

J-282

WYLIE CREEK RANCH SUB

PLAT OF

WYLIE CREEK RANCH SUBDIVISION

J-282

THAT TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN MONTANA, GALLATIN COUNTY, MONTANA

CERTIFICATE OF DEDICATION

I, the undersigned property owner, do hereby certify that I, caused to be surveyed, subdivided and plotted into lots, parcels, blocks, roads, and alleys, and other divisions and indications, as shown by this plat herewith indicated, the following described tract of land, to wit:

Description
A tract of land located in the Southwest One-Quarter and the Northwest One-Quarter of Section 29, Township 1 South, Range 5 East, P.M.M., Gallatin County, Montana, being more particularly described as follows:

Beginning at the South One-Quarter Corner of s=6 Section 29, Thence, on the south line of Section 29, S89°30'11" W a distance of 1359.35 feet to the southeast corner of Tract 16, CDS No 17074. Thence, on the east line of said Tract 16 and Tract 4 of said CDS No 17074, N00°25'51" E a distance of 1330.78 feet to the northeast corner of said Tract 14. Thence, S89°43'34" W a distance of 328.15 feet to the northeast corner of said Tract 14, being a point on the east line of said Section 29. Thence, on said east line, N00°27'29" E a distance of 1377.76 feet to the West One-Quarter of said Section 29. Thence, continuing on said east line, N00°29'04" E a distance of 156.12 feet to the southwest corner of Wylie Creek Estates Subdivision, Phase 1. Thence, on the south line of said Wylie Creek Estates Subdivision, Phase 1, S89°27'21" E a distance of 394.18 feet to the northwest corner of Lot 88, Wylie Creek Estates Subdivision, Phase 2. Thence, on the westerly, southerly and easterly line of Lots 88, 89, 90, 91, 92, 93 and 94 of said Wylie Creek Estates Subdivision, Phase 2, on a curve, having a radius of 150.00 feet, through a central angle of 154°07'17" an arc distance of 1219.47 feet to the northeast corner of Lot 94, Wylie Creek Estates Subdivision, Phase 2. Thence, S65°23'23" E a distance of 41.16 feet to the northwest corner of Lot 95, Wylie Creek Estates Subdivision, Phase 2. Thence, on the westerly line of Lots 95, 96, 97, 98, 99, 100, and 101, Wylie Creek Estates Subdivision, Phase 2 the following three courses: on a non-tangent curve to the left, having a radius of 1200.00 feet, through a central angle of 30°29'04" an arc distance of 629.04 feet, on a reverse curve to the right, having a radius of 300.00 feet, through a central angle of 57°34'10" an arc distance of 303.19 feet, on a non-tangent line, S38°35'49" E a distance of 230.00 feet to a point on the northerly line of Lot 139, Wylie Creek Estates Subdivision, Phase 2. Thence, on said northerly line, on a non-tangent curve to the right, having a radius of 350' feet, through a central angle of 2°25'24" an arc distance of 112.54 feet to the westernmost corner of said Lot 139. Thence, on the southern line of Lots 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, and 149, Wylie Creek Estates Subdivision, Phase 2, the following three courses: on a non-tangent curve to the left, having a radius of 1460.00 feet, through a central angle of 38°27'20" an arc distance of 979.57 feet, on a non-tangent line, S78°19'00" E a distance of 18.92 feet, S89°29'46" E a distance of 620.86 feet to the southwest corner of said Section 29. Thence, S00°30'15" W a distance of 2093.54 feet to the South One-Quarter Corner of said Section 29, the point of beginning.

Said tract contains 131.047 acres along with and subject to all existing easements of record or of fact.

The above described tract of land is to be known and designated as Wylie Creek Ranch Subdivision, Gallatin County, Montana; and the lands included in all roads, avenues, alleys, and public parks or public squares shown on said plat are hereby granted and donated to the use of the public forever. Furthermore, Homeowner Park A and Homeowner Park B are hereby dedicated to the Wylie Creek Estates Subdivision, Phase 1 and 2 Homeowner Associations. The roadways dedicated to the public are excepted for the public use, and the County accepts no responsibility for maintaining the same. The owner agrees that the County has no obligation to maintain the roads dedicated to public use.

