

FINAL PLAT OF
RIVERWOOD WEST SUBDIVISION
BEING LOT 5 OF MINOR SUBDIVISION No. 502, LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN MONTANA, GALLATIN COUNTY, MONTANA
OWNER: True North Partners, LLC
PURPOSE: To Create 12 Residential Lots

J-671

CERTIFICATE OF DEDICATION

We, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots, tracts, roads, parks and other divisions and dedications, as shown by this plat hereunto included, the following described tract of land, to wit:

LEGAL DESCRIPTION

A tract of land being Lot 5 of Minor Subdivision No. 502, located in a portion of the Northeast One-Quarter of Section 19, Township 1 South, Range 5 East, Principal Meridian Montana, Gallatin County, Montana. Said tract of land being 23.14 acres, along with and subject to any existing easements.

The above described tract of land is to be known and designated as Riverwood West Subdivision, Gallatin County, Montana; and the lands included in all roads, parks or public squares shown on said plat are hereby granted and donated to the use of the public forever. The roadways dedicated to the public are accepted for the public use, but the County accepts no responsibility for maintaining the same. The owners agree that the County has no obligation to maintain the roads hereby dedicated to public use.

GRANT OF PUBLIC UTILITY EASEMENT

"The undersigned hereby grants unto each and every person or firm, whether public or private, providing or offering to provide telephone, internet, 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."

CERTIFICATE OF WAIVER

We, the undersigned property owners of Riverwood West Subdivision do hereby waive the right to protest creation of rural improvement district for improvements to East Cameron Bridge Road and interior primary and secondary subdivision access roads. In so doing, we do not waive any right to protest and/or appeal assessment formula which may be proposed if we believe it to be inequitable. This waiver shall be binding upon heirs, assigns and purchasers of all tracts within this Subdivision.

DATED this 2nd day of June, 2020

True North Partners LLC.

By: [Signature]

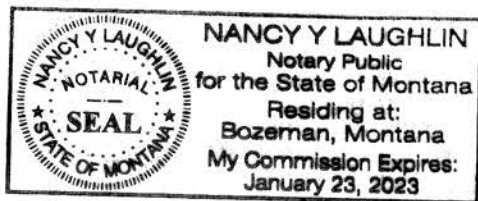
Its: Member

State of Montana)

County of Gallatin) ss

On this 2nd day of June, 2020, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Tracy Poole, known to me to be the member of the Corporation that executed the within instrument, and acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.



Notary Public for the State of Montana

Nancy Y. Laughlin

(Printed Name)

Residing at Bozeman, Montana

My commission expires January 23, 2023

CONSENT OF MORTGAGEE

I, the undersigned mortgagee, 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 roads, avenues, parks or other public uses and dedicated to the use of the public forever.

DATED this 27th day of May, 2020

Yellowstone Bank

Lending Institution

By: [Signature]

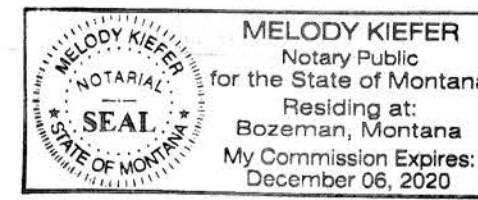
Title: President - Yellowstone Bank

State of MT)

County of Gallatin) ss

On this 27th day of May, 2020, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Kurt Bush, known to me to be the President of the Lending Institution executed the within instrument and who acknowledged to me that said Lending Institution executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.



Notary Public in and for the State of MT

Printed Name Melody Kiefer

Residing at Bozeman, MT

My commission expires 12/8/2020

SANITATION ACT REVIEW EXEMPTION - LOT A & PARK SPACE

The land designated as "Lot A" & "Park Space" on this plat is exempt from review by the Montana Department of Environmental Quality per the Administrative Rules of Montana (A.R.M.) Chapter 36, Sub-Chapter 6, Rule 17.36.605(2)(a) "a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed on the parcel".

CERTIFICATE OF SURVEYOR

I, the undersigned, Greg L. Finck, Professional Land Surveyor, do hereby certify that I surveyed Riverwood West Subdivision, and described the same as shown on the accompanying plat and platted in accordance with the provisions of the Montana Subdivision and Platting Act, Section 76-3-101 through 76-3-625, MCA, and the Gallatin County Subdivision Regulations.

