration No. 12580PE

By: *Paul Sanford*  
 Date July 10<sup>th</sup> 2006  
 Date July 10 2006



**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 11<sup>th</sup> day of July, 2006.

State of Montana )  
 County of Gallatin ) ss

On this 11<sup>th</sup> day of July, 2006, before me, the undersigned, a Notary Public for the State of Montana, personally appeared John J. Mahoney, known to me to be the Managing Member of the Corporation whose name is subscribed to 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.

*John J. Mahoney*  
 Notary Public for the State of Montana  
 My commission expires June 1, 2008

**CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW**

Los Campanas Subdivision Phase 2, 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.

**CERTIFICATE OF SURVEYOR**

I, the undersigned, Gregory L. Finck, Professional Land Surveyor, do hereby certify that Las Campanas Subdivision, Phase 2, was surveyed under my direct supervision and platted the same as shown hereon, 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 10<sup>th</sup> day of July, 2006.

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 10<sup>th</sup> day of July, 2006.

*John J. Mahoney*  
 Mayor  
 City of Belgrade

**CERTIFICATE OF COUNTY TREASURER**

I, Kimberly B. Williams, 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 11<sup>th</sup> day of July, 2006.

*Kimberly B. Williams*  
 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 9:57 o'clock (AM or PM) this 12<sup>th</sup> day of July, 2006, and recorded in Book 233 of Plats on Page 233 Records of the Clerk and Recorder, Gallatin County, Montana.