COVENANT

I, the undersigned Property Owner, do hereby enter a Covenant, to run with the land, certifying that the various needs will be controlled by the property owners, according to the County Weed Supervisor's recommendations. That all areas disturbed during construction shall be reseeded with vegetation types approved by the County Weed Control Officer.

CERTIFICATE OF WAIVER

I, the undersigned property owner of this Subdivision, do hereby waive the right to protest creation of rural improvement districts. In doing so, we do not waive any right to comment on, protest, and/or appeal any 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.

UTILITY EASEMENT

The undersigned hereby grants unto each and every person or firm, whether public or private, providing or offering to provide telephones, 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 lands here designated on this plat as "Utility easement" to have and to hold forever.

DATED this 28th day of October, A.D. 1999

Richard E. Thompson

On this 28th day of October, in the year 1999, before me personally appeared Richard E. Thompson, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

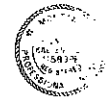
Diana Dillenburg, Notary Public for the State of Montana, Residing at Bozeman, Gallatin County, Montana. My Commission Expires July 16, 2003.

CERTIFICATE OF COMPLIANCE

I, Richard E. Thompson, and I, Thomas J. Kellenbach, a registered professional engineer licensed to practice in the State of Montana, hereby certify that the public improvements and work required as a condition of approval of Wylie Creek Ranch, have been installed in conformance with the approved engineering specifications and plans.

Richard E. Thompson, Date: 28 October 1999

Thomas J. Kellenbach, Date: 10/27/99, Registration No. 11211 PR



CERTIFICATE OF SURVEYOR

I, the undersigned, Paul D. Cook, Professional Land Surveyor, do hereby certify that between May, 1999 and September, 1999, I surveyed Wylie Creek Ranch Subdivision, and described the same as shown on the accompanying plat and plotted in accordance with the provisions of the Montana Subdivision and Platting Act, Section 76-3-101 through 76-3-623, M.C.A., and the Gallatin County Subdivision Regulations.

DATED this 28th day of October, A.D. 1999

Paul D. Cook, Professional Land Surveyor, No. 29558, Montana Registration #7558

CERTIFICATE OF PLANNING DIRECTOR

I, Joseph Maniacco, Planning Director, of the Big Lake City-County Planning Board have reviewed the accompanying plat and find that it conforms to the subdivision requirements of Section 76-3-101 et seq M.C.A., and the Big Lake Area Subdivision Regulations.

DATED this 28th day of October, A.D. 1999

Joseph Maniacco, Planning Director, Big Lake City-County Planning Department

CERTIFICATE OF COUNTY TREASURER

I, Jeffrey Kruss, 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 28th day of October, A.D. 1999

Jeffrey Kruss, Treasurer of Gallatin County

CERTIFICATE OF COUNTY COMMISSIONERS

I, _____, Chairman of the Board of County Commissioners, Gallatin County, Montana, do hereby certify that the accompanying plat has been duly examined and that the same conform to the law, approve it, and hereby accept the decision to public use.

DATED this 26th day of October, A.D. 1999

Chairman, Board of County Commissioners

CERTIFICATE OF CLERK AND RECORDER

I, Shelley Vance, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 3:07 p.m., on the 28th day of October, A.D. 1999, and recorded in Book _____ of Plats on Page 248 records of the Clerk and Recorder, Gallatin County, Montana.