DATED this 23rd day of June, 2020

Greg L. Finck, P.L.S.
Montana Registration No. 13174 LS



CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, True North Partners LLC, and I, Mark A. Fasting, a registered professional engineer licensed to practice in the State of Montana, hereby certify that the public improvements, required as a condition of approval of Riverwood West Subdivision, have been installed in conformance with the approved specifications and plans, or have been bonded according to the improvements agreement.

True North Partners LLC

June 2, 2020

(Date)

Mark A. Fasting, P.E.

June 2, 2020

(Date)

Mark A. Fasting, P.E.
Montana Registration No. 12071PE



CERTIFICATE OF COUNTY COMMISSIONERS

I, the Chairman of the Board of County Commissioners, Gallatin County, 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 public use.

DATED this 23rd day of June, 2020

[Signature]
Chairman, Board of County Commissioners

CERTIFICATE OF COUNTY TREASURER

I, Jennifer Blossom, 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 27th day of May, 2020

Maxine Gadow, Deputy
Treasurer of Gallatin County

RF615065

CERTIFICATE OF CLERK AND RECORDER

I, [Signature], Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 4:01 o'clock (a.m. or p.m.) this 27th day of July, 2020, and recorded in Book I of Plats on Page 671, Records of the Clerk and Recorder, Gallatin County, Montana.

