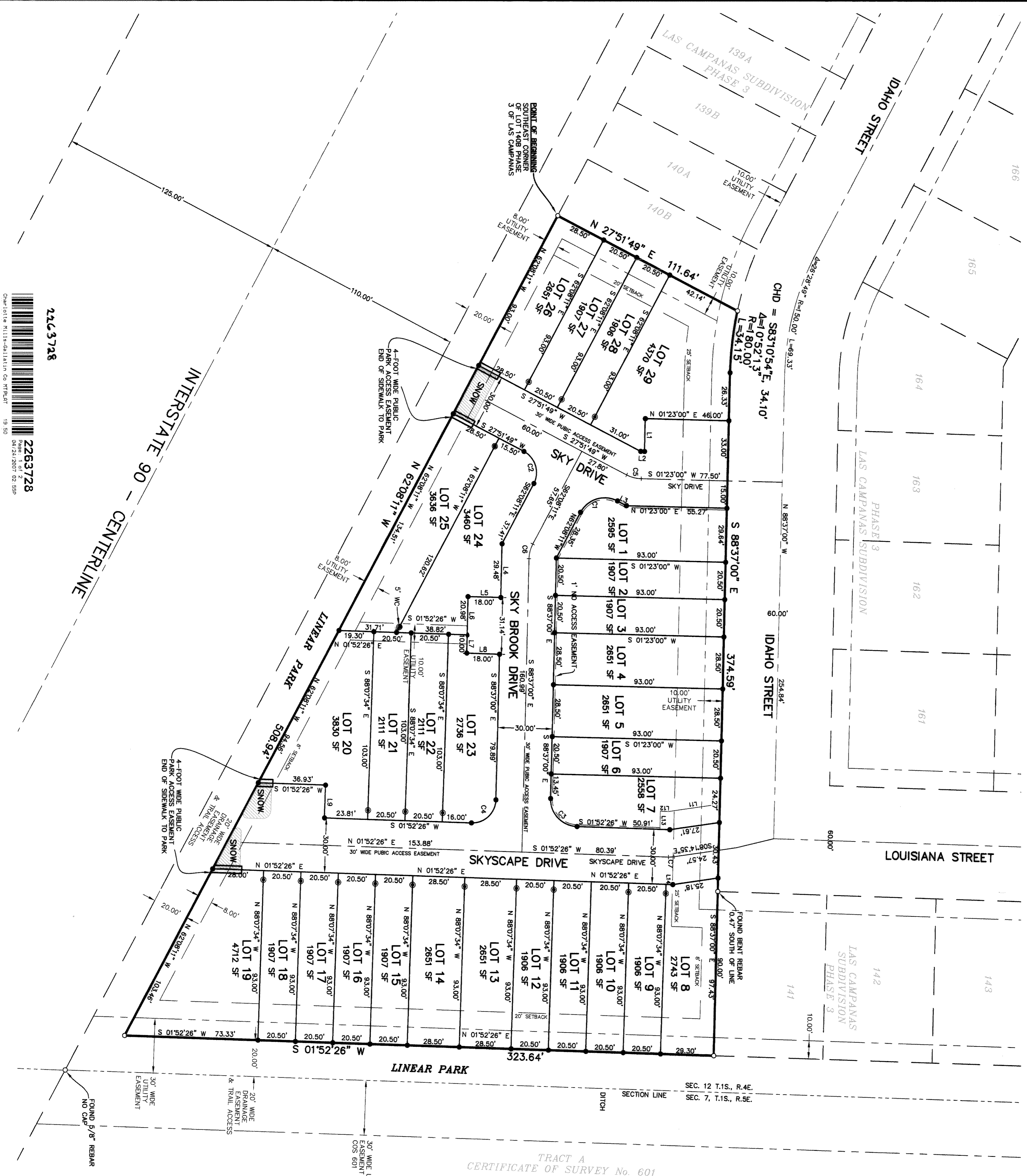


PREPARED FOR: TRIMARK DEVELOPMENT, LLC  
 PREPARED BY: ENGINEERING, INC.  
 SCALE: 1" = 30'