Clerk and Recorder



SHEET 2 of 2

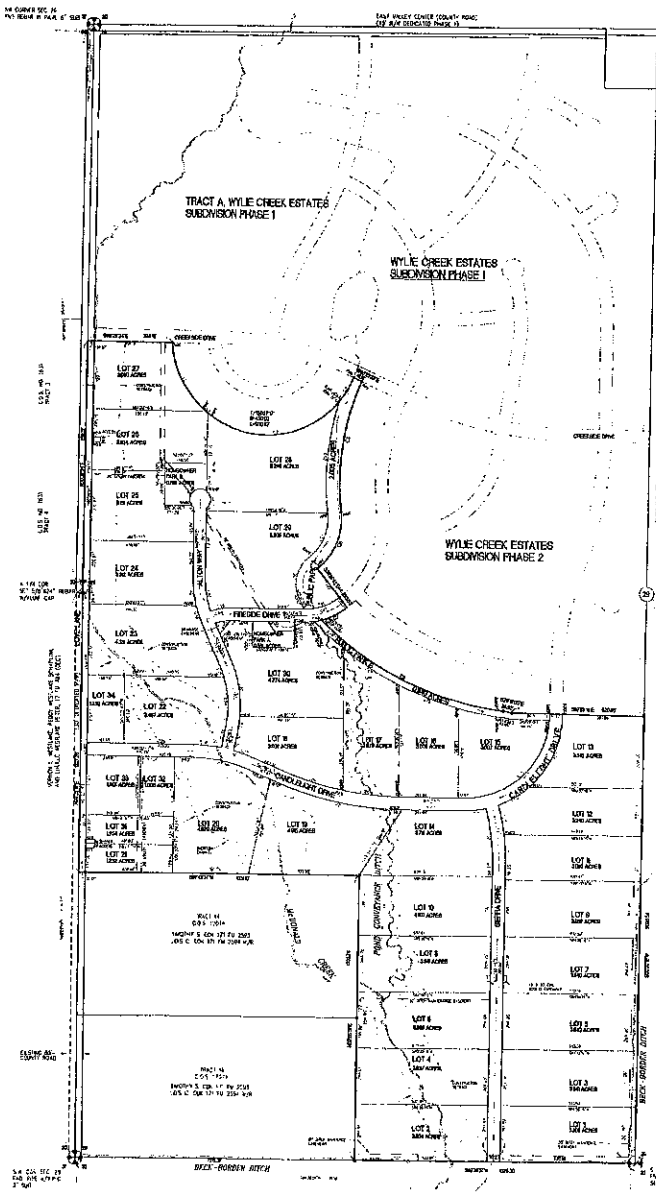
FLUIDYNE INC. MAJOR SUBDIVISION. Includes drawing information table with columns for Date, Scale, and other details.

WYLIE CREEK RANCH SUB.

J-282

PLAT OF
WYLIE CREEK RANCH SUBDIVISION
 A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER
 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN MONTANA, GALLATIN COUNTY, MONTANA

FOR RECORD & PURPOSE TO BE KEPT IN
 THE OFFICE OF THE COUNTY CLERK
 OF GALLATIN COUNTY, MONTANA



- NOTES:**
1. ALL LOTS ARE 1/4 SECTION SIZES UNLESS OTHERWISE SHOWN.
 2. CONSTRUCTION OF ROADS AND UTILITIES SHALL BE IN ACCORDANCE WITH THE MONTANA ROAD AND UTILITY CONSTRUCTION ACTS AND ALL APPLICABLE ORDINANCES.
 3. FOR ALL UTILITIES THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES.
 4. NO LOTS SHALL BE USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH THEY WERE DESIGNED.
 5. SEE SURVEY FOR ALL EASEMENTS AND ALL UTILITIES.
 6. SEE RECORD FOR ALL EASEMENTS.

LEGEND:
 DASHED LINE AND CHAINS ARE INDICATED BY
 DOTTED LINE

AREA TABLE

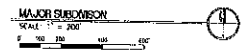
LOT	ACRES	FEET	INCHES
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2	1.00	132	0
3	1.00	132	0
4	1.00	132	0
5	1.00	132	0
6	1.00	132	0
7	1.00	132	0
8	1.00	132	0
9	1.00	132	0
10	1.00	132	0
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30	1.00	132	0
31	1.00	132	0
32	1.00	132	0
33	1.00	132	0
34	1.00	132	0

PLAT TABLE

LOT	ACRES	FEET	INCHES
1	1.00	132	0
2	1.00	132	0
3	1.00	132	0
4	1.00	132	0
5	1.00	132	0
6	1.00	132	0
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29	1.00	132	0
30	1.00	132	0
31	1.00	132	0
32	1.00	132	0
33	1.00	132	0
34	1.00	132	0

AREA TABLE

PLAT	ACRES	FEET	INCHES
1	1.00	132	0
2	1.00	132	0
3	1.00	132	0
4	1.00	132	0
5	1.00	132	0
6	1.00	132	0
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30	1.00	132	0
31	1.00	132	0
32	1.00	132	0
33	1.00	132	0
34	1.00	132	0



FLUIDYNE INC.
 SURVEYING ENGINEERS - MEASUREMENTS - SURVEYS
 25 NORTH WYSEBROOK DRIVE, BOZEMAN, MONTANA, 59716

MAJOR SUBDIVISION

DATE	BY	SCALE
08/23/24	J. M. ...	1" = 200'

SHEET 1 of 2

J-282-A

AMD WYLIE CREEK RANCH SUB.