*John J. Mahoney*  
 Clerk and Recorder  
 Gallatin County

1/4 Sec. 1, R. 4E  
 12 15 4E

**ALLIED ENGINEERING**  
 CIVIL ENGINEERING  
 Land Surveying  
 Geotechnical Engineering

32 DISCOVERY DRIVE  
 BOZEMAN, MT 59718  
 PHONE (406) 382-0221  
 FAX (406) 382-5770

PROJECT SURVEYOR: GF  
 DRAWN BY: HW  
 REVIEWED BY: GF  
 DATE: 06/20/06

SHEET 1 OF 2  
 PROJECT NO. 02-1-14  
 PLOT PLAN 249

2234295  
 0712/2006 08 578

2234295  
 0712/2006 08 578

FINAL PLAT OF PHASE 2 OF  
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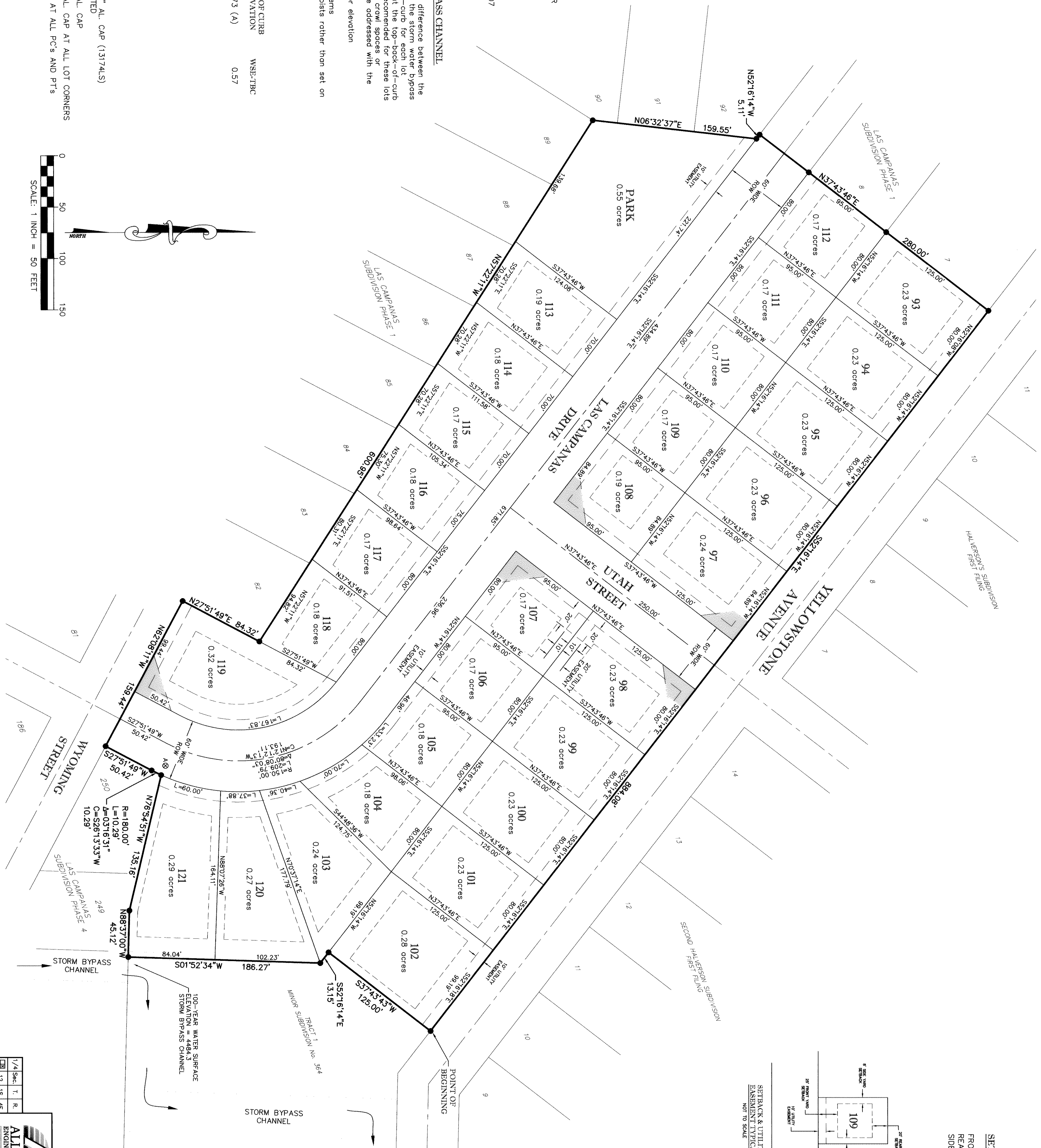
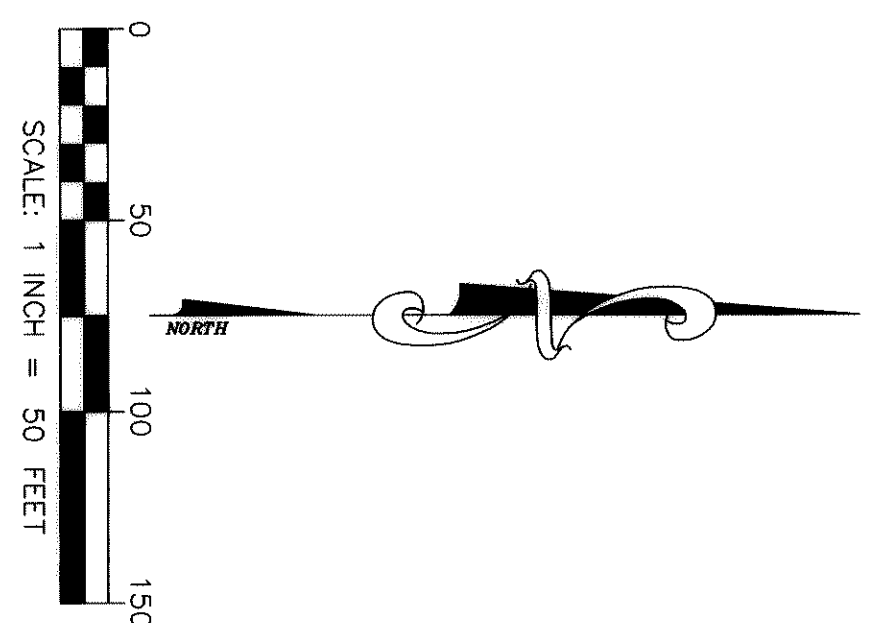
**NOTES**  
 ALL LOTS SHALL BE RESTRICTED TO SINGLE FAMILY USES.  
 THE DEVELOPMENT OF THE SUBDIVISION WILL NOT INTERFERE WITH ANY AGRICULTURAL WATER USER FACILITY OR IRRIGATION DITCHES FOR DOWNSPREAM WATER USER RIGHTS.  
**AVIGATION EASEMENT:**  
 ALL LOTS WITHIN PHASE 2 OF LAS CAMPANAS SUBDIVISION ARE SUBJECT TO THE AVIGATION EASEMENT RECORDED IN DOCUMENT NO. 2185107 AT THE GALLATIN COUNTY CLERK AND RECORDERS OFFICE.