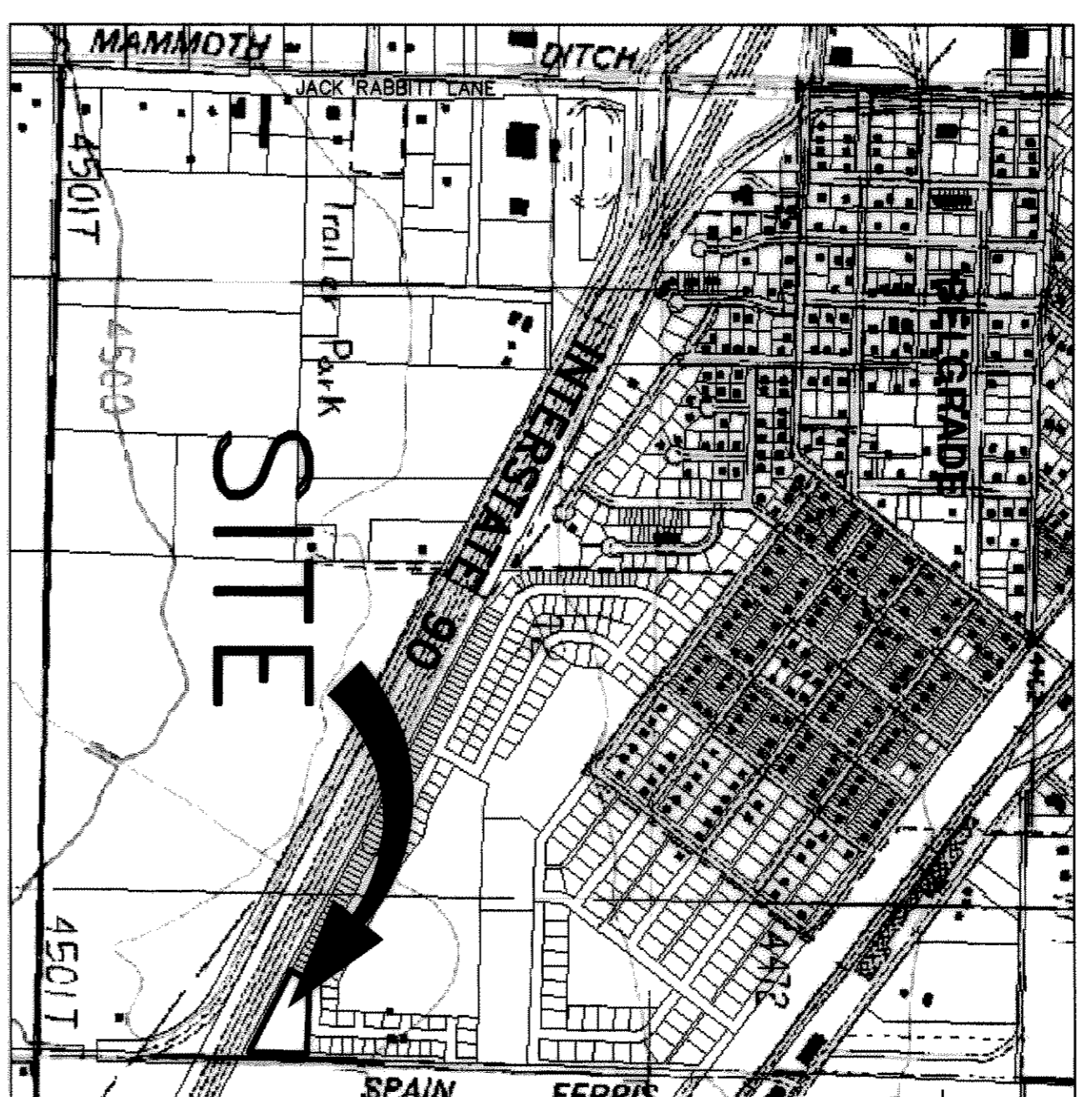
FINAL PLAT OF  
**SKYVIEW AT LAS CAMPANAS SUBDIVISION**  
 BEING THE CONDO LOT OF THE FINAL PLAT OF PHASE 3 OF LAS CAMPANAS SUBDIVISION  
 SITUATED IN THE SE 1/4 OF SECTION 12, T. 1 S., R. 4 E., P.M.M.  
 CITY OF BELGRADE, GALLATIN COUNTY, MONTANA

