

WEST MEADOW SUBDIVISION, PHASE 2

BEING LOT 3 OF SOUTH MEADOW MINOR SUBDIVISION No. 294
LOCATED IN THE SW 1/4 SEC. 19, T.2S., R.6E., P.M.M.
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA



Note:
The streets within West Meadow Subdivision, Phase 2 are private streets (West Fieldview Circle, Arcadia Lane, and Bungalow Lane). The streets dedicated to the public are accepted for public use, but the City of Bozeman accepts no responsibility for maintaining the same. The owner agrees that the City has no obligation to maintain the roads dedicated on this plot to public use.

- LEGEND**
- FOUND 5/8" REBAR w/YELLOW PLASTIC CAP
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED: "R.H.CENTER 5653 ES" AT ALL LOT CORNERS, POINTS OF CURVE AND POINTS OF TANGENCY
 - MONUMENT BOX
 - PEDESTRIAN TRAIL
 - ↓ WETLANDS

YARD SETBACK

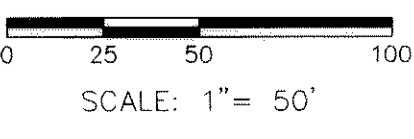
FRONT YARD	20', "F" Denotes Front Yard
SIDE YARD	5'
REAR YARD	20'
CORNER YARD	15'

- Notes:**
- There shall be no direct access onto Graf Street from any lot.
 - Due to the relatively high ground water table within the subdivision, it is not recommended that structures with full or daylight basements be constructed.
 - See the final site grading plan for minimum top of foundation elevation for each lot.
 - A 20 foot wide public pedestrian access easement is hereby granted to the public over and across the 5 foot wide trails. Said easements do not encroach on any adjacent lot.
 - A soils report recommending foundation type shall be provided to the City Building Division at the time of building permit application for each lot.
 - Based on the F.E.M.A. Letter of Map Amendment - Determination Document, dated May 21, 2003, the portions of Lots 47, 48, and 67-74 that were shown within Zone "X" on Community Panel Number 3000028-0016C, Flood Insurance Rate Map for Bozeman, Montana, have been determined to be out of the Special Flood Hazard Area.



Prepared By:
Rocky Mountain Engineers
Civil Engineering & Land Surveying
1700 West Koch Street, Suite 7
Bozeman, Montana 59715 (406)586-4859
Drawing File Name: WM-Base.DWG 09/26/2003

Basis of Bearings: The south line of Lot 3, Minor Subdivision No. 294 being North 89°19'27" West.



FINAL PLAT

WEST MEADOW SUBDIVISION, PHASE 2

LOT 3 OF SOUTH MEADOW MINOR SUBDIVISION No. 294
LOCATED IN THE SW 1/4 SEC. 19, T.2S., R.6E., P.M.M.
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

CERTIFICATE OF DEDICATION

The undersigned property owner, does hereby certify that it has caused to be surveyed, subdivided and platted into lots, blocks, streets, and alleys, and other divisions and dedications, as shown by the plat hereunto included, the following described tract of land, to-wit:

A tract of land located within the Southwest Quarter of Section 19, Township 2 South, Range 6 East of the Principal Meridian of Montana, City of Bozeman, Gallatin County, Montana, being Lot 3 of South Meadow Minor Subdivision No. 294.

Said tract of land containing 20.1921 Acres, along with and subject to all existing easements.

The above-described tract of land is to be known and designated as West Meadow Subdivision, Phase 2, City of Bozeman, Gallatin County, Montana; and the lands included in all streets, alleys, and 20' wide public pedestrian access easements over and across the 5 foot wide trails as shown on said plat are hereby granted and donated to the City of Bozeman for the public use and enjoyment.

The undersigned hereby grants unto each and every person, corporation, or firm, 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, in, over, under and across each area designated on this plat as "Utility Easement" to have and to hold forever.

Dated this 30th day of Sept, A.D., 2003.

West Meadows, L.L.C., A Montana Limited Liability Company
By: Potter Clinton Development, Inc., A Wyoming Corporation, Its Managing Member

Michael E. Potter, President

Thomas L. Clinton, Vice-President

STATE OF MONTANA)
) ss.
County of Gallatin)

On this 30th day of September, 2003, before me a notary public in and for said state personally appeared Michael E. Potter and Thomas L. Clinton, known to me to be the President and Vice-President of Potter Clinton Development, Inc., the managing member of West Meadows, L.L.C., the company that executed the within instrument and acknowledged to me that they executed the same for and on behalf of said company.

Terri Zullo
Notary Public for the State of Montana

Terri Zullo
Notary Name Printed

Bozeman
Residing at

July 31, 2007
My Commission Expires

CERTIFICATE OF MORTGAGEES

First Security Bank, the undersigned mortgagee, does hereby join in and consent to the described plat, releasing its respective liens, claims, or encumbrances as to any portion of said lands now being platted into streets, avenues, alleys, or other public uses which are dedicated to the the City of Bozeman for public use and enjoyment.

Dated this 1 day of Oct, A.D., 2003.

