

SURVEY REQUESTED BY OWNER TO CREATE 24 LOTS, 4 OPEN SPACE TRACTS AND 1 RESTRICTED LOT FROM AN EXISTING TRACT OF LAND.

OWNER: ROSA JOHNSON DEVELOPMENT, LLC (FORMERLY KNOWN AS FOUR CORNERS CONSTRUCTION, LLC)
DEED REF: DOC. NO. 2432709

**FINAL PLAT OF
BOULDER CREEK SUBDIVISION, PHASE 1**
LOCATED IN THE S 1/2, SECTION 4, T. 2 S., R. 5 E. OF P.M.M.,
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

J-633

- LEGEND**
- (R) RECORD DISTANCE OR AZIMUTH
 - (M) MEASURED DISTANCE OR AZIMUTH
 - FOUND 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED "C&H ENGR #9518ES" OR AS NOTED.
 - SET 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED "C&H ENGR #9518ES"
 - CENTERLINE UTILITY EASEMENT
 - PHASE 1 BOUNDARY LINE
 - 1' NO ACCESS STRIP

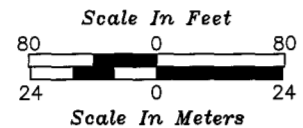
BASIS FOR AZIMUTHS FROM NORTH: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, BEING 089°18'14" AS SHOWN ON MINOR SUBDIVISION NO. 201A

[N45°00'00"E] BEARING COMPUTED FROM AZIMUTH SHOWN

BECAUSE ELECTRIC, GAS, AND PHONE UTILITIES ARE NOT INSTALLED ON LOTS AT THE DATE OF THE SIGNING OF THIS PLAT, LOT CORNERS HAVE NOT BEEN SET AND WILL BE SET WITHIN 180 DAYS OF THE FILING OF THIS PLAT.

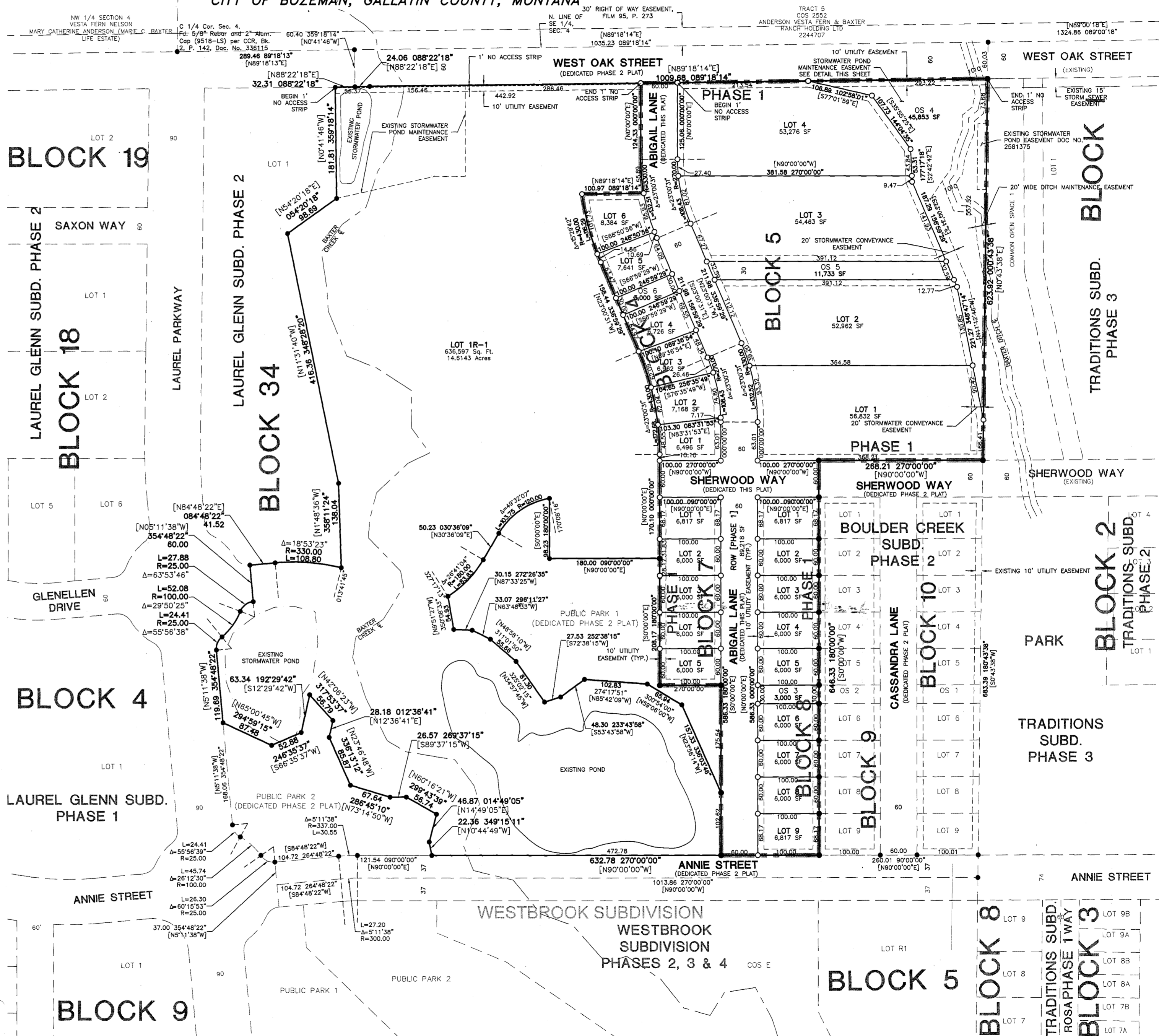
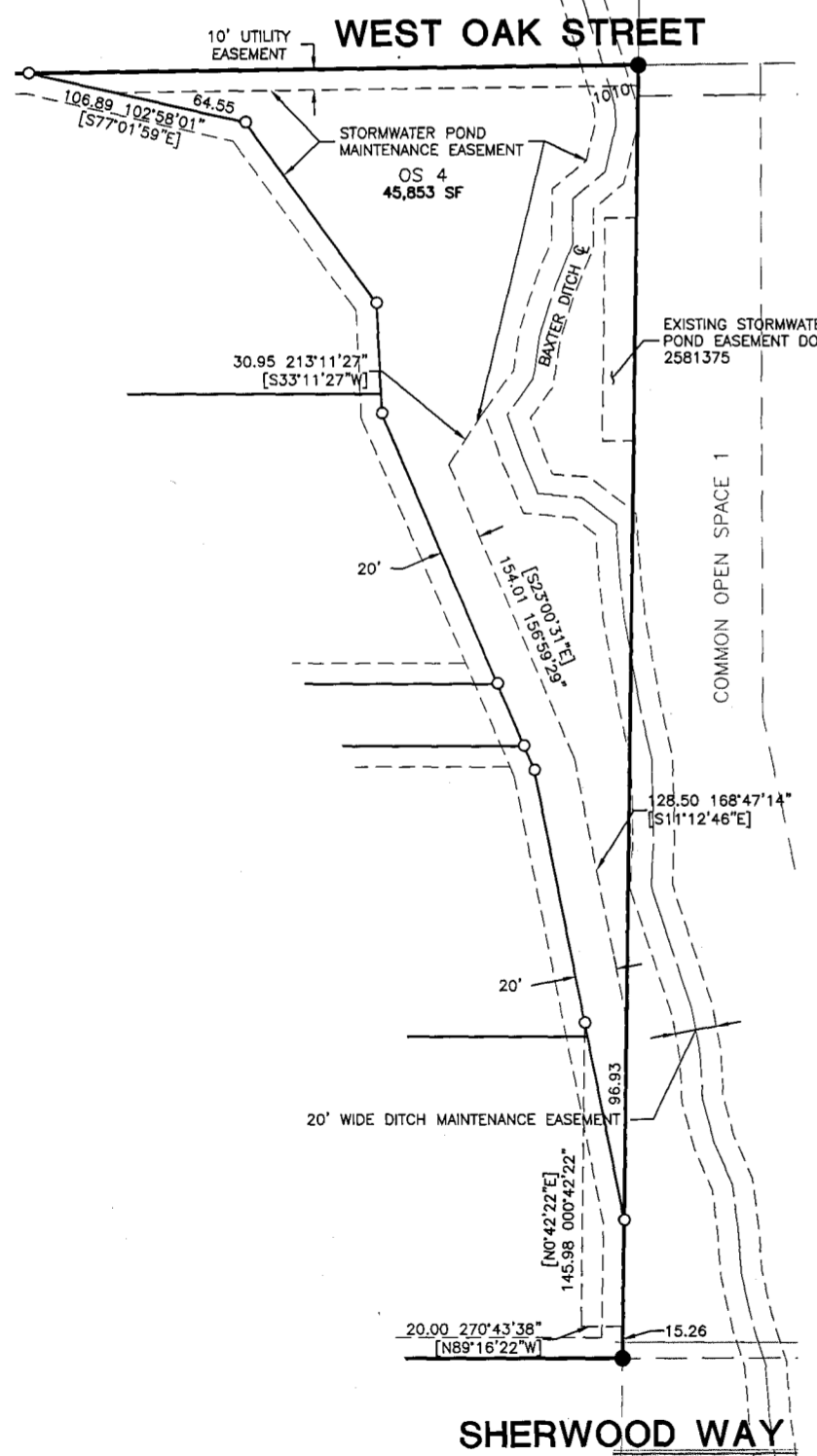
ALL BOUNDARY DIMENSIONS FOR LOT 1R ARE BOTH RECORD AND MEASURED PER BOULDER CREEK SUBDIVISION, PHASE 2.