[Signature] by [Signature] Deputy
Clerk and Recorder

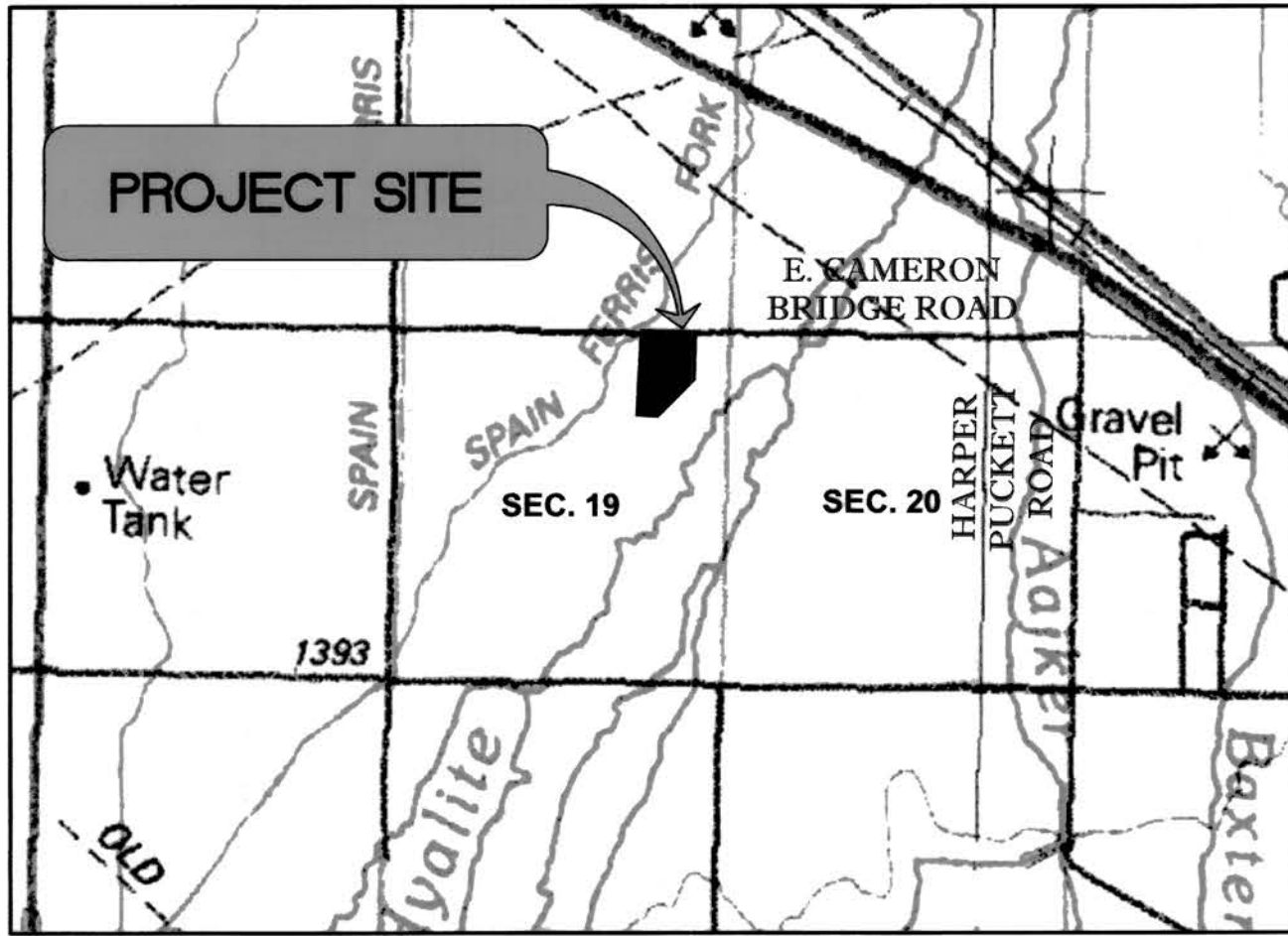
DEC 2688072

County COST 2688074
State COST 2688075

Page 1 of 3 07/09/2020 04:01:42 PM Fee \$33.00

Eric S. Sanders - Gallatin County, MT

2688072



VICINITY MAP
NOT TO SCALE

1/4	Sec.	T.	R.
18	15	5E	

32 DISCOVERY DRIVE
BOZEMAN, MT 59718
PHONE (406) 582-0221
FAX (406) 582-5770
www.alliedengineering.com

Civil Engineering
Geotechnical Engineering
Land Surveying



PROJECT SURVEYOR: GLF
DRAWN BY: KWO
REVIEWED BY: GLF
DATE: 05/19/20

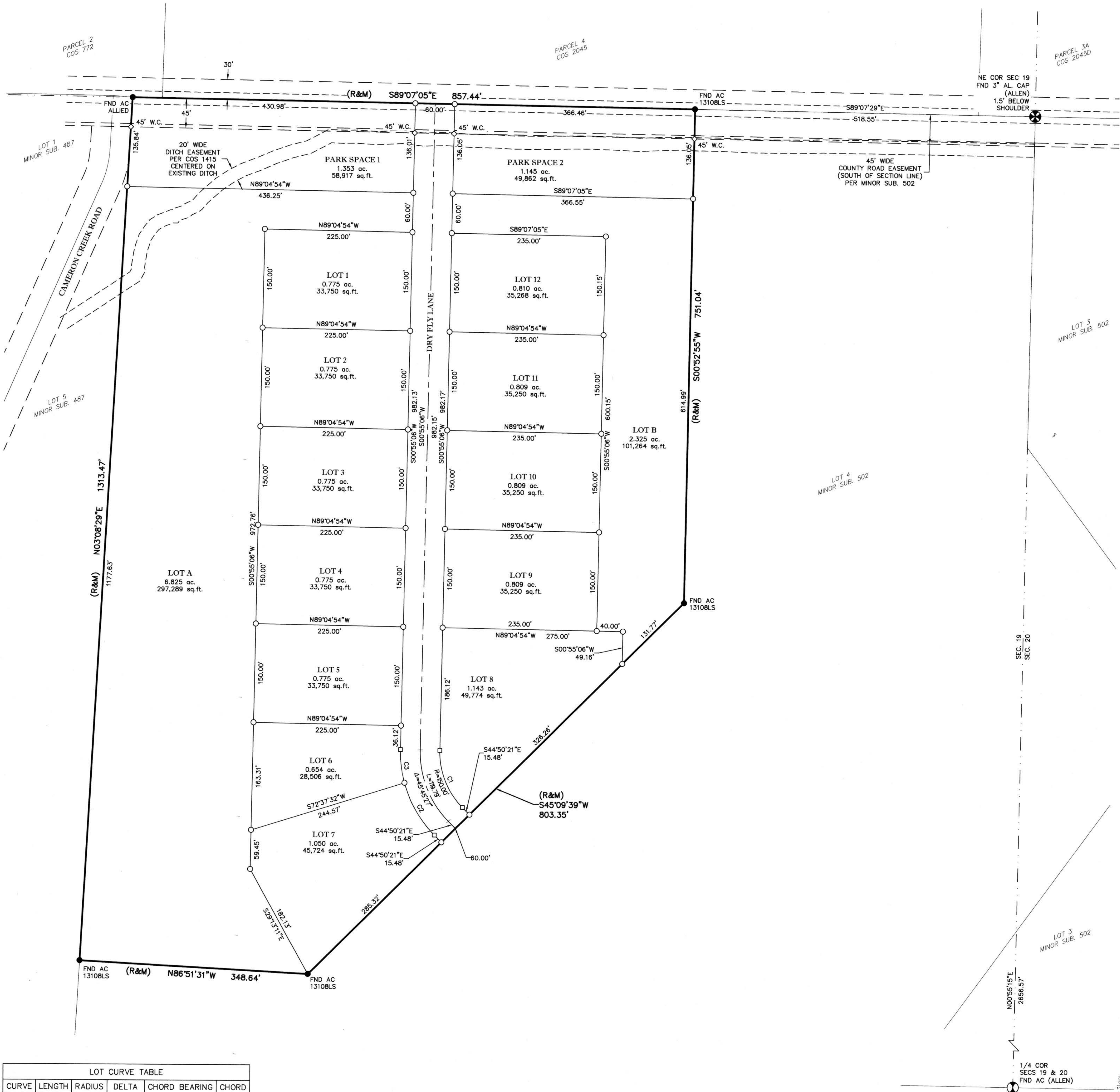
SHEET
1 OF 3
PROJECT No. 18-014
Final Plat.dwg