J-461

FEBRUARY 2007  
 BOZEMAN, MONTANA



TRACT A  
 CERTIFICATE OF SURVEY No. 601

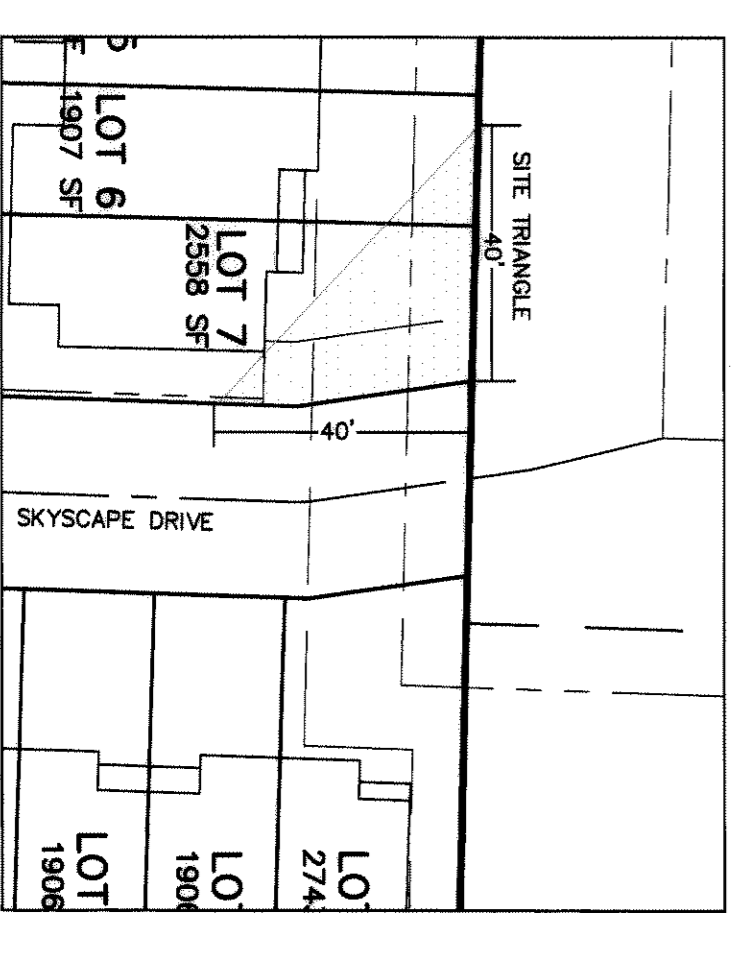
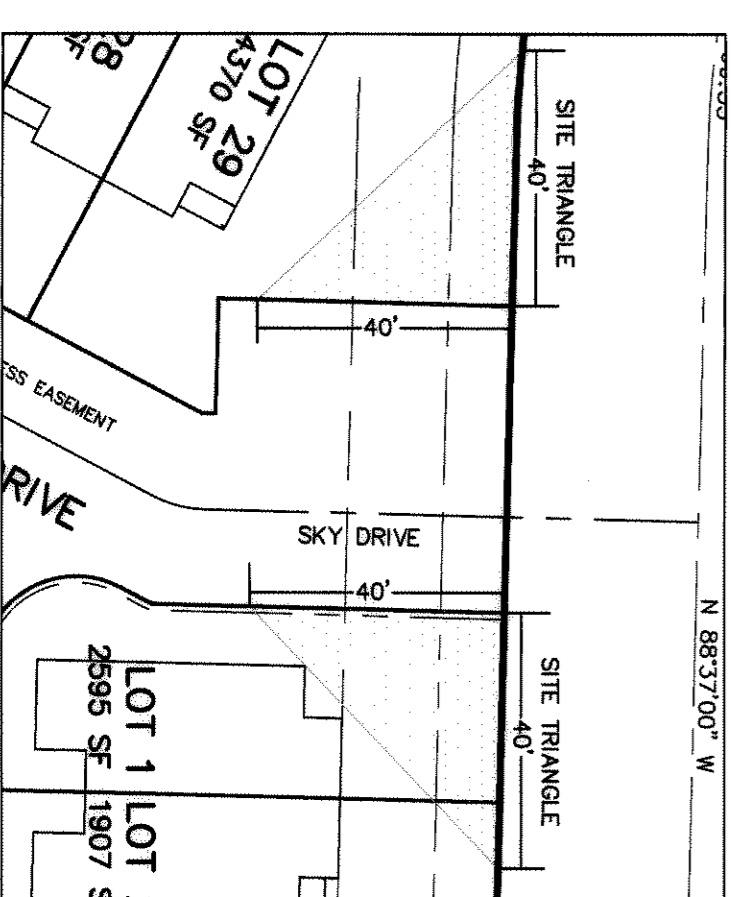