AREA TABULATION		
	(SqFt)	(Acres)
COMMON OPEN SPACE	63,586	1.4597
RIGHT-OF-WAY	89,219	2.0482
LOTS	347,360	7.9743
RESTRICTED DEVELOPMENT - LOT 1R-1	636,597	14.6143
TOTAL AREA	1,136,762	26.0965



J-633

BOULDER CREEK PH 1



E 1/4 Cor. Sec. 4 Pnd.
5/8" rebar 0.3 N. of
Cor. Fric Post See
CCR Bk. 2, P. 251,
Doc. No. 153209

DATE PREPARED: 02/28/2018



Engineering and Surveying Inc.
1081 Stonebridge Drive • Bozeman, MT 59716
Phone (406) 587-1115 • Fax (406) 587-8788
www.changeneers.com • info@changeneers.com

PROPOSED STORMWATER EASEMENT DETAIL
SCALE: 1" = 60'
0cc * 262.4 222

2624222
Plat No. 1 of 1, 02/28/2018 02:23:29 PM Fee \$39.50
Charlotte, MT • Gallatin County, MT
PLAT

SHEET 1 OF 3

#14624FP

FINAL PLAT OF BOULDER CREEK SUBDIVISION, PHASE 1 LOCATED IN THE S 1/2, SECTION 4, T. 2 S., R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

J-633

CERTIFICATE OF DEDICATION

I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots, blocks, parks, open space parcels, streets and alleys, and other divisions and dedications as shown by the plat hereunto included, the following described tract of land, to wit:

LEGAL DESCRIPTION

Lot 1R, Boulder Creek Subdivision Phase 2, City of Bozeman, according to the plat thereof, on file and of record in the office of the Clerk and Recorder, Gallatin County, Montana, and located in the South Half of Section 4, Township 2 South, Range 5 East of P.M.M., City of Bozeman, Gallatin County, Montana.

Area = 1,136,762 square feet, 26.0965 acres or 105,608.6 square meters. Subject to existing easements.

The above described tract of land is to be known and designated as BOULDER CREEK SUBDIVISION, PHASE 1, City of Bozeman, Gallatin County, Montana; and the lands included in all streets, avenues, alleys and parks or public lands 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, firm or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, internet, cable television or other similar utility or service, 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 1st day of June, 2018.

