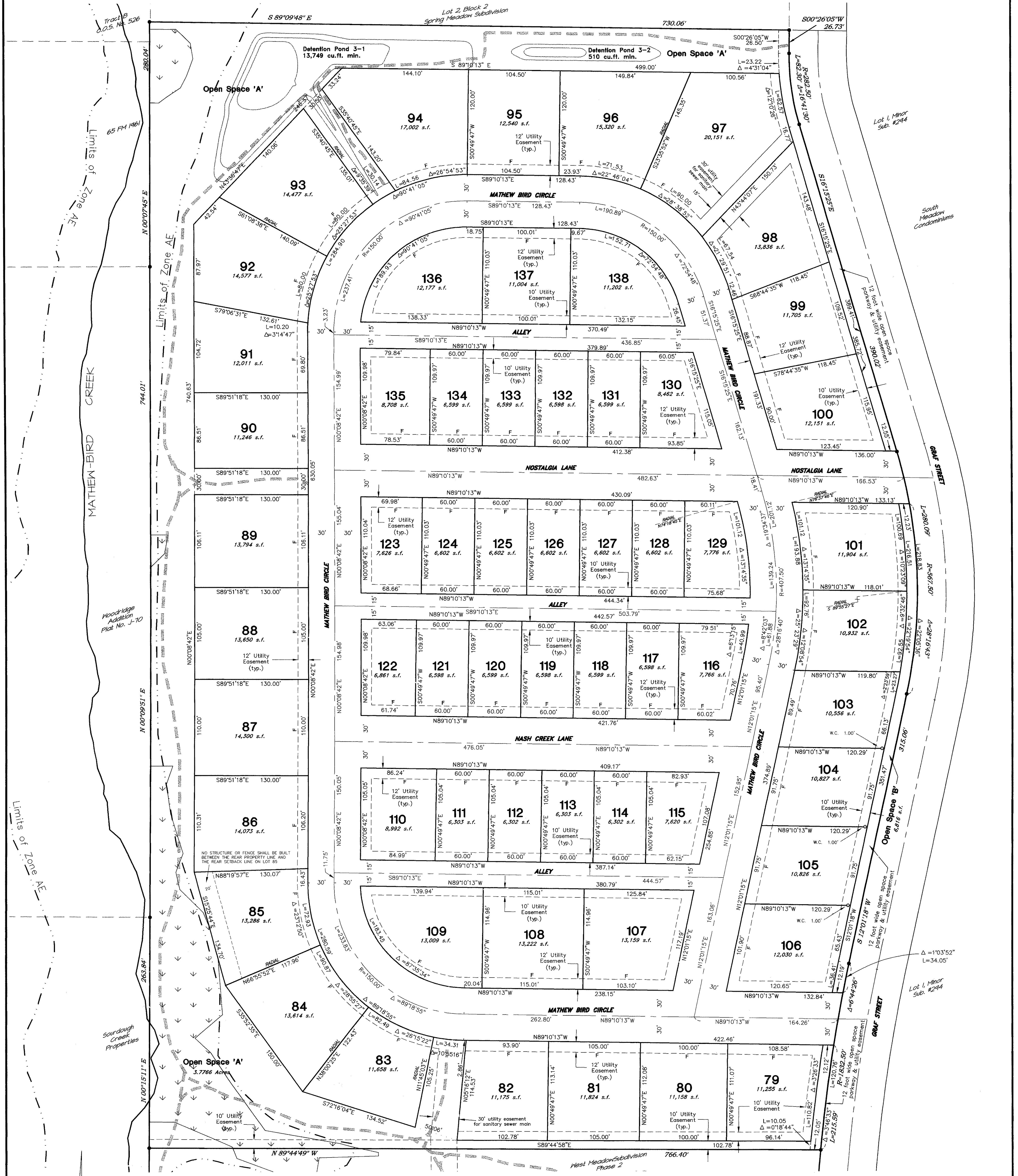


FINAL PLAT
WEST MEADOW SUBDIVISION, PHASE 3 J-397
 BEING LOT 2 OF SOUTH MEADOW MINOR SUBDIVISION No. 294
 LOCATED IN THE SW⁴ SEC. 19, T.2S., R.6E., P.M.M.
 CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA



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
- PEDESTRIAN TRAIL
- WETLANDS

Basis of Bearings: The south line of Lot 2, Minor Subdivision No. 294 being South 89°44'49" East.