**TABLE 1: LOT ADJACENT TO STORM BYPASS CHANNEL**

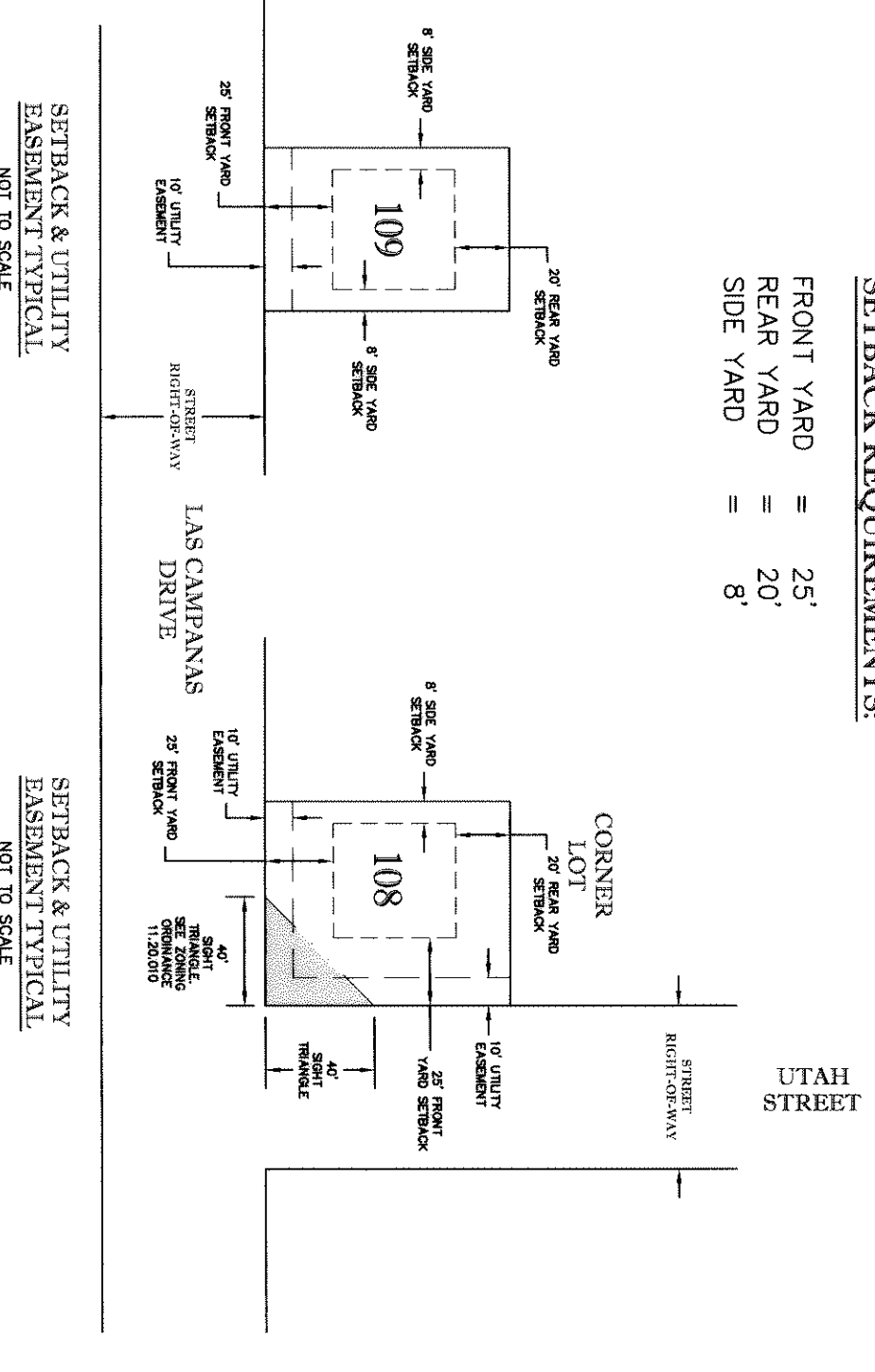
The accompanying table provides the elevation difference between the estimated 100-year water surface elevation of the storm water bypass channel to the storm water bypass channel of the top-back-of-curb on Las Campanas Drive. Basements are not recommended for these lots and the possibility of subsurface 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

LOT	100-YEAR WATER SURFACE ELEVATION (MSL)	TOP-BACK-OF-CURB (TBC) ELEVATION	WSF-TBC
121	4484.3	4483.73 (A)	0.57

- LEGEND**
- PROPERTY LINE
  - LOT LINE
  - ROAD CENTERLINE
  - SETBACK
  - SIGHT TRIANGLE
  - EASEMENT LINE
  - FOUND 3/4" REBAR W/2" AL. CAP (13174LS)
  - SET 3/4" REBAR W/2" AL. CAP AT ALL LOT CORNERS
  - SET 3/4" REBAR W/PC AT ALL PC'S AND PT'S



**SETBACK REQUIREMENTS:**  
 FRONT YARD = 25'  
 REAR YARD = 20'  
 SIDE YARD = 8'



**AREA TABLE:**  
 AREA OF PARKS = 0.55 acres  
 AREA OF DEDICATED PUBLIC ROW = 1.61 acres  
 AREA OF LOTS (29 lots) = 6.12 acres  
 TOTAL AREA = 8.28 acres

**LOT TABLE:**  
 R-1 ZONING = 10 LOTS  
 R-2 ZONING = 19 LOTS  
 TOTAL LOTS = 29 LOTS

**BASIS OF BEARING:**  
 BEARINGS ARE GEOMETRIC, 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.

**ALLIED ENGINEERING**  
 Civil Engineering  
 Land Surveying  
 Geotechnical Engineering  
 3135 ROCKY MOUNTAIN DRIVE  
 BOZEMAN, MT 59718  
 PHONE (406) 552-0211  
 FAX (406) 552-5770  
 DATE: 06/20/06

**PROJECT SHEET**  
 SHEET 2 OF 2  
 PROJECT NO. 03-146  
 Final Plat Phase 2.dwg

2234295