ROSA JOHNSON DEVELOPMENT, LLC

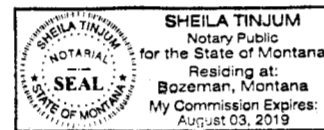
By: John Rosa, Manager

By: Scott V. Johnson, Manager

STATE OF MONTANA COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 1st day of June, 2018, by John Rosa and Scott V. Johnson as Managers of ROSA JOHNSON DEVELOPMENT, LLC, a Montana limited liability company.

Notary Public for the State of Montana Printed name: Shilpa Jain Residing at: Bozeman, MT My commission expires:



GRANT OF PUBLIC ACCESS EASEMENTS

The undersigned hereby grants to the public, for public use forever, public access easements over and across all of Common Open Space Parcels 3, 4, 5, and 6.

GRANT OF PUBLIC STORM WATER MAINTENANCE EASEMENT

The undersigned hereby grants to the public, for public use forever, the storm water maintenance easement over under and across Open Space 4 as shown on sheet 1 of 3 of this plat.

CERTIFICATE OF TRANSFER OF OWNERSHIP & COMPLETION OF NON PUBLIC IMPROVEMENTS

The following are hereby granted and donated to the property owners association noted below for their use and enjoyment: Common Open Space Parcels 3, 4, 5, and 6 subject to the public access easements granted above.

Installed Improvements:

Financially Guaranteed Improvements: Concrete Sidewalks, Landscaping and improvements for Common Open Space Parcels 3, 4, 5, and 6.

The subdivider hereby grants ownership of all non-public infrastructure improvements to the BOULDER CREEK HOMEOWNERS ASSOCIATION

Dated this 1st day of June, 2018.

ROSA JOHNSON DEVELOPMENT, LLC

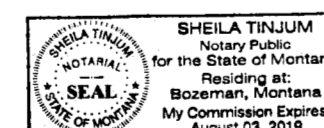
By: John Rosa, Manager

By: Scott V. Johnson, Manager

STATE OF MONTANA COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this day of 2018, by John Rosa and Scott V. Johnson as Managers of ROSA JOHNSON DEVELOPMENT, LLC, a Montana limited liability company.

Notary Public for the State of Montana Printed name: Shilpa Jain Residing at: Bozeman, MT My commission expires:



CONSENT OF MORTGAGEE(S)

We, the undersigned mortgagees or encumbrancers, 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 streets, avenues, parks or other public uses which are dedicated to the City of Bozeman for the public use and enjoyment.

Dated this 4th day of June, 2018.

Big Sky Western Bank

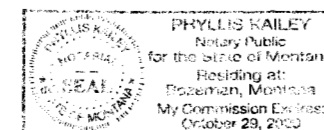
By: Justin Varley

Printed Name: Justin Varley

Its: VP

This instrument was signed or acknowledged before me on this 4th day of June, 2018, by Justin Varley, as Vice President of Big Sky Western Bank.

Notary Public for the State of Montana Printed Name: Phyllis Bailey Residing at: Bozeman, MT My commission expires:



CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, John Rosa and I, Scott V. Johnson, as managers of Rosa Johnson Development, LLC., and I, Mark A. Chandler, a professional engineer licensed to practice in the State of Montana, hereby certify that the following improvements, required to meet the requirements of this title or as a condition of approval of the BOULDER CREEK SUBDIVISION PHASE 1, have been installed in conformance with the approved plans and specifications, or financially guaranteed and covered by the improvements agreement accompanying this plat.

Installed Improvements: Pit Run Gravel Base Course, Gravel Road Mix, Curb and Gutter, Asphalt Pavement, Water, Sanitary Sewer, and Storm Sewer in Abigail Lane and Sherwood Way.

Financially Guaranteed Improvements: Installation of Pedestrian Ramps, Sidewalks, Signage, Street Lighting and Striping in Sherwood Way and Abigail Lane.

The subdivider warrants against defects in these improvements for a period of two years from the date of acceptance by the City of Bozeman. 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.

ROSA JOHNSON DEVELOPMENT, LLC

By: John Rosa, Manager

By: Scott V. Johnson, Manager

Date: 6/1/18

Date: 6/1/18

By: Mark A. Chandler, Professional Engineer, License No. 9518ES

Date: 5/31/18

By: Director of Public Works, City of Bozeman, Montana

Date: 8/22/18



APPROVED AS TO FORM [Signature] City Attorney

CERTIFICATE OF SURVEYOR

I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 9518ES, do hereby certify that between Feb. 1, 2018 and May 31, 2018, BOULDER CREEK SUBDIVISION, PHASE 1, was surveyed under my direct supervision, and I have platted the 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 76-3-625, M.C.A., and the Bozeman Municipal Code.

Dated this 31st day of May, 2018.

By: Mark A. Chandler, Professional Engineer, License No. 9518ES

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

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

Dated this 22 day of August, 2018.

By: Shawn Kohrt, Director of Public Works, City of Bozeman, Montana

APPROVED AS TO FORM [Signature] City Attorney

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

BOULDER CREEK SUBDIVISION, PHASE 1, located in 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(1)(c) M.C.A., this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this 22 day of August, 2018.

By: Shawn Kohrt, Director of Public Works, City of Bozeman, Montana

APPROVED AS TO FORM [Signature] City Attorney

CERTIFICATE OF COUNTY TREASURER

I, Kimberly Buchanan, 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 7th day of July, 2018.

RG 90136

By: Travis Gadow, Deputy Treasurer of Gallatin County

2609500 mFE Exemption

CERTIFICATE OF 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 2:23 o'clock P.M. this 23rd day of August, A.D., 2018, and recorded in Book J of Plats, on Page 633, records of the Clerk and Recorder, Gallatin County, Montana.