CERTIFICATE OF SURVEY NO. J-282-A

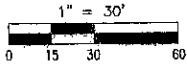
A Tract of Land known as Lot 31 of Wylie Creek Ranch Subdivision (J-282),
Located in the Southwest Quarter of Section 29,
Township 1 South, Range 5 East, Principal Meridian Montana, Gallatin County, Montana

Being recorded pursuant to 76-3-404 1(a)(d)
No tract of land is being created

Purpose: To Retrace an Existing Tract of Land
Commissioner of Survey: Terry and Wendy O'Neill

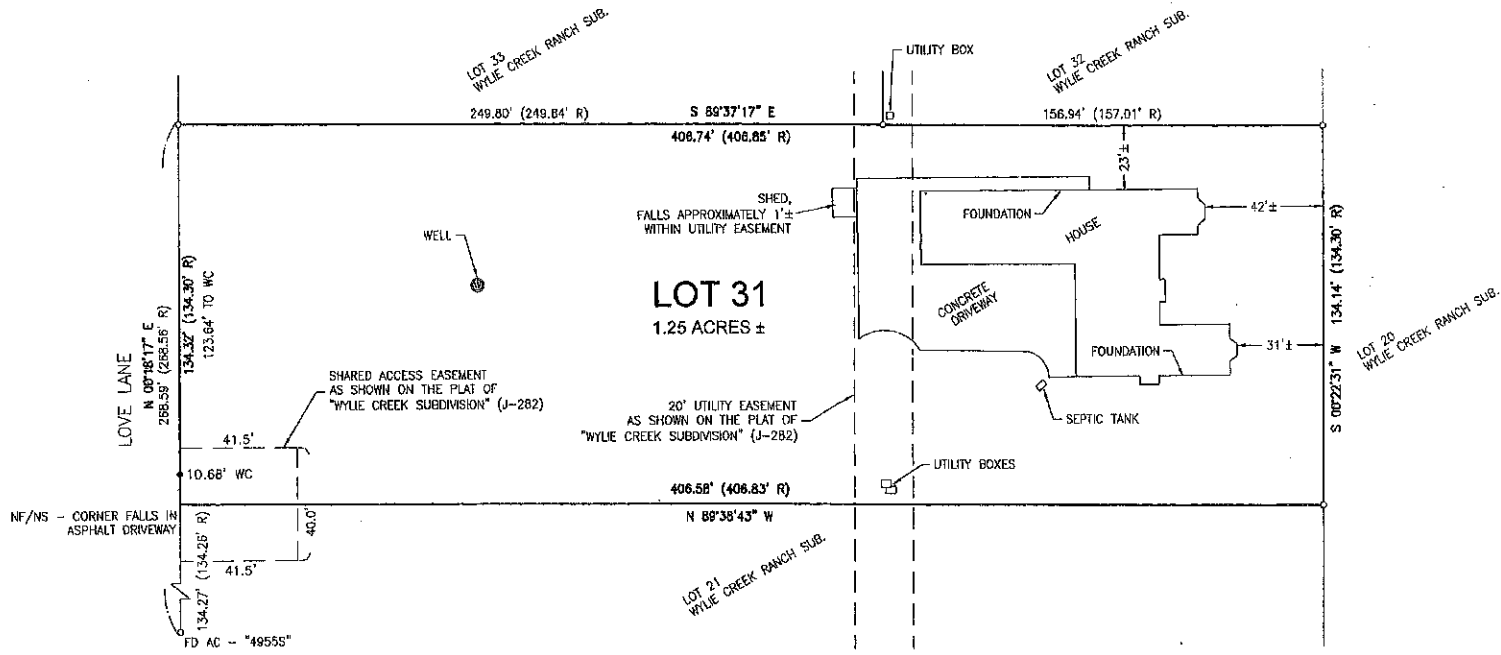


Basis of Bearing
WYLIE CREEK RANCH SUBDIVISION
NORTH LINE OF LOT 31



LEGEND

- BPC BLUE PLASTIC CAP
- AC ALUMINUM CAP
- FD FOUND
- RB REBAR
- SET 5/8" RB WITH AC
- FD 5/8" RB WITH AC - "7569 LS" UNLESS NOTED OTHERWISE
- WC WITNESS CORNER
- BK/Pg BOOK/PAGE
- COS CERTIFICATE OF SURVEY
- POC POINT OF COMMENCEMENT
- PDB POINT OF BEGINNING
- NF/NS NOTHING FOUND/NOTHING SET
- R RECORD



CLERK AND RECORDER
STATE OF MONTANA
County of Gallatin

I, _____, Clerk and Recorder of Gallatin County, Montana,
do hereby certify that the foregoing instrument was filed in my office
at 10:40 o'clock, A.m., this 8th day of June, 2005, and
recorded as Certificate of Survey No. J-282-A, Records of the
Clerk and Recorder, Gallatin County, Montana.

Document Number 2190183

Clerk and Recorder, Gallatin County, Montana