By: Bruce Gerlach
First Security Bank

Title: EVP EXECUTIVE VICE PRESIDENT

STATE OF MONTANA)
) ss.
County of Gallatin)

On this 1st day of October, 2003, before me a notary public in and for said state personally appeared Bruce Gerlach, known to me to be the Executive Vice President of First Security Bank, the corporation that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said corporation.

Leland A. Chase
Notary Public for the State of Montana

LELAND A. CHASE
Notary Name Printed

Bozeman
Residing at

9-18-2007
My Commission Expires

CERTIFICATE OF MORTGAGEES

Eugene Graf III, Yvonne Graf Jarrett and Estate of Genevive S. Graf, the undersigned mortgagees, do hereby join in and consent to the described plat, releasing their respective liens, claims, or encumbrances as to any portion of said lands now being platted into streets, avenues, alleys, or other public uses which are dedicated to the the City of Bozeman for public use and enjoyment.

Dated this 30th day of Sept, A.D., 2003.

Eugene Graf III, Yvonne Graf Jarrett, Eugene Graf III, Yvonne Graf Jarrett
Co-Personal Representative of the Estate of Genevive S. Graf

STATE OF MONTANA)
) ss.
County of Gallatin)

On this 30th day of September, 2003, before me a notary public in and for said state personally appeared Eugene Graf III and Yvonne Graf Jarrett, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same as individuals and as co-personal representatives for the estate of Genevive S. Graf.

Terri Zullo
Notary Public for the State of Montana

Terri Zullo
Notary Name Printed

Bozeman
Residing at

July 31, 2007
My Commission Expires

CERTIFICATE OF SURVEYOR

I, Ray H. Center, the undersigned Professional Engineer and Land Surveyor, do hereby certify that between September 12, 2003 and September 26, 2003, West Meadow Subdivision, Phase 2 was surveyed under my supervision, and the same was platted 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 Bozeman Area Subdivision Regulations.

Dated this 1st day of October, A.D., 2003.

Ray H. Center
Ray H. Center, Montana Registration No. 5653 ES



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 October, A.D., 2003.

Anna Rosenberry
Treasurer of Gallatin County, Deputy Treasurer

CERTIFICATE OF REMOVAL OF SANITARY RESTRICTIONS

This Subdivision is within the City of Bozeman, Montana, Master Plan and can be provided with municipal facilities for the supply of water and disposal of sewage and solid waste. Therefore, under provisions of Section 76-4-124(1), M.C.A., this subdivision is not subject to sanitary restriction clearance.

Dated this 24th day of November, A.D., 2003.

Richard H. Luskell
Director of Public Service, City of Bozeman

APPROVED AS TO FORM
Tim Cooper, Assoc CA
City Attorney

CERTIFICATE OF DIRECTOR OF PUBLIC SERVICE

I, Debbie Arkell, Director of Public Service for the City of Bozeman, 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 the City of Bozeman for public use of any and all lands shown on the plat as being dedicated to such use.

Dated this 24th day of November, A.D., 2003.

Debbie Arkell
Director of Public Service, City of Bozeman

APPROVED AS TO FORM
Tim Cooper, Assoc CA
City Attorney

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 4:20 o'clock P.M. this 26th day of November, A.D., 2003, and recorded in Book 17 of Plats, on Page 370, Records of the Clerk and Recorder, Gallatin County, Montana.

Document No. 2133500

Clerk and Recorder

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, Michael E. Potter, Subdivider, and I, Ray H. Center, a Registered Engineer and Land Surveyor licensed to practice in the State of Montana, do hereby certify that the following improvements, required as a condition(s) of approval of West Meadow Subdivision, Phase 2, have been installed in conformance with the approved plans and specifications: (Sanitary Sewer, Water, Storm Drainage, and Streets.) The Subdivider hereby warrants against defects in these improvements for a period of one year from this date. The Subdivider grants possession of all public infrastructure improvements to the City of Bozeman, and the City hereby accepts possession of all public infrastructure improvements, subject to the above indicated warranty.

West Meadows, L.L.C., By: Michael E. Potter

Richard H. Luskell
Director of Public Service, City of Bozeman

Ray H. Center
Ray H. Center, Mont. Registration No. 5653ES

Date: 9/30/03

Date: November 24, 2003

Date: 10/1/03

APPROVED AS TO FORM
Tim Cooper, Assoc CA
City Attorney

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, Michael E. Potter, Subdivider, and I, Ray H. Center, a Registered Engineer and Land Surveyor licensed to practice in the State of Montana, do hereby certify that the following improvements, required as a condition of approval of West Meadow Subdivision, Phase 2, have not been completed or are under construction, but are guaranteed by an Improvements Agreement: Interior sidewalks and pedestrian trails. The Subdivider hereby certifies that he will warrant against defects in these improvements for a period of one year from the date the improvements are accepted by the City. The Subdivider grants possession of all public infrastructure improvements to the City of Bozeman, and the City hereby accepts possession of all public infrastructure improvements, subject to the above indicated completion and warranty.

West Meadows, L.L.C., By: Michael E. Potter

Richard H. Luskell
Director of Public Service, City of Bozeman

Ray H. Center
Ray H. Center, Mont. Registration No. 5653ES

Date: 11/9/03

Date: November 24, 2003

Date: 11-9-03

APPROVED AS TO FORM
Tim Cooper, Assoc CA
City Attorney