

FINAL PLAT OF PHASE 4 OF LAS CAMPANAS SUBDIVISION

J433

A TRACT OF LAND BEING TRACT 2C OF MINOR SUBDIVISION No. 364, LOCATED IN 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 herunto included, the following described tract of land, to wit:

LEGAL DESCRIPTION

A tract of land being Tract 2C of Minor Subdivision No. 364, located in 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 2C; thence around said Tract 2C through the following courses: South 01°52'26" West, a distance of 110.00 feet; South 88°37'00" East, a distance of 6.00 feet; South 01°52'26" West, a distance of 640.02 feet; North 88°37'00" West, a distance of 157.33 feet; North 62°08'11" West, a distance of 724.85 feet; North 50°10'43" West, a distance of 183.99 feet; North 79°45'38" West, a distance of 125.91 feet; North 62°08'11" West, a distance of 295.40 feet; North 27°51'49" East, a distance of 200.42 feet; along a 180.00 foot radius curve to the left, through a central angle of 031°6'31" for an arc length of 10.29 feet, with a chord bearing of North 26°13'33" East a distance of 10.29 feet; South 76°54'51" East, a distance of 135.16 feet; South 88°37'00" East, a distance of 1114.04 feet to the Point of Beginning.

Said tract of land being 14.89 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 4, 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.

DATED this 10th day of July, 2006

Evergreen Belgrade Ltd. Co. By: [Signature] Managing Member Title: [Signature]

State of Montana } County of Gallatin }

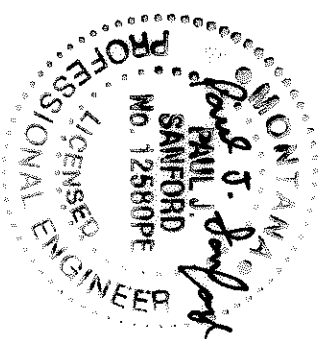
On this 10th day of July, 2006, before me, the undersigned, a Notary Public for the State of Montana, personally appeared John J. Maloney, known to me to be the Managing Member of Evergreen Belgrade Ltd. Co., who signed the foregoing instrument and who acknowledged to me that said corporation executed 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 Montana: [Signature] Susan B. Swinley (Printed Name) Residing at: Belgrade, MT My commission expires: 3/16/2009

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

Evergreen Belgrade Ltd. Co. [Signature] Date: July 10th, 2006 Paul Sanford, Montana Registration No. 12580PE [Signature] Date: July 10th, 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 11th day of July, 2006

Lending Institution: [Signature] By: [Signature]

State of Montana } County of Gallatin }

On this 11th day of July, 2006, before me, the undersigned, a Notary Public for the State of Montana, personally appeared [Signature] known to me to be the [Signature] 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.

Notary Public for the State of Montana: [Signature] (Printed Name)

Residing at: [Signature] My commission expires: [Signature]

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

Las Campanas Subdivision Phase 4, 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), M.C.A., this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

DATED this 11th day of July, 2006

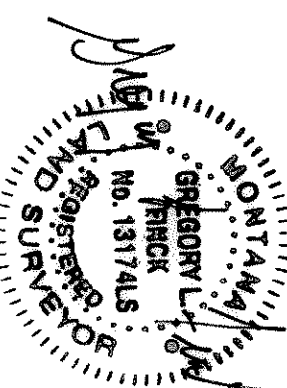
District Director of Public Services - City of Belgrade: [Signature]

CERTIFICATE OF SURVEYOR

I, the undersigned, Gregory L. Finck, Professional Land Surveyor, do hereby certify that Las Campanas Subdivision, Phase 4, was surveyed under my direct supervision and plotted 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 10th 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 10th day of July, 2006

Mayor: [Signature]

CERTIFICATE OF COUNTY TREASURER

I, Kimberly Beldeman, 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 11th day of July, 2006

Treasurer: [Signature]

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 12th day of July, 2006, and recorded in Book 433 of Plats on Page 433. Records of the Clerk and Recorder, Gallatin County, Montana.

Clerk and Recorder: [Signature]



2234297

Project information table including sheet number (1 of 2), project name (Las Campanas Subdivision), and contact information for Allied Engineering.