By: Charlotte Mills, Deputy Clerk and Recorder



J-633

BOULDER CREEK PH 1



CONDITIONS OF APPROVAL
BOULDER CREEK SUBDIVISION, PHASE 1
LOCATED IN THE S 1/2, SECTION 4, T. 2 S., R. 5 E. OF P.M.M.,
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

J-633

J-633

BOULDER CREEK PH 1

CONDITIONS OF APPROVAL FOR BOULDER CREEK SUBDIVISION,
LOCATED IN THE S 1/2 OF SEC. 4, T 2 S., R 5 E. OF P.M.M.,
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

Pursuant to ARM 24.183.1107 (4):
(a) Any text and/or graphic representations of requirements by the governing body for final plat approval including, but not limited to, setbacks from streams or riparian areas, floodplain boundaries, no-build areas, building envelopes, or the use of particular parcels, are shown on the Conditions of Approval sheet;
(b) The Landowner hereby certifies that the text and/or graphics shown on the Conditions of Approval sheet represents requirements by the governing body for final plat approval and that all conditions of subdivision application have been satisfied; and
(c) The information shown is current as of the date of the certification required in (4)(b), and that changes to any land-use restrictions or encumbrances may be made by amendments to covenants, zoning regulations, easements, or other documents as allowed by law or by local regulations.
Pursuant to A.R.M. 24.183.1107 UNIFORM STANDARDS FOR FINAL SUBDIVISION PLATS: Section (2)(e)(xxiii)(A): "Federal, state and local plans, policies, regulations, and/or conditions of subdivision approval that may limit the use of the property, including the location, size, and use are shown on the Conditions of Approval sheet or as stated. (B): Buyers of the property should ensure that they have obtained and reviewed all sheets of the plat and all documents recorded and filed in conjunction with the plat and that buyers of the property are strongly encouraged to contact local planning department and become informed of any limitations on the use of the property prior to closing."

CASH-IN-LIEU OF WATER RIGHTS

It is hereby affirmed that cash-in-lieu of water rights has been provided as detailed below prior to the filing of the Final Plat for BOULDER CREEK SUBDIVISION, PHASE 1 pursuant to Section 38.23.180 of the Bozeman Municipal Code. Annual unit water demand for purposes of calculating cash-in-lieu of water rights is in accordance with Part III of Administrative Order 2013-07. The per-acre foot value paid for cash-in-lieu of water rights at the time of plat filing is \$6,000/AF as established by City Commission Resolution No. 4095.

- 1. Block 8, Lots 1-9: 18 multifamily households (MFH) (2,232 acre-feet) of cash-in-lieu of water rights.
- 2. Block 7, Lots 1-5: 10 multifamily households (MFH) (1,240 acre-feet) of cash-in-lieu of water rights.
- 3. Block 4, Lots 1-6: 12 multifamily households (MFH) (1,488 acre-feet) of cash-in-lieu of water rights.
- 4. Block 5, Lots 1-4: 52 multifamily households (MFH) (6,448 acre-feet) of cash-in-lieu of water rights.

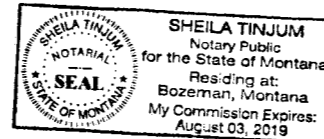
A total payment of \$68,448.00 was received by the City of Bozeman on _____ (City of Bozeman Receipt No. _____)

Dated this 1st day of June 2018.

[Signature]
ROSA JOHNSON DEVELOPMENT, LLC
By: John Rosa, Manager
[Signature]
By: Scott V. Johnson, Manager

STATE OF MONTANA
COUNTY OF GALLATIN
This instrument was signed or acknowledged before me on this 1st day of June 2018,
by John Rosa and Scott V. Johnson as Managers of ROSA JOHNSON DEVELOPMENT, LLC, a Montana limited liability company.

[Signature]
Notary Public for the State of Montana
Printed name: _____
Residing at: Bozeman, MT
My commission expires: _____



GENERAL NOTES

- 1. NOTICE IS HEREBY GIVEN to all potential purchasers of Lot R1-1 of the Boulder Creek Subdivision, Phase, City of Bozeman, Gallatin County, Montana, that the final plat of the subdivision was approved by the Bozeman City Commission without completion of on and off site improvements required under the Bozeman Municipal Code, as is allowed in Chapter 38.39 of the Bozeman Municipal Code. As such, this Restriction is filed with the final plat that stipulates that any use of this lot is subject to further subdivision or site plan review, and no development of this lot shall occur until all on and off site improvements are completed as required under the Bozeman Municipal Code. THEREFORE, BE ADVISED, that Building Permits will not be issued for Lot R1 of Boulder Creek Subdivision, Phase 2, City of Bozeman, Gallatin County, Montana until all required on and off site improvements are completed and accepted by the City of Bozeman. No building structure requiring water or sewer facilities shall be utilized on this lot until this restriction is lifted. This restriction runs with the land and is revocable only by further subdivision or site plan review and the written consent of the City of Bozeman.
- 2. Due to the potential of high ground water tables in the areas of the subdivision, it is not recommended that residential dwellings or other structures with full or partial basements be constructed without first consulting a professional engineer licensed in the State of Montana and qualified in the certification of residential and commercial construction. The finish floor of all residential structures shall not be less than two (2) feet above the established elevation from the top back of curb of the adjoining street.
- 3. Property owners dependent on The Laurel Glen sewage lift station shall be responsible for financing the costs of its operation and maintenance. Maintenance shall be provided by the City of Bozeman.
- 4. City standard residential sidewalks shall be constructed on all public street frontages of a property prior to occupancy of any structure on the property. Upon the third anniversary of the recordation of the plat hereon, any lot owner who has not constructed said sidewalk shall, without further notice, construct within 30 days said sidewalk for their lot(s) regardless of whether other improvements have been made upon the lot.
- 5. Public access easements are granted over the entire Open Space Parcels 3, 4, 5, and 6 on Sheet 2 of 3 of this plat.