FINAL PLAT OF
RIVERWOOD WEST SUBDIVISION

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TOWNSHIP 1 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN MONTANA, GALLATIN COUNTY, MONTANA

OWNER: True North Partners, LLC
PURPOSE: To Create 12 Residential Lots

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LOT CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	95.83'	120.00'	45°45'27"	S21°57'37"E 93.31'
C2	92.64'	180.00'	29°29'18"	S30°05'42"E 91.62'
C3	51.11'	180.00'	16°16'09"	S07°12'58"E 50.94'

LEGEND

- PROPERTY LINE
- LOT LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- ROAD CENTERLINE
- FOUND MONUMENT AS NOTED
- SET 3/4" REBAR WITH 2" ALUMINUM CAP 13174LS
- WITNESS CORNER SET 3/4" REBAR WITH 2" ALUMINUM CAP 13174LS
- SET 3/4" REBAR WITH YELLOW PLASTIC CAP 13174LS
- FOUND SECTION CORNER AS NOTED
- FOUND ONE-QUARTER CORNER AS NOTED
- YELLOW PLASTIC CAP
- RECORDED & MEASURED

AREA TABLE

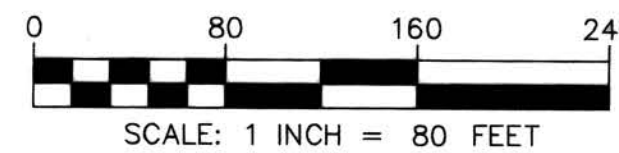
AREA OF LOTS (14)	=	19.109 acres
AREA OF PARK SPACE	=	2.498 acres
AREA OF R/W	=	1.539 acres
TOTAL AREA	=	23.146 acres

MONUMENTATION NOTE

A 3/4" REBAR WITH 2" ALUMINUM CAP WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS. A 3/4" REBAR WITH YELLOW PLASTIC CAP WILL BE SET AT ROAD PC'S AND PT'S.

BASIS OF BEARING, COORDINATES

BEARINGS FOR THIS SURVEY ARE BASED ON GEODETIC NORTH, DETERMINED BY GPS SATELLITES USING SURVEY GRADE RECEIVERS.



