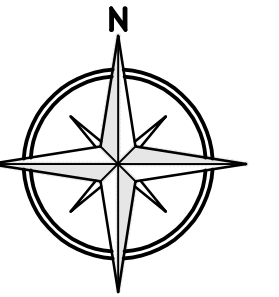


# FINAL PLAT of HENSON SUBDIVISION No. 3, PHASE I

A TRACT OF LAND BEING TRACT 2A AND A PORTION OF TRACT 1A OF CERTIFICATE OF SURVEY No. 729F, SITUATED IN THE NE1/4 SECTION 35, T1N, R4E, P.M.M., CITY OF BELGRADE, GALLATIN COUNTY, MONTANA

FOR: PEREGRINE DEVELOPMENT, LLC & CHARLESU, LLC  
BY: GASTON ENGINEERING & SURVEYING

SEPTEMBER, 2017  
BOZEMAN, MONTANA



**NOTES**  
 ● = FOUND MONUMENT AS NOTED  
 ○ = SET 5/8"x24" REBAR W/ YPC  
 RB = RADIAL BEARING  
 W.C. = WITNESS CORNER

**BASIS OF BEARING**  
 BEARINGS FOR THIS PLAT ARE BASED ON GEODETIC NORTH AS DETERMINED BY GLOBAL POSITIONING SATELLITE OBSERVATIONS

**AREAS**  
 GROSS AREA = 34,755 ACS  
 RIGHT-OF-WAY AREA = 8,986 ACS  
 RESIDENTIAL LOT AREA = 21,285 ACS  
 BUSINESS PARK = 404 ACS  
 DEDICATED PUBLIC PARKLAND AREA = 3,794 ACS

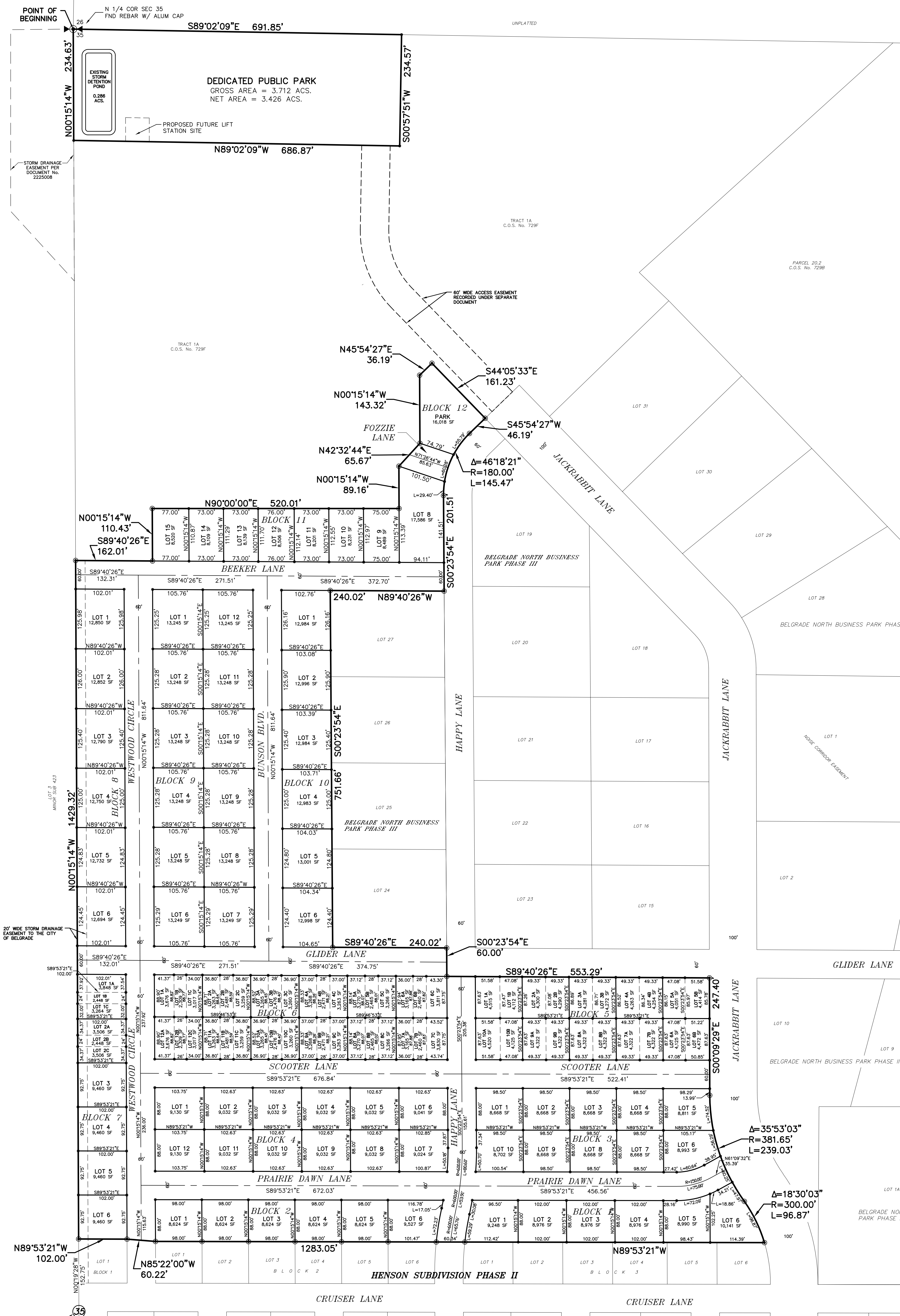
**PHASE I LOTS**  
 BP-10 = 1  
 R-2 = 45  
 R-3 = 24 MULTIFAMILY  
 62 TOWNHOUSE  
 TOTAL 132

**LOT ACCESS**  
 LEGAL AND PHYSICAL ACCESS IS PROVIDED BY JACKRABBIT LANE, CRUISER LANE, WESTWOOD CIRCLE, AND HAPPY LANE.

**UTILITY EASEMENTS**  
 IN ADDITION TO THE EASEMENTS SHOWN, 12' WIDE UTILITY EASEMENTS ARE RESERVED ALONG FRONT AND REAR LOT LINES, AND 8' WIDE UTILITY EASEMENTS ARE RESERVED ALONG SIDE LOT LINES.

**PARKLAND REQUIREMENTS**  
 HENSON SUBDIVISION No. 3 PHASE I = 2,145 ACS  
 HENSON SUBDIVISION No. 3 PHASE II = .803 ACS  
 TOTAL = 2,948 ACS

DEDICATED PARK FOR HENSON SUBDIVISION No. 3, PHASES I & II = 3,794 ACS.



$\Delta = 35^{\circ}53'03''$   
 $R = 381.65'$   
 $L = 239.03'$

$\Delta = 18^{\circ}30'03''$   
 $R = 300.00'$   
 $L = 96.87'$