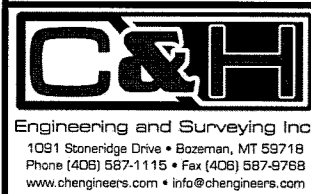
PARKLAND DEDICATION REQUIREMENTS

PHASE	REQUIRED (ACRES)	DEDICATED (ACRES)
PHASE 2: 18 TWO HOUSEHOLD LOTS (ACTUAL DENSITY = 36 D.U. PER 2,6022 TOTAL ACRES = 13.83 D.U. PER ACRE) REQUIRED DEDICATION = 10 D.U. PER ACRE X 2,6022 ACRES = 26.0 D.U. X 0.03 ACRES PER D.U.	0.7800	2.9268
PHASE 1: 20 TWO HOUSEHOLD LOTS (ACTUAL DENSITY = 40 D.U. PER 2,9804 TOTAL ACRES = 13.42 D.U. PER ACRE) REQUIRED DEDICATION = 10 D.U. PER ACRE X 2,9804 ACRES = 29.80 D.U. X 0.03 ACRES PER D.U.	0.8940	
PHASE 1: 4 MULTI-FAMILY REQUIRED DEDICATION = 8 D.U. PER ACRE X 4,9939 ACRES = 39.95 D.U. X 0.03 ACRES PER D.U.	1.1985	
TOTAL AREA REQUIRED (PHASES 1 and 2)	2.8725	
TOTAL AREA PROVIDED (PHASES 1 and 2)		2.9268

RECORDED DOCUMENTS

Private Lot Sidewalk Improvements Agreement per Document # 2624225
Infrastructure Improvements Agreement per Document # 2624224

DATE PREPARED: 02/28/2018



Doc # 2624222

2624222

Page: 3 of 3 08/23/2018 02:23:28 PM Fee: \$38.50
Charlotte Mills - Gallatin County, MT



J-663

BOULDER CREEK SUB PH 3

SURVEY REQUESTED BY OWNER TO CREATE 21 LOTS AND 4 OPEN SPACE TRACTS FROM AN EXISTING RESTRICTED LOT.

OWNER: ROSA JOHNSON DEVELOPMENT, LLC (FORMERLY KNOWN AS FOUR CORNERS CONSTRUCTION, LLC)

DEED REF: DOC. NO. 2432709

FINAL PLAT OF BOULDER CREEK SUBDIVISION, PHASE 3 LOCATED IN THE S 1/2, SECTION 4, T. 2 S., R. 5 E. OF P.M.M., J-663 CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

TRACT 5 COS 2552 ANDERSON VESTA FERN & BAXTER RANCH HOLDING LTD 2244707

E 1/4 Cor. Sec. 4 Fnd. 5/8" rebar 0.3 N. of Cor. Fnc Post See CR Bk. 2, P. 251 Doc. No. 153209

- LEGEND (R) RECORD DISTANCE OR AZIMUTH (M) MEASURED DISTANCE OR AZIMUTH FOUND 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED "C&H ENGR #9518ES" OR AS NOTED. SET 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED "C&H ENGR #9518ES"

- CENTERLINE UTILITY EASEMENT PHASE BOUNDARY 1' NO ACCESS STRIP

BASIS FOR AZIMUTHS FROM NORTH: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, BEING 089°18'14" AS SHOWN ON MINOR SUBDIVISION NO. 201A

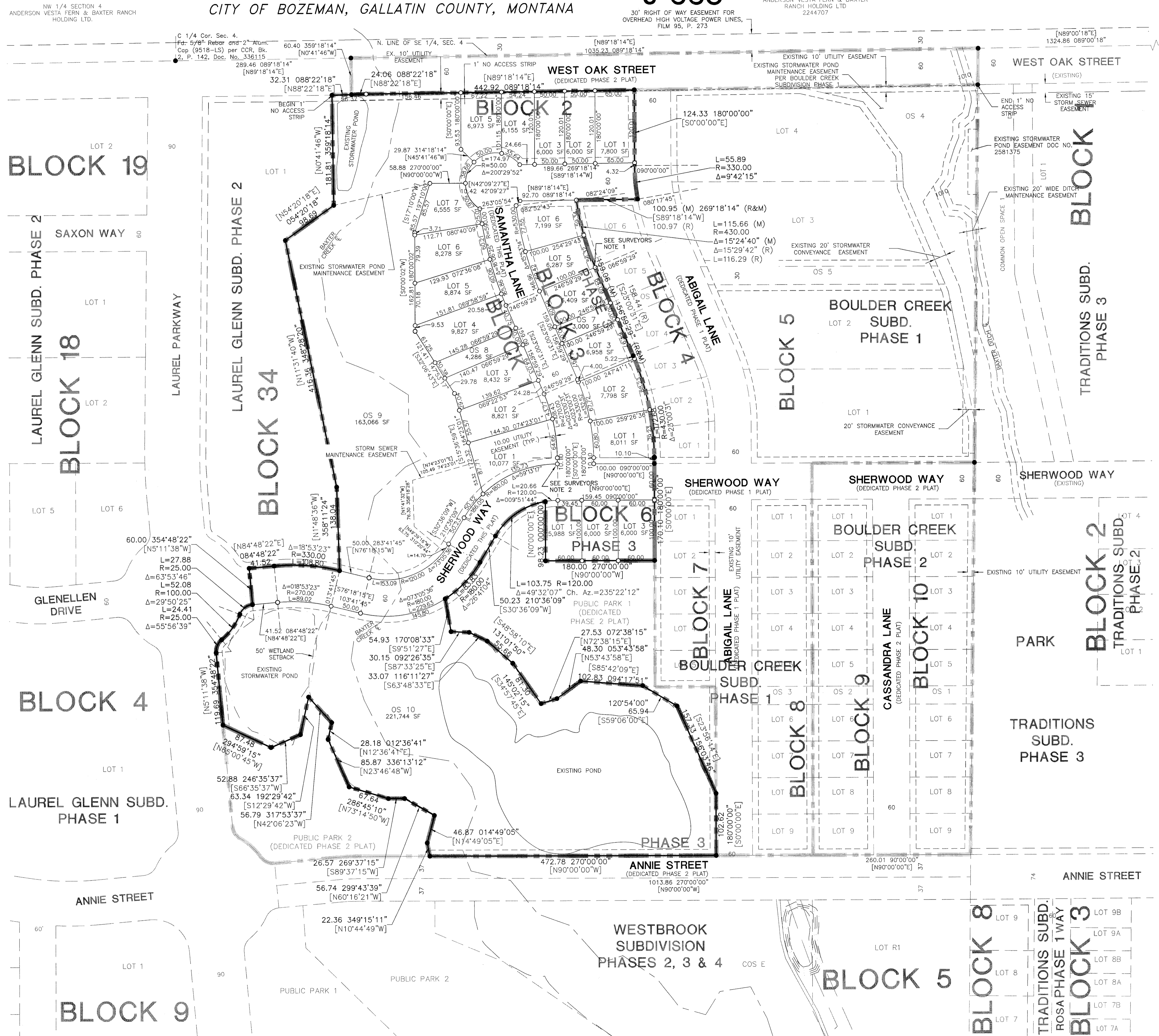
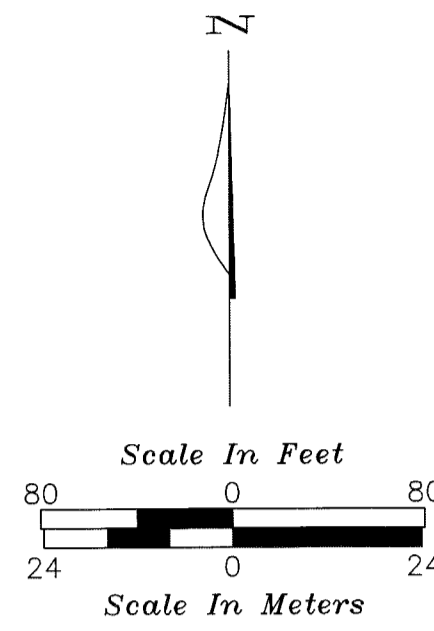
[N45°00'00"E] BEARING COMPUTED FROM AZIMUTH SHOWN BECAUSE ELECTRIC, GAS, AND PHONE UTILITIES ARE NOT INSTALLED ON LOTS AT THE DATE OF THE SIGNING OF THIS PLAT, LOT CORNERS HAVE NOT BEEN SET AND WILL BE SET WITHIN 180 DAYS OF THE FILING OF THIS PLAT.