2688072

Page 2 of 3 07/06/2020 04:01:42 PM Fee \$33.00
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1/4	Sec.	T.	R.
19	1S	5E	

32 DISCOVERY DRIVE
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Land Surveying



PROJECT SURVEYOR: GLF
DRAWN BY: KWO
REVIEWED BY: GLF
DATE: 05/19/20

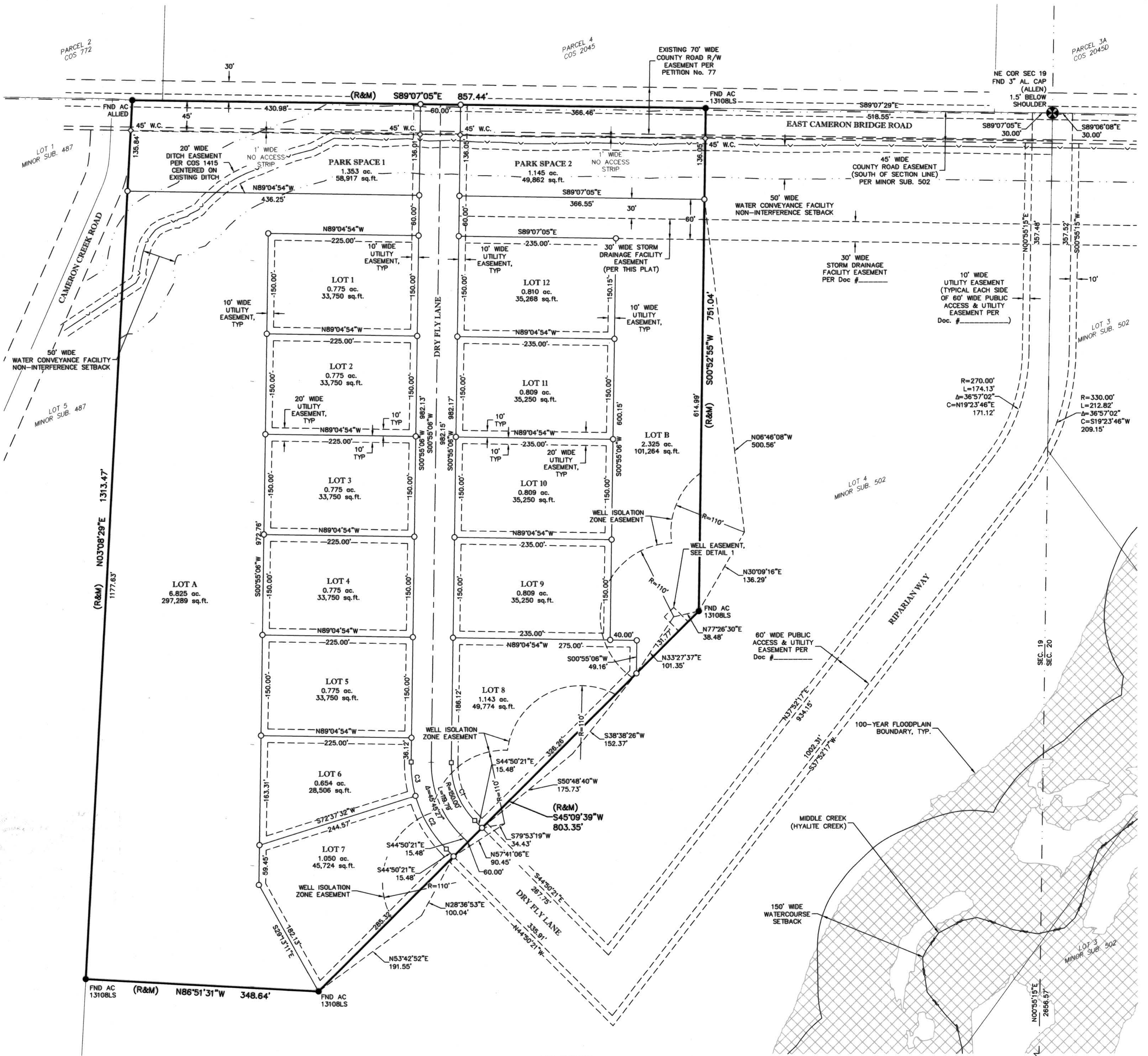
SHEET
2 OF 3
PROJECT No. 18-014
Final Plat.dwg