VICINITY MAP  
 NOT TO SCALE

- BASIS OF BEARING: PLAT OF PHASE 3 OF LAS CAMPANAS SUBDIVISION
- = FOUND REBAR WITH 2" DIAMETER ALUMINUM CAP MARKED "ALLIED 13174LS"
  - = SET 5/8" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "ENGINEERING INC 15273LS BOZEMAN MT."
  - ⊙ = 5-FOOT WITNESS CORNER, SET 5/8" X 18" REBAR WITH 2" DIAMETER ALUMINUM CAP MARKED "ENGINEERING INC W.C. 15273LS BOZEMAN MT."
- ALL MONUMENTS TO BE SET NO LATER THAN MAY 1, 2006 DUE TO IMPROVEMENTS INSTALLATION.

NO.	DISTANCE	BEARING
L1	18.00'	N 88°37'00" W
L2	2.21'	N 01°23'00" E
L3	5.56'	N 27°51'49" E
L4	29.48'	S 88°37'00" E
L5	18.00'	N 01°23'00" E
L6	20.98'	S 88°37'00" E
L7	10.00'	S 88°37'00" E
L8	18.00'	N 01°52'26" E
L9	18.00'	S 88°07'34" E
L10	29.44'	N 08°14'35" W
L11	4.58'	N 01°52'26" E
L12	10.00'	N 88°07'34" W
L13	10.00'	N 88°07'34" W
L14	3.68'	N 01°52'26" E

NO.	RADIUS	DELTA	LENGTH	CHD BEARING	CHD LENGTH
C1	15.00'	90°00'00"	23.56'	N 17°08'11" W	21.21'
C2	13.00'	90°00'00"	20.42'	N 72°51'49" E	18.38'
C3	15.00'	89°30'34"	23.43'	S 46°37'43" W	21.12'
C4	13.00'	90°29'26"	20.53'	S 43°22'17" E	18.46'
C5	18.00'	26°28'49"	8.32'	N 14°37'24" E	8.25'
C6	18.00'	26°28'49"	8.32'	S 75°22'36" E	8.25'
C7	18.00'	100°7'01"	3.18'	S 03°11'05" E	3.17'



2263728  
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FINAL PLAT OF  
**SKYVIEW AT LAS CAMPANAS SUBDIVISION**  
BEING THE CONDO LOT OF THE FINAL PLAT OF PHASE 3 OF LAS CAMPANAS SUBDIVISION  
SITUATED IN A PORTION OF THE SE 1/4 OF SECTION 12, T. 1 S., R. 4 E., P.M.M  
CITY OF BELGRADE, GALLATIN COUNTY, MONTANA

J-461

PREPARED FOR: TRIMARK DEVELOPMENT, LLC  
PREPARED BY : ENGINEERING, INC.