ALL BOUNDARY DIMENSIONS FOR LOT 1R-1 ARE BOTH RECORD AND MEASURED PER BOULDER CREEK SUBDIVISION, PHASE 1, EXCEPT AS NOTED.

AREA TABULATION table with columns: (SqFt), (Acres). Rows: COMMON OPEN SPACE, RIGHT-OF-WAY, LOTS, TOTAL AREA.

SURVEYOR'S NOTES:

- 1. THE PLAT OF BOULDER CREEK SUBDIVISION PHASE 1 HAD THE POSITION OF THIS POINT OF CURVATURE LOCATED SOUTHEASTERLY 156° 59' 29" AZIMUTH 0.62 FEET FROM ITS CORRECT POSITION... 2. SOUTHEAST LOT CORNER FOR LOT 1, BLOCK 1 IS 0.55' WEST FROM CURVE POINT FOR SHERWOOD WAY



DATE PREPARED: 10/04/2019



Engineering and Surveying Inc. 1091 Starnridge Drive • Bozeman, MT 59719 Phone (406) 597-1115 • Fax (406) 597-9768 www.chenginers.com • info@chengineers.com

Doc # 2673601 2673601 Plate 1 of 3 02/19/2020 04:36:56 PM Fee: \$37.50 ERIC General Gallatin County, MT

J-663

FINAL PLAT OF BOULDER CREEK SUBDIVISION, PHASE 3 LOCATED IN THE S 1/2, SECTION 4, T. 2 S., R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

J-663

CERTIFICATE OF DEDICATION

I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots, blocks, parks, open space parcels, streets and alleys, and other divisions and dedications as shown by the plat hereunto included, the following described tract of land, to wit:

LEGAL DESCRIPTION

Lot 1R-1, Boulder Creek Subdivision Phase 1, City of Bozeman, according to the plat thereof, on file and of record in the office of the Clerk and Recorder, Gallatin County, Montana, and located in the South Half of Section 4, Township 2 South, Range 5 East of P.M.M., City of Bozeman, Gallatin County, Montana.

Area = 636,608 square feet, 14.6143 acres or 59,139.9 square meters. Subject to existing easements.

The above described tract of land is to be known and designated as BOULDER CREEK SUBDIVISION, PHASE 3, City of Bozeman, Gallatin County, Montana; and the lands included in all streets, avenues, alleys and parks or public lands 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, firm or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, internet, cable television or other similar utility or service, 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 19th day of Dec., 2019.

ROSA JOHNSON DEVELOPMENT, LLC

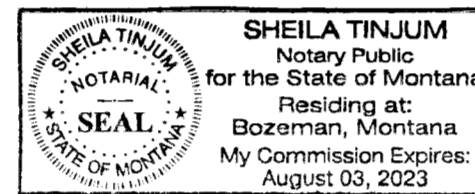
By: John Rosa, Manager

By: Scott V. Johnson, Manager

STATE OF MONTANA COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 19th day of December, 2019, by John Rosa and Scott V. Johnson as Managers of ROSA JOHNSON DEVELOPMENT, LLC, a Montana limited liability company.

Notary Public for the State of Montana Printed name: Residing at: My commission expires:



GRANT OF PUBLIC STORM SEWER EASEMENT

The undersigned hereby grants to the public, for public use forever, the storm sewer easement as shown on sheet 1 of this plat over, under, and across part of Common Open Space Parcel 9.

GRANT OF PUBLIC ACCESS EASEMENTS

The undersigned hereby grants to the public, for public use forever, public access easements over and across all of Common Open Space Parcels 7, 8, 9, and 10.

CERTIFICATE OF TRANSFER OF OWNERSHIP & COMPLETION OF NON PUBLIC IMPROVEMENTS

The following are hereby granted and donated to the property owners association noted below for their use and enjoyment: Common Open Space Parcels 7, 8, 9, and 10 subject to the public access easements granted above.

Installed Improvements: Concrete Sidewalks for Common Open Space Parcels 7, 8, 9, and 10.

Financially Guaranteed Improvements: Landscaping for Common Open Space Parcels 7, 8, 9, and 10.

The subdivider hereby grants ownership of all non-public infrastructure improvements to the BOULDER CREEK HOMEOWNERS ASSOCIATION

Dated this 19th day of Dec., 2019.