FINAL PLAT OF PHASE 4 OF
LAS CAMPANAS SUBDIVISION
J433

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 LLC
 PURPOSE: TO CREATE A RESIDENTIAL SUBDIVISION

TABLE 1: LOTS ADJACENT TO STORM BYPASS CHANNEL

The accompanying table provides the elevation difference between the elevation of the top-back-of-curb (TBC) and the estimated 100-year water surface elevation (WSE) in the storm water bypass channel for the lots adjacent to the storm water bypass channel. The WSE is based on the Wyoming Street and adjacent to the 30-foot wide drainage easement. 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	TOP-BACK-OF CURB ELEVATION (WSE)	100-YEAR WATER SURFACE ELEVATION (WSE)	TBC - WSE
188	4485.49 (A)	4484.7	0.79
189	4485.49 (B)	4484.7	0.79
248	4485.45 (C)	4484.3	1.15
249	4485.50 (D)	4484.3	1.20

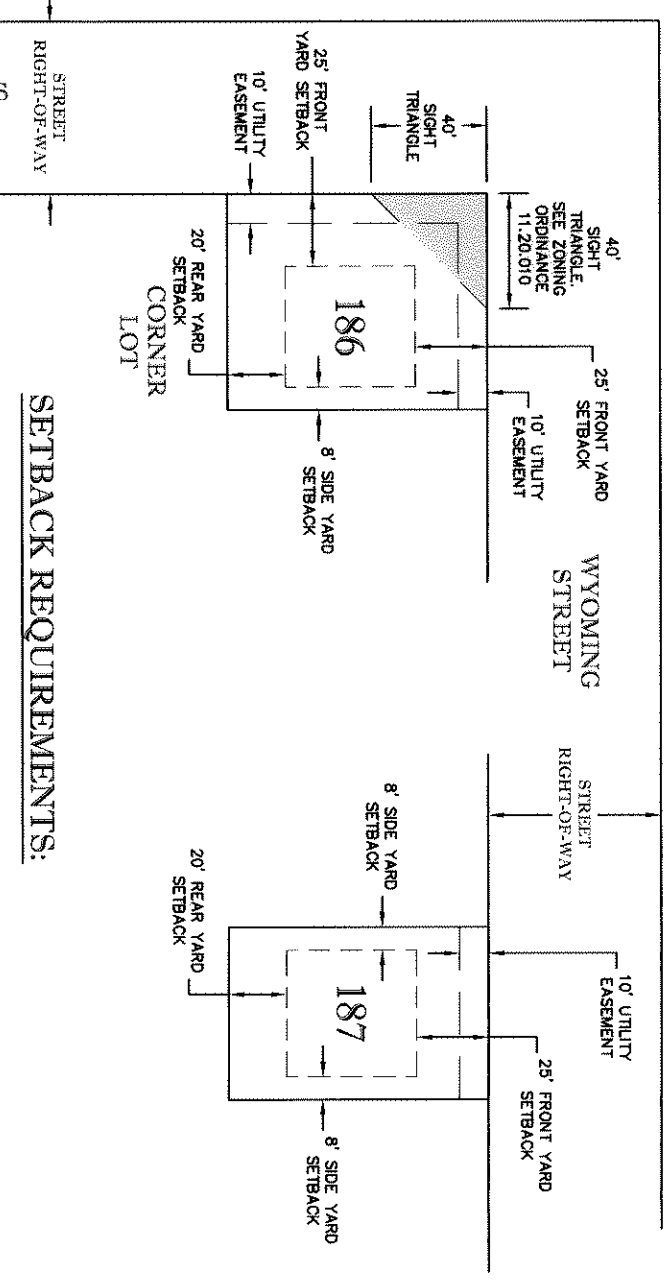
TABLE 2: LOTS ADJACENT TO STORM WATER RETENTION AREA

The accompanying table provides the elevation difference between the estimated 100-year water surface elevation (WSE) for each lot (adjacent) in the stormwater retention area and the elevation of the top-back-of-curb (TBC) for each lot (adjacent) in the stormwater retention area of the TBC on Wyoming Street. Lowest adjacent grade 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 (WSE)	TOP-BACK-OF CURB (TBC) ELEVATION	WSE - TBC	LOWEST ADJACENT GRADE - TBC
193	4484.38	4484.00(E)	0.38	1.40
244	4484.38	4483.80(F)	0.58	1.60
245	4484.38	4484.01(G)	0.37	1.39

SETBACK & UTILITY EASEMENT TYPICAL
 NOT TO SCALE



AREA TABLE:

AREA OF PARKS	=	0.48 acres
AREA OF DEDICATED PUBLIC ROW	=	3.71 acres
AREA OF DRAINAGE EASEMENT	=	0.31 acres
AREA OF LOTS (65 LOTS)	=	10.39 acres
TOTAL AREA	=	14.89 acres

LOT TABLE:

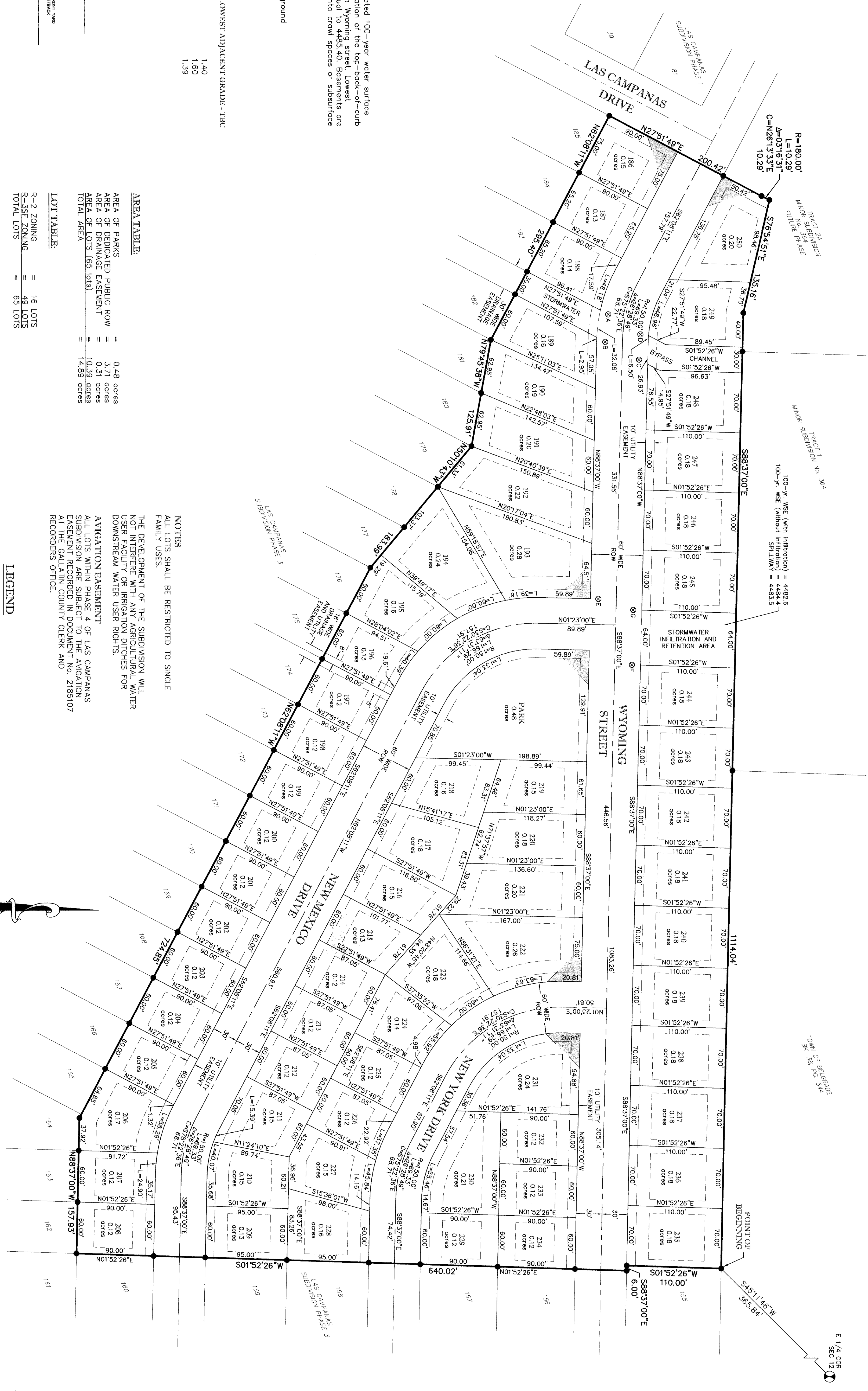
R-2 ZONING	=	16 LOTS
R-2.5 ZONING	=	49 LOTS
TOTAL LOTS	=	65 LOTS

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°48'07" 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.



LEGEND

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

SCALE: 1 INCH = 60 FEET



0 60 120 180

2234297

3130 SOUTHWEST DRIVE
 BOZEMAN, MT 59713
 PHONE (406) 582-0221
 FAX (406) 582-5770

PROJECT SHEET NO. 02-148
 SHEET 2 OF 2
 DATE 05/01/06

2003\03-145 Miller Subdivision\dwg\Survey\FINAL PLAT PHASE 4.dwg