FEBRUARY, 2007  
BOZEMAN, MONTANA

CERTIFICATE OF DEDICATION

We, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots, blocks, roads and parks, as shown on the accompanying plat herunto annexed, the following described tract of land in Gallatin County, Montana, to wit:

LEGAL DESCRIPTION:

A tract of land being the Condo Lot of the Final Plat of Phase 3 of Las Campanas Subdivision, situated in the SE 1/4 of Section 12, T. 1 S., R. 4 E., P.M.M., City of Belgrade, Gallatin County, Montana, more particularly described as follows:

Beginning at a point which is the southeast corner of Lot 1408 of Phase 3 of Las Campanas Subdivision, thence from said point of beginning N 27°51'49" E, 111.64 feet to the southerly right-of-way limit of Iddo street; thence counterclockwise along a 180.00 foot radius curve, an arc distance of 34.15 feet (chord bearing S 83°10'54" E, chord distance 34.10 feet); thence S 88°37'00" E, 574.59 feet along said right-of-way limit; thence S 01°52'26" W, 323.64 feet; thence N 62°08'11" W, 508.94 feet to the point of beginning, containing 2.156 gross acres, more or less, subject to any existing easements and/or rights-of-way, whether of record or apparent on the ground.

The above described tract of land is to be known and designated as SKYVIEW AT LAS CAMPANAS SUBDIVISION, City of Belgrade, Gallatin County, Montana; and the lands included in all streets, avenues, park area and common area shown on said plat are hereby granted, donated, and dedicated to the Las Campanas Homeowners Association for the public use and enjoyment.

CERTIFICATE OF GRANT OF UTILITY EASEMENTS

The undersigned hereby grants unto each and every person or firm, whether public or private, providing or offering to provide telephone, electric, power, gas, cable television, storm sewer, water and sewer service, to the public, the right to joint use of an easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, and under and across each area designated on this plat as "Public Access and/or Utility Easement" to have and hold forever.

CERTIFICATE OF WAIVER

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

Dated this 7th day of March 2007

TRIMARK DEVELOPMENT, LLC,  
Erin C. Mahoney, Partner

STATE OF MONTANA )  
                                  ) ss  
County of Gallatin )

On this 7th day of March, 2007, before me, a Notary Public of the State of Montana, personally appeared Erin C. Mahoney, known to me to be the person who signed the foregoing instrument as Partner of Trimark Development, LLC and the person whose name is subscribed to the attached instrument and acknowledged to me that said LLC executed the same. In witness thereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Montana  
Printed name Dana L. Nighier  
Residing at Belgrade, Montana  
My commission expires June 30, 2009



CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, Erin C. Mahoney, and I, Brandon D. Simek, a registered professional engineer licensed to practice in the State of Montana, do hereby certify that the following improvements required as a condition to the approval of the Skyview at Las Campanas Subdivision have been installed in conformance with the approved plans and specifications: Sanitary Sewer Mains and Services, Water Mains and Services, Street Improvements, the sidewalks and storm drainage improvements on all streets and within the Public Park lands.

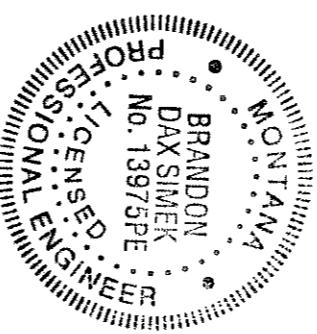
The subdivider hereby warrants against defects in these improvements for a period of two years from the date of installation. The subdivider grants possession of all public infrastructure improvements to the City of Belgrade, and the City hereby accepts possession of all public infrastructure improvements, subject to the above indicated warranty.

Dated this 7th day of March 2007.

TRIMARK DEVELOPMENT, LLC  
By: Erin C. Mahoney - Partner

Dated this 5th day of MARCH 2007.