2190183

Page: 1 of 1

06/09/2005 10:40am

Shelley Vance-Gallatin Co RT Plat 6.00

LEGAL DESCRIPTION

A tract of land located in the Southwest Quarter of
Section 29, Township 1 South, Range 5 East, Principal
Meridian Montana, Gallatin County, Montana, being Lot
31 of the "Wylie Creek Ranch Subdivision" (J-282),
Gallatin County Records.

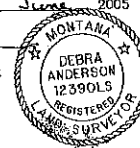
The above Lot 31 contains 1.25 acres more or less
and is subject to any existing easements.

CERTIFICATE OF SURVEYOR

I, the undersigned, Debra C. Anderson, Professional Land
Surveyor, do hereby certify that on June 6th I oversaw the survey of
the tract as shown on the accompanying certificate of survey and
as described in accordance with the provisions of the Montana
Subdivision and Plotting Act, Sections 76-3-101 through
76-3-825, M.C.A. and the Gallatin County Area Subdivision Regulations.

DATED this 6th day of June, 2005

Debra C. Anderson
Debra C. Anderson
Registration Number 12390LS



GATEWAY ENGINEERING & SURVEYING, INC.
200 CHARLOTTE STREET
BOZEMAN, MONTANA 59717
Phone: (406) 592-0406
Fax: (406) 592-0476

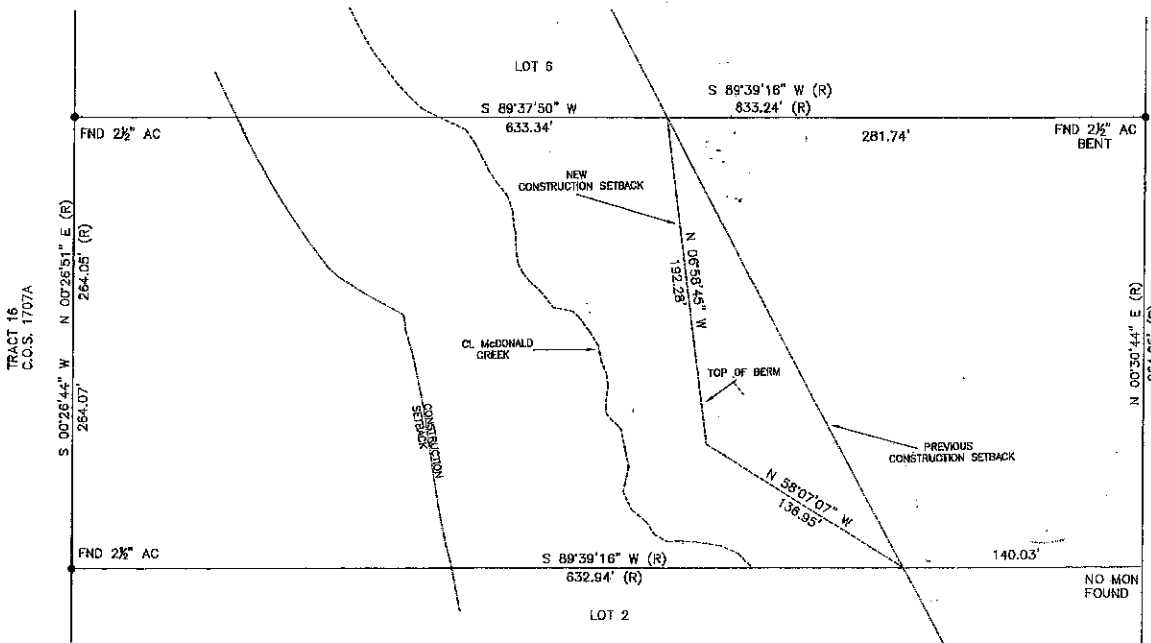
Title	RETRACEMENT SURVEY	Page	1
Record	owners	File	17
Job #	05-075	Drawn	
Part of	WYLIE CREEK RANCH SUB.	Scale	1/4" = 1'-0"
SW	1/4	SEC	23
RANGE	5E	T15S	