CONDITIONS OF APPROVAL OF THE FINAL PLAT OF
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C3	51.11'	180.00'	16°16'09"	S07°12'58"E 50.94'

NOTES

- THE OFFSITE 100-YEAR FLOODPLAIN BOUNDARY SHOWN IS PER THE 2018 FLOOD STUDY PERFORMED BY ALLIED ENGINEERING SERVICES, INC. (FOR REFERENCE PURPOSES ONLY)
- THE CROSS-HATCHED AREA REPRESENTS THE 100-YEAR FLOODPLAIN AND "NO BUILD ZONE". (FOR REFERENCE PURPOSES ONLY)
- ANY WATER CONVEYANCE FACILITY NON-INTERFERENCE SETBACK OR EASEMENT SHOWN ON THE SUBDIVISION PLAT DOES NOT ELIMINATE ANY SECONDARY EASEMENT DESCRIBED BY SECTION 70-17-112 MCA.
- THE SHOWN 150-FOOT WATERCOURSE SETBACK FROM MIDDLE CREEK IS INTENDED TO BE FROM THE ORDINARY HIGH WATER MARK TO NEW RESIDENTIAL STRUCTURES. (FOR REFERENCE PURPOSES ONLY)
- THIS PROPERTY IS WITHIN THE MAPPED INUNDATION AREA FOR MIDDLE CREEK DAM AS IDENTIFIED BY 2017 STUDY COMPLETED FOR THE MONTANA DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION.
- A 1-FT NO ACCESS STRIP IS LOCATED ALONG EAST CAMERON BRIDGE ROAD EXCEPT FOR THE LOCATION(S) OF APPROVED DRIVEWAYS AND/OR ROADS AS PERMITTED THROUGH THE GALLATIN COUNTY ROAD & BRIDGE DEPARTMENT.
- DUE TO THE POTENTIAL OF HIGH GROUNDWATER AND FLOOD PLAIN IN THE AREAS OF THE SUBDIVISION, IT IS NOT RECOMMENDED THAT RESIDENTIAL DWELLINGS OR STRUCTURES WITH FULL OR PARTIAL BASEMENTS BE CONSTRUCTED WITHOUT FIRST CONSULTING A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MONTANA.
- LOT A & LOT B SHALL BE USED FOR AGRICULTURAL PURPOSES. LOT A & LOT B MAY ALSO BE USED FOR WATER, SANITATION, AND STORM WATER FACILITIES. (NOW AND IN THE FUTURE)

AREA TABLE

AREA OF LOTS (14)	=	19.109 acres
AREA OF PARK SPACE	=	2.498 acres
AREA OF R/W	=	1.539 acres
TOTAL AREA	=	23.146 acres

MONUMENTATION NOTE

A 5/8" REBAR WITH 2" ALUMINUM CAP WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS. A 5/8" REBAR WITH YELLOW PLASTIC CAP WILL BE SET AT ROAD PC'S AND PT'S.

BASIS OF BEARING, COORDINATES

BEARINGS FOR THIS SURVEY ARE BASED ON GEODETIC NORTH, DETERMINED BY GPS SATELLITES USING SURVEY GRADE RECEIVERS.

LEGEND

- 100-YEAR FLOODPLAIN BOUNDARY (TYP)
- PROPERTY LINE
- LOT LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- ROAD CENTERLINE
- DITCH CENTERLINE
- NON-WETLAND WATERWAY
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH 2" ALUMINUM CAP 13174LS
- WITNESS CORNER SET 5/8" REBAR WITH 2" ALUMINUM CAP 13174LS
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP 13174LS
- FOUND SECTION CORNER AS NOTED
- FOUND ONE-QUARTER CORNER AS NOTED
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- RECORDED & MEASURED