ROSA JOHNSON DEVELOPMENT, LLC

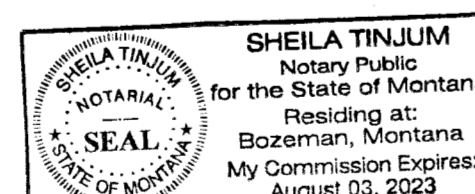
By: John Rosa, Manager

By: Scott V. Johnson, Manager

STATE OF MONTANA COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 19th day of December, 2019, by John Rosa and Scott V. Johnson as Managers of ROSA JOHNSON DEVELOPMENT, LLC, a Montana limited liability company.

Notary Public for the State of Montana Printed name: Residing at: My commission expires:



CONSENT OF MORTGAGEE(S)

We, the undersigned mortgagees or encumbrancers, 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 streets, avenues, parks or other public uses which are dedicated to the City of Bozeman for the public use and enjoyment.

Dated this 20th day of Dec., 2019

First Security Bank

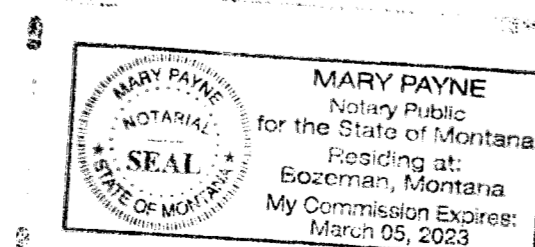
Printed Name: Justin Vanley

its: VP

STATE OF MONTANA COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 20th day of December, 2019, by Justin Vanley as VP of First Security Bank

Notary Public for the State of Montana Printed name: Residing at: My commission expires:



CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, John Rosa and I, Scott V. Johnson, as managers of Rosa Johnson Development, LLC., and I, Mark A. Chandler, a professional engineer licensed to practice in the State of Montana, hereby certify that the following improvements, required to meet the requirements of this title or as a condition of approval of the BOULDER CREEK SUBDIVISION PHASE 3, have been installed in conformance with the approved plans and specifications, or financially guaranteed and covered by the improvements agreement accompanying this plat.

Installed Improvements: Pit Run Gravel Base Course, Gravel Road Mix, Curb and Gutter, Asphalt Pavement, Pedestrian Ramps, Street Signage, Street Lighting, Striping, Water, Sanitary Sewer, and Storm Sewer in Samantha Lane and Sherwood Way.

Financially Guaranteed Improvements: Installation of Sidewalks along Residential Lot Frontages on Samantha Lane and Sherwood Way. Installation of Park Improvements in Park 1 and Park 2.

The subdivider hereby warrants against defects in these improvements for a period of two years from the date of acceptance by the City of Bozeman. 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.

ROSA JOHNSON DEVELOPMENT, LLC

By: John Rosa, Manager

By: Scott V. Johnson, Manager

Date: 12/19/19

Date: 12/19/19

Mark A. Chandler Montana License No. 9518ES

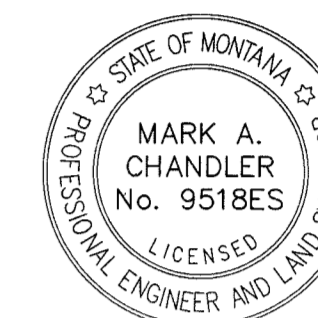
Director of Public Works, City of Bozeman, Montana

Date: 12/19/19

Date: 12/19/19

APPROVED AS TO FORM

City Attorney

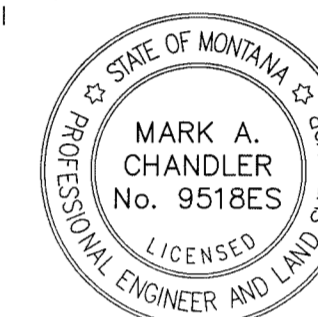


CERTIFICATE OF SURVEYOR

I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 9518ES, do hereby certify that between August 23, 2018 and May 19, 2019, BOULDER CREEK SUBDIVISION, PHASE 3, was surveyed under my direct supervision, and I have platted the 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 76-3-625, M.C.A., and the Bozeman Municipal Code.

Dated this 19th day of December, 2019.

Mark A. Chandler Montana License No. 9518ES



CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

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

Dated this 19th day of February, 2020.

Director of Public Works, City of Bozeman, Montana

APPROVED AS TO FORM

City Attorney

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

BOULDER CREEK SUBDIVISION, PHASE 3, located in 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 pursuant to 76-4-127 M.C.A. will be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of Section 76-4-125(1)(a) M.C.A., this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this 19th day of February, 2020.

Director of Public Works, City of Bozeman, Montana

APPROVED AS TO FORM

City Attorney

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 20th day of December, 2019.

Deputy Treasurer of Gallatin County

RG640136

CERTIFICATE OF CLERK AND RECORDER

I, Eric Semerad, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 4:36 clock P.M. this 19th day of February, A.D., 2019, and recorded in Book 5 of Plats, on Page 603, records of the Clerk and Recorder, Gallatin County, Montana.

2673601 Doc # 2673601

Page 2 of 3 02/19/2020 04:36:56 PM Fee: \$37.50

Eric Semerad - GALLATIN COUNTY, MT

Deputy Clerk and Recorder

MFE#2673603

BOULDER CREEK SUB PH 3

DATE PREPARED: 10/04/2019



Engineering and Surveying Inc. 1081 Stonewall Drive • Bozeman, MT 59718 Phone (406) 587-1115 • Fax (406) 587-9768 www.chengineers.com • info@chengineers.com

J-663

CONDITIONS OF APPROVAL
BOULDER CREEK SUBDIVISION, PHASE 3
LOCATED IN THE S 1/2, SECTION 4, T. 2 S., R. 5 E. OF P.M.M.,
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

J-663

CONDITIONS OF APPROVAL FOR BOULDER CREEK SUBDIVISION,
LOCATED IN THE S 1/2 OF SEC. 4, T. 2 S., R. 5 E. OF P.M.M.,
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

Pursuant to ARM 24.183.1107 (4):
(a) Any text and/or graphic representations of requirements by the governing body for final plat approval including, but not limited to, setbacks from streams or riparian areas, floodplain boundaries, no-build areas, building envelopes, or the use of particular parcels, are shown on the Conditions of Approval sheet;
(b) The Landowner hereby certifies that the text and/or graphics shown on the Conditions of Approval sheet represents requirements by the governing body for final plat approval and that all conditions of subdivision application have been satisfied; and
(c) The information shown is current as of the date of the certification required in (4)(b), and that changes to any land-use restrictions or encumbrances may be made by amendments to covenants, zoning regulations, easements, or other documents as allowed by law or by local regulations.
Pursuant to A.R.M. 24.183.1107 UNIFORM STANDARDS FOR FINAL SUBDIVISION PLATS: Section (2)(e)(xxiii)(A): "Federal, state and local plans, policies, regulations, and/or conditions of subdivision approval that may limit the use of the property, including the location, size, and use are shown on the Conditions of Approval sheet or as stated. (B) Buyers of the property should ensure that they have obtained and reviewed all sheets of the plat and all documents recorded and filed in conjunction with the plat and that buyers of the property are strongly encouraged to contact local planning department and become informed of any limitations on the use of the property prior to closing."