AREA SUMMARY

LOT AREA:	14,1660 Acres
OPEN SPACE:	3,9331 Acres
STREET AREA:	5,8329 Acres
TOTAL:	23,9320 Acres

YARD SETBACK

FRONT YARD	20'
SIDE YARD	5' EXCEPT Lots adjacent to trail corridors shall have a 15' side yard setback
REAR YARD	20'
CORNER YARD	15'

SETBACK DISTANCES SHALL BE SUBJECT TO THE SETBACK REQUIREMENTS IN EFFECT AT THE TIME OF LOT DEVELOPMENT.

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 90 through 96, and 135 through 137 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.
- The streets within West Meadow Subdivision, Phase 3 are private streets (Mathew Bird Circle, Nostalgia Lane, and Nash Creek 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 streets dedicated on this plat to public use.

FINAL PLAT
WEST MEADOW SUBDIVISION, PHASE 3

J-397

LOT 2 OF SOUTH MEADOW MINOR SUBDIVISION No. 294
LOCATED IN THE SW¼ 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 2 of South Meadow Minor Subdivision No. 294.

Said tract of land containing 23.9320 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 3, 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 3rd day of Nov., A.D., 2004.


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 3rd day of November, 2004, 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 members 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.


Notary Public for the State of Montana
Connie J. Thompson
Notary Name Printed
Belgrade, MT
Residing at
9-19-2006
My Commission Expires

CERTIFICATE OF MORTGAGEES

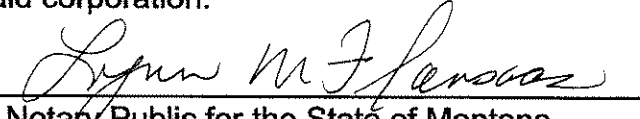
First Security Bank, the undersigned mortgagee, does hereby join in and consent to the described plat, releasing its respective liens, claims, or encumbrances as to any portion of said lands now being platted into streets, avenues, alleys, or other public uses which are dedicated to the the City of Bozeman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

Dated this 12th day of November, A.D., 2004.

Leland A. Chase
First Security Bank
By: LELAND A. CHASE
Title: Vice president

STATE OF MONTANA)
) ss.
County of Gallatin)

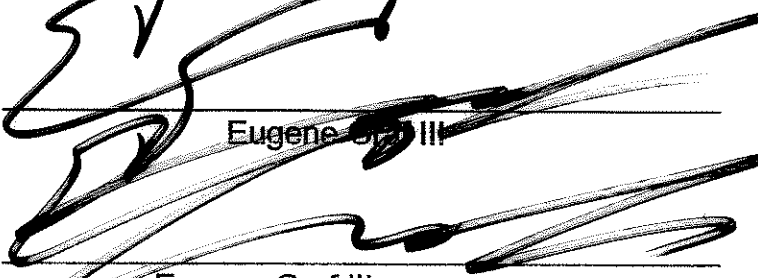
On this 12th day of November, 2004, before me a notary public in and for said state personally appeared Leland A. Chase, known to me to be the Vice President of First Security Bank, the corporation that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said corporation.

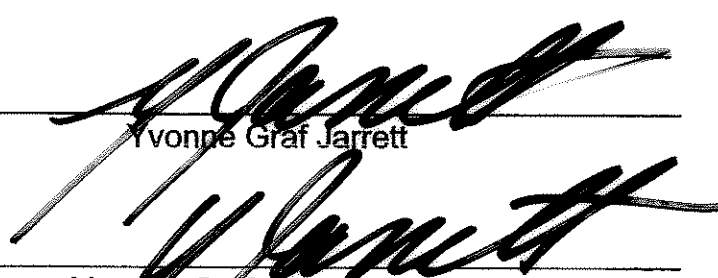

Notary Public for the State of Montana
Lynn M. Flawcax
Notary Name Printed
Bozeman MT
Residing at
8-5-2007
My Commission Expires

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.