Brandon D. Simek, PE  
Montana Registration No. 13975 PE



CERTIFICATE OF MAYOR

I, Mayor of the City of Belgrade, Gallatin County, Montana, do hereby certify that the accompanying plat has been duly reviewed, and found the same to conform to the law, approve it, and hereby accept the dedication to public use.

DATED this 16 day of April A.D. 2007

Conrad Wilson  
Mayor, City of Belgrade

CONSENT OF MORTGAGEES

We the undersigned mortgagees or encumbrance's, 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 there public areas which are dedicated to the City of Belgrade for the public use and enjoyment.

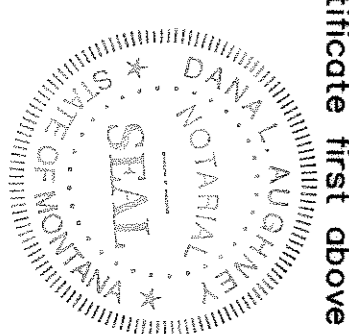
Dated this 5 day of March 2007.

FIRST INTERSTATE BANK  
By: John Jones  
Title: VP

STATE OF MONTANA )  
                                  ) ss  
County of Gallatin )

On this 5 day of March in the year 2007, before me, a Notary Public of the State of Montana, personally appeared John Jones, known to me to be the person who signed the foregoing instrument as of First Interstate Bank, and the person whose name is subscribed to the attached instrument and acknowledged to me that they executed the same. In witness thereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Montana  
Printed name Dana L. Nighier  
Residing at Belgrade, Montana  
My commission expires June 30, 2010



CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

SKYVIEW AT LAS CAMPANAS SUBDIVISION, 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 survey is excluded from the requirement for Montana Department of Environmental Quality review.

DATED this 17th day of April A.D. 2007.

W. J. [Signature]  
Director of Public Service - City of Belgrade, MT

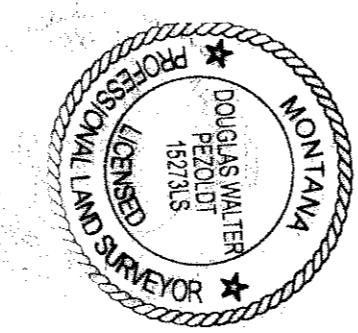
CERTIFICATE OF SURVEYOR

I, the undersigned, Douglas W. Pezoldt, Registered Land Surveyor, do hereby certify that during the month of February, 2006 a survey was performed under my direct supervision of a tract of land to be known as SKYVIEW AT LAS CAMPANAS SUBDIVISION, in accordance with the request of the owners thereof and in conformance with the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625 M.C.A. and the Belgrade City Subdivision Regulations.

The undersigned further certifies that the monuments to be set will be installed no later than May 1, 2006 due to the installation of improvements, pursuant to ARM 24.183.1101(1)(d).

Dated this 5th day of MARCH 2007.

ENGINEERING, INC.  
Douglas W. Pezoldt  
Montana Registration No. 152731S



CERTIFICATE OF COUNTY TREASURER

I, Kimberly Buchanan, Treasurer of Gallatin County, Montana, do hereby certify, pursuant to Section 76-3-611(1)(b) M.C.A., 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 24th day of April 2007.

Diana Stano  
Deputy Treasurer of Gallatin County

CERTIFICATE OF CLERK AND RECORDER

I, Charlotte Mills, 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 21 day of April, 2007, and recorded in Book 1 of Plats on Page 461 (Document No. 2243728) of Records of the Clerk and Recorder, Gallatin County, Montana.

Gay Cami Jones  
Gallatin County Deputy Clerk and Recorder

NOTES:

- 1. THE CITY OF BELGRADE IS NOT RESPONSIBLE FOR SNOW REMOVAL, MAINTENANCE, OR PARKING ENFORCEMENT ON THE ACCESS DRIVES OF THIS SUBDIVISION.
- 2. THIS SUBDIVISION IS IN CLOSE PROXIMITY TO THE PROPOSED EAST BELGRADE I-90 INTERCHANGE.