CASH-IN-LIEU OF WATER RIGHTS

It is hereby affirmed that cash-in-lieu of water rights has been provided as detailed below prior to the filing of the Final Plat for BOULDER CREEK SUBDIVISION, PHASE 3 pursuant to Section 36.23.180 of the Bozeman Municipal Code. Annual unit water demand for purposes of calculating cash-in-lieu of water rights is in accordance with Part III of Administrative Order 2013-07. The per-acre foot value paid for cash-in-lieu of water rights at the time of plat filing is \$6,000/AF as established by City Commission Resolution No. 4095.

- 1. Block 1, Lots 1-7: 14 multi-family households (MFH) (1.736 acre-feet) of cash-in-lieu of water rights.
- 2. Block 2, Lots 1&5: 4 multi-family households (MFH) (0.496 acre-feet) of cash-in-lieu of water rights.
- 3. Block 2, Lots 2-4: 3 single-family households (SFH) (0.702 acre-feet) of cash-in-lieu of water rights.
- 4. Block 3, Lots 1-6: 12 multi-family households (MFH) (1.488 acre-feet) of cash-in-lieu of water rights.
- 5. Block 6, Lots 1-3: 6 multi-family households (MFH) (0.744 acre-feet) of cash-in-lieu of water rights.

A total payment of \$30,996.00 was received by the City of Bozeman on _____ (City of Bozeman Receipt No. _____)
Dated this 19th day of Dec., 2019.

ROSA JOHNSON DEVELOPMENT, LLC

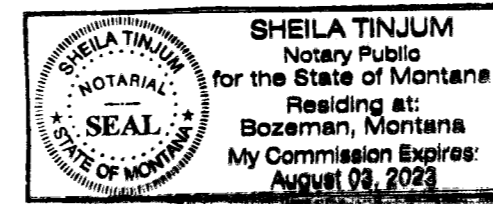
By: John Rosa, Manager

By: Scott V. Johnson, Manager

STATE OF MONTANA
COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 19th day of December, 2019,
by John Rosa and Scott V. Johnson as Managers of ROSA JOHNSON DEVELOPMENT, LLC, a Montana limited liability company.

Notary Public for the State of Montana
Printed name: _____
Residing at: _____
My commission expires: _____



GENERAL NOTES

- 1. Due to the potential of high ground water tables in the areas of the subdivision, it is not recommended that residential dwellings or other structures with full or partial basements be constructed without first consulting a professional engineer licensed in the State of Montana and qualified in the certification of residential and commercial construction. The finish floor of all residential structures shall not be less than two (2) feet above the established elevation from the top back of curb of the adjoining street.
- 2. Property owners dependent on The Laurel Glen sewage lift station shall be responsible for financing the costs of its operation and maintenance. Maintenance shall be provided by the City of Bozeman.
- 3. City standard residential sidewalks shall be constructed on all public street frontages of a property prior to occupancy of any structure on the property. Upon the third anniversary of the recordation of the plat hereon, any lot owner who has not constructed said sidewalk shall, without further notice, construct within 30 days said sidewalk for their lot(s) regardless of whether other improvements have been made upon the lot.
- 4. Public access easements are granted over the entire Open Space Parcels 7, 8, 9, and 10 on Sheet 2 of 3 of this plat.

PARKLAND DEDICATION REQUIREMENTS

PHASE	REQUIRED (ACRES)	DEDICATED (ACRES)
PHASE 2: 18 TWO HOUSEHOLD LOTS (ACTUAL DENSITY = 36 D.U. PER 2.6022 TOTAL ACRES = 13.83 D.U. PER ACRE) REQUIRED DEDICATION = 10 D.U. PER ACRE X 2.6022 ACRES = 26.0 D.U. X 0.03 ACRES PER D.U.	0.78	2.93
PHASE 1: 20 TWO HOUSEHOLD LOTS (ACTUAL DENSITY = 40 D.U. PER 2.9804 TOTAL ACRES = 13.42 D.U. PER ACRE) REQUIRED DEDICATION = 10 D.U. PER ACRE X 2.9804 ACRES = 29.80 D.U. X 0.03 ACRES PER D.U.	0.89	
PHASE 1: 4 MULTI-FAMILY REQUIRED DEDICATION = 8 D.U. PER ACRE X 4.9939 ACRES = 39.95 D.U. X 0.03 ACRES PER D.U.	1.20	
PHASE 3: 21 R-2 RESIDENTIAL LOTS. REQUIRED DEDICATION = 6 D.U. PER ACRE X 3.5452 ACRES = 21.27 D.U. X 0.03 ACRES PER D.U.	0.64	
TOTAL AREA REQUIRED (PHASES 1, 2, AND 3)	3.51	
TOTAL AREA PROVIDED (PHASES 1, 2, AND 3)		2.93
CASH-IN-LIEU AREA (PHASES 1, 2, AND 3)	0.58	
\$1.60/SF (COMMISSION APPROVED LAND VALUE)	\$40,423.68	

RECORDED DOCUMENTS

Private Lot Sidewalk Improvements Agreement per Document # 2673606
Infrastructure Improvements Agreement per Document # 2673606

BOULDER CREEK SUB PH 3

DATE PREPARED: 10/04/2019



Engineering and Surveying Inc.
1091 Stoneridge Drive • Bozeman, MT 59718