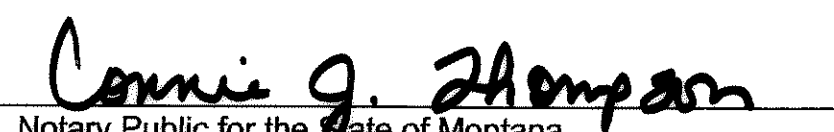
Dated this 3rd day of November, A.D., 2004.


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


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

STATE OF MONTANA)
) ss.
County of Gallatin)

On this 3rd day of November, 2004, 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.

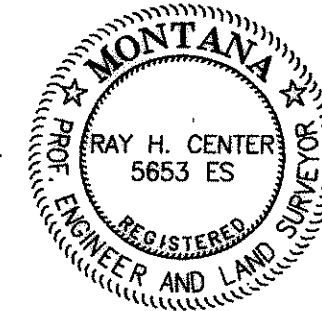

Notary Public for the State of Montana
Connie J. Thompson
Notary Name Printed
Residing at: Belgrade, MT
My Commission Expires: 9-19-2006

CERTIFICATE OF SURVEYOR

I, Ray H. Center, the undersigned Professional Engineer and Land Surveyor, do hereby certify that between October 6, 2004 and November 26, 2004, West Meadow Subdivision, Phase 3 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 Unified Development Ordinance.

Dated this 11th day of November, A.D., 2004.


Ray H. Center, Montana Registration No. 5653 ES



CERTIFICATE OF COUNTY TREASURER

I, ANNA ROSENBERY, 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 12th day of NOVEMBER, A.D., 2004.

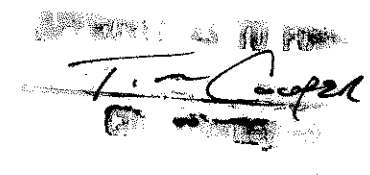

Kimberly Buchanan
Treasurer of Gallatin County DEPUTY

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

The West Meadow Subdivision, Phase 3, Gallatin County, Montana is within the City of Bozeman, Montana, a first-class municipality, and within the planning area of the Bozeman growth policy which was adopted pursuant to Section 76-1-601 et seq., M.C.A., 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 21st day of December, A.D., 2004.


Deborah L. Bell
Director of Public Service, City of Bozeman

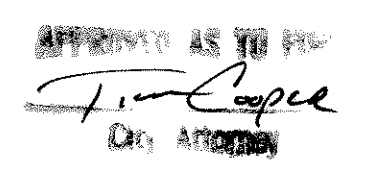


CERTIFICATE OF DIRECTOR OF PUBLIC SERVICE

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 the 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 21st day of December, A.D., 2004.


Deborah L. Bell
Director of Public Service, City of Bozeman



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 1:47 o'clock p.m. this 22nd day of December, A.D., 2004, and recorded in Book J of Plats, on Page 397, Records of the Clerk and Recorder, Gallatin County, Montana.

Document No. 2173814


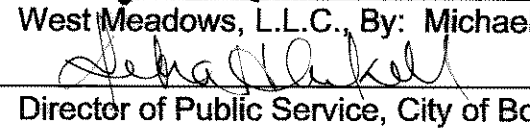

Clerk and Recorder



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 3, have been installed in conformance with the approved plans and specifications: (Sanitary Sewer & Water) 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.

The following improvements have not been completed or are under construction, but are guaranteed by an Improvements Agreement: Storm Drainage, Streets, Interior Sidewalks and Pedestrian Trails, Trail Lighting, Open Space Landscaping and Irrigation. 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

Director of Public Service, City of Bozeman

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

Date: 11/3/04
Date: November 21, 2004
Date: Nov. 11, 2004