UTILITY EASEMENT NOTE

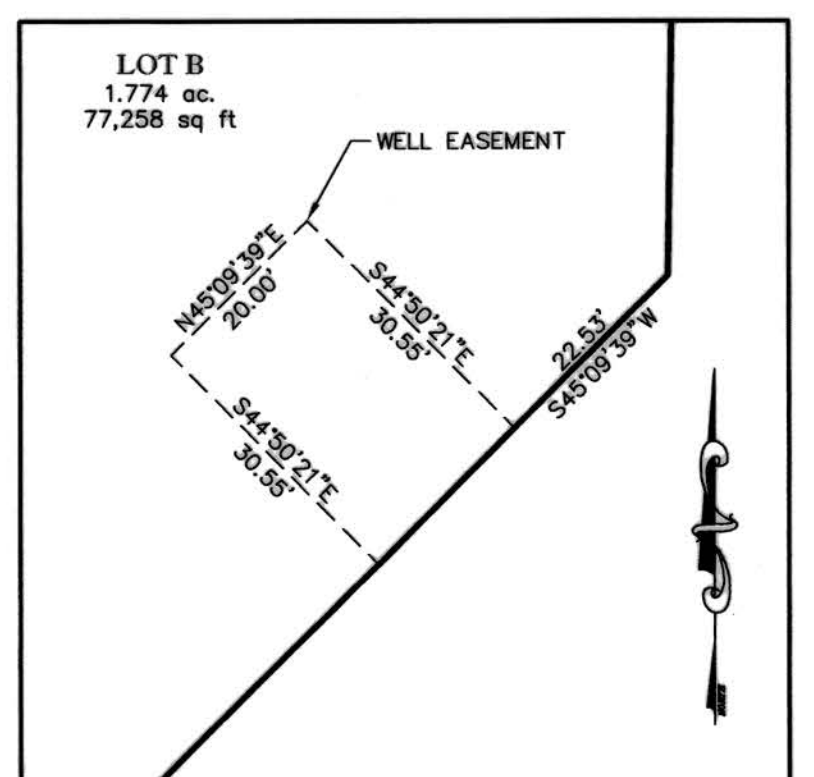
UTILITY EASEMENTS SHALL BE 10-FT WIDE ALONG THE FRONT, SIDE, AND REAR LOT LINES OF RESIDENTIAL LOTS AS GRAPHICALLY DEPICTED ON THIS SHEET.

STORM DRAINAGE FACILITY EASEMENT NOTE

THE PURPOSE OF THE STORM DRAINAGE FACILITY EASEMENT IS TO PROVIDE FOR STORM WATER CONVEYANCE, ATTENUATION, INFILTRATION, AND RETENTION/DETENTION FACILITIES PRIOR TO NATURAL DRAINAGE AS WELL AS FUTURE MAINTENANCE OF AFOREMENTIONED FACILITIES.

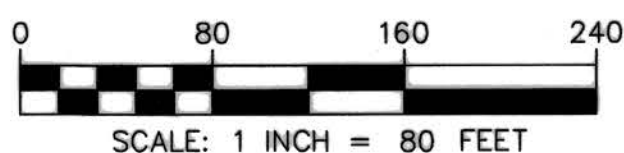
NOTE

FUTURE WASTEWATER MIXING ZONES AND/OR WASTEWATER BUFFER ZONES (INDIVIDUAL, SHARED, MULTI-USER, PUBLIC, COMMUNITY, ETC.), ARE ALLOWED TO CROSS ANY LOTS, OR PORTION OF ANY EXISTING LOTS, PARKS, OPEN SPACE, ROADS, ETC., WITHIN RIVERWOOD WEST SUBDIVISION, FOR THE BENEFIT AND USE OF ANY FUTURE DEVELOPMENT AND/OR PHASES OF PROPERTY ORIGINATING FROM MINOR SUBDIVISION No. 502. THUS, ALL LOTS HAVE AN OVERALL WASTEWATER MIXING ZONE AND/OR WASTEWATER BUFFER ZONE EASEMENT ENCOMPASSING ENTIRETY OF EACH LOT, PER THIS PLAT. EXCEPTIONS ARE THE 100 FT WELL PROTECTION ZONE FROM INDIVIDUAL WATER SUPPLY WELLS, AS APPROVED PER THE MDEQ SITE PLAN FOR RIVERWOOD WEST SUBDIVISION.



DETAIL 1
SCALE: 1" = 20'

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Page: 3 of 3
07/05/2020 04:01:42 PM
Fee: \$33.00
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1/4	Sec.	T.	R.
18	19	1S	5E

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DRAWN BY: KWO
REVIEWED BY: GLF
DATE: 05/19/20

SHEET
3 OF 3
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