Surveyed by Debra C. Anderson, P.L.S. 12390, 2020 Charlotte St., Bozeman, MT 59718

J-282-B
AMD. WYLIE CREEK RANCH

AMENDED SUBDIVISION PLAT No. J-282-B

A parcel of land being Lot 4 of Wylie Creek Ranch Subdivision No. J-282
located in the Southwest 1/4 of Section 29, Township 1 South, Range 5 East, P.M.M.,
Gallatin County, Montana



TRACT 16
C.O.S. 1707A
S 00°28'44\"/>

SIERRA DRIVE

CERTIFICATE OF SURVEYOR

I, the undersigned, Craig L. Brown, Professional Land Surveyor, do hereby certify that in April of 2005, I surveyed and plotted 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 76-3-825, M.C.A., and the Gallatin County Subdivision Regulations.

Dated this 15th day of June, 2005.

Craig L. Brown
Craig L. Brown, PLS
Montana Registration No. 11371LS



LEGEND

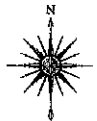
- FOUND MONUMENT - DESCRIBED AS SHOWN
- AC 5/8" REBAR W/ ALUMINUM CAP
- (R) RECORD INFORMATION - WYLIE CREEK RANCH SUBD. NO. J-282
- (M) MEASURED THIS SURVEY

BASIS OF BEARINGS

BEARINGS ARE GEODETIC, DERIVED FROM GPS OBSERVATIONS WITH TRIMBLE SURVEY GRADE RECEIVERS AND REFERENCED TO THE MERIDIAN AT WGS84.

NORTH LATITUDE: 45°42'56"
WEST LONGITUDE: 111°08'14"

RECORD BEARINGS ARE SHOWN



CERTIFICATE OF COUNTY TREASURER

I, *Anna Rosenow*, 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 and levies on the land to be subdivided have been paid.

Dated this 16th day of June, 2005.

Anna Rosenow
Deputy Treasurer
Gallatin County, Montana

CERTIFICATE OF COUNTY COMMISSIONERS

I, *JOE P. SKINNER*, the Chairman of the Board of County Commissioners, Gallatin County, Montana, do hereby certify that the accompanying plat has been duly examined and has found the same to conform to the law, approves it, and hereby accepts the dedication to public use.

Dated this 26th day of July, 2005.

Joe P. Skinner
Chairman, Board of County Commissioners



KERIN & ASSOCIATES, P.C.
CONSULTING ENGINEERS/PLANNERS
2409 WEST MAIN, SUITE 2A, BOZEMAN, MONTANA 59718

PURPOSE OF THE SURVEY

I certify that the purpose of this survey is relocate and define the location of the existing construction setback line as shown on Lot 4 of the Wylie Creek Ranch Subdivision No. J-282. Said setback relocation approved by unanimous vote by the Gallatin County Commissioners on March 8, 2005, at public hearing.

Dated this 15th day of June, 2005.

Michelle Stevenson
Legal Stevenson, Property Owner
Michelle Stevenson
Michelle Stevenson, Property Owner

LEGAL DESCRIPTION

Lot 4 of the Wylie Creek Ranch Subdivision No. J-282, located in the Southwest 1/4 of Section 29, Township 1 South, Range 5 East, P.M.M., Gallatin County, Montana, according to the official plat thereof on file and record in the office of the County Clerk and Recorder, Gallatin County, Montana.

Said parcel contains 3.837 acres, more or less, and is subject to any assessments either of record or implied.

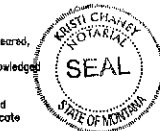
The above described tract of land is designated as and will remain Lot 4.

State of Montana
County of *GALLATIN*

On this 15th day of June, 2005, before me, a Notary Public for the State of Montana, personally appeared, Leon Stevenson, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Michelle Stevenson
Notary Public for the State of Montana
Residing at *1200 1/2 W. 1st St.*
My commission expires *12/21/2006*



State of Montana
County of *GALLATIN*

On this 15th day of June, 2005, before me, a Notary Public for the State of Montana, personally appeared Michelle Stevenson, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Christ Chaney
Notary Public for the State of Montana
Residing at *1200 1/2 W. 1st St.*
My commission expires *12/21/2006*



CERTIFICATE OF CLERK AND RECORDER

I, Shelley Vance, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 3:25 o'clock (PM or AM) this 28th day of July, 2005, and recorded in Book *1* Page *282A*, Records of the County Clerk and Recorder, Gallatin County, Montana.

By: _____ Document No. *2195923*

Deputy Clerk and Recorder
Gallatin County, Montana



1/4	Sec.	T.	R.
28	1S	5E	

SHEET 1 OF 1

CB & ASSOCIATES
Professional Land Surveyors

2409 West Main, Suite 2B
Bozeman, MT 59718

Ph. 406-586-8407

J-282-C

Amd Wylie Creek Ranch Sub

SURVEY REQUESTED BY OWNER TO CORRECT THE LOCATION OF THE POND CONVEYANCE DITCH AND THE ASSOCIATED SETBACKS AS INCORRECTLY SHOWN ON THE PLAT OF WYLIE CREEK RANCH SUBDIVISION [PLAT J-282]

OWNER OF LOT 8: STEPHEN SCHACHMAN
DEED REF.: DOC. NO. 2416363

CORRECTION PLAT OF LOT 8, WYLIE CREEK RANCH SUBDIVISION

LOCATED IN THE SW 1/4 OF SEC. 29, T. 1 S., R. 5 E. OF P.M.M.,
GALLATIN COUNTY, MONTANA

J-282-C

LEGAL DESCRIPTION

Lot 8, Wylie Creek Ranch Subdivision, Plat J-282, located in Southwest Quarter of Section 29, Township 1 South, Range 5 East of P.M.M., Gallatin County, Montana.

CERTIFICATE OF SURVEYOR

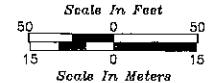
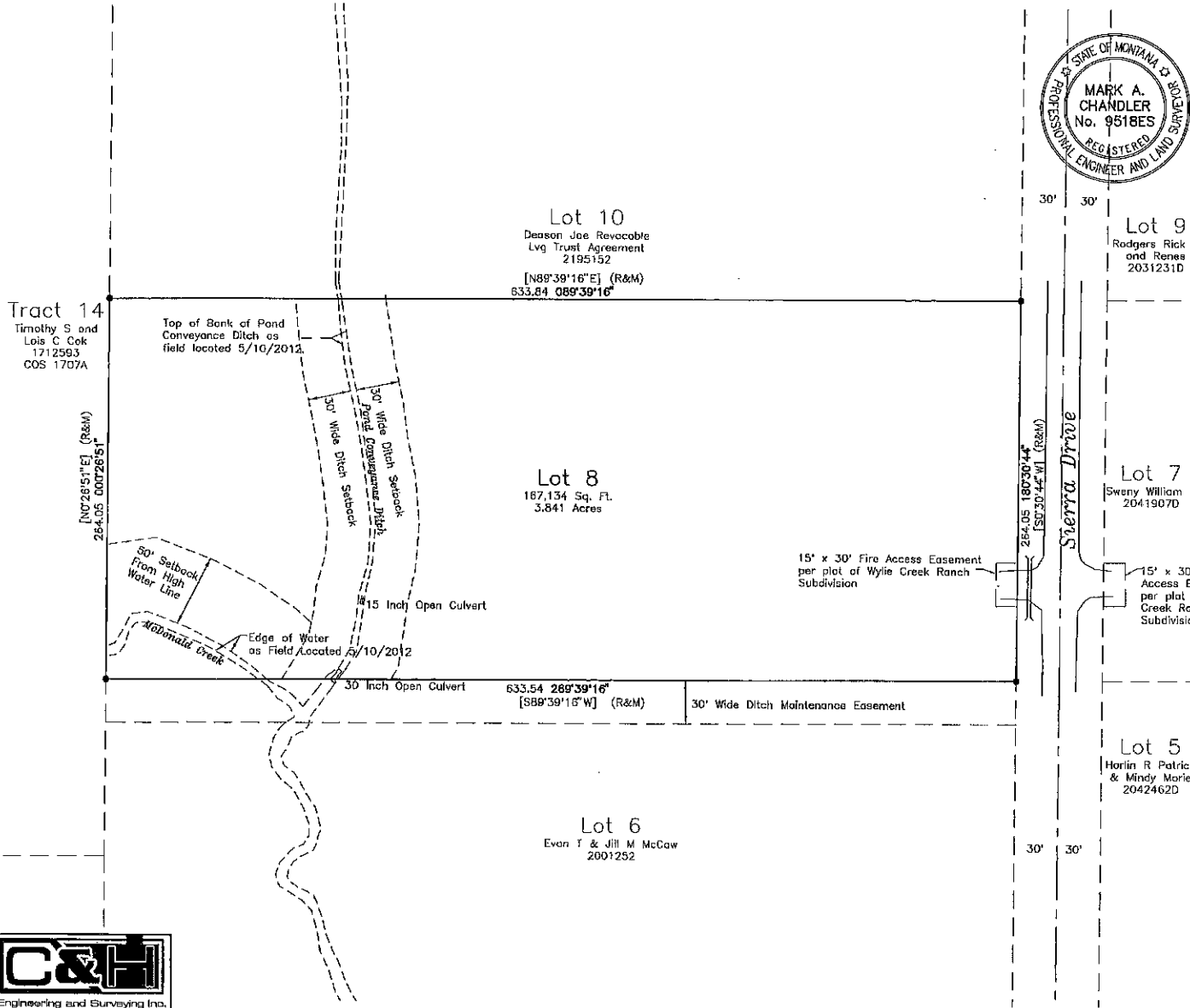
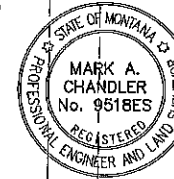
I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 9518ES, do hereby certify that between July 8, 2013 and Sept. 2, 2013, this Correction Plat was surveyed under my direct supervision, and I have plotted the same as shown on the accompanying plat and as described, in accordance with the provisions of the Montana Subdivisions and Plotting Act, Sections 78-3-101 through 78-3-625, M.C.A., and the Gallatin County Subdivision Regulations. Dated this 9th day of SEPTEMBER, 2013.

Mark A. Chandler
Mark A. Chandler
Montana Registration No. 9518ES

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 3:57 o'clock P.M. this 11th day of September, A.D. 2013, and recorded in Book 204 of Plats, Page 262 of the Clerk and Recorder, Gallatin County, Montana.

By: *Charlotte Mills*
Deputy Clerk and Recorder



LEGEND

- (R) RECORD DISTANCE OR AZIMUTH
- (M) MEASURED DISTANCE OR AZIMUTH
- SECTION CORNER
- QUARTER CORNER
- FOUND 5/8 INCH REBAR WITH 2 1/2 INCH AC (FLUIDYNE) OR AS NOTED OTHERWISE
- SET 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED (C&H ENGR. #9518ES)



Engineering and Surveying Inc.
1091 Stoneledge Drive • Bozeman, MT 59716
Phone (406) 557-5115 • Fax (406) 587-7799
www.chandlers.com • info@chandlers.com

2462305
Gallatin County, Montana
Fee: \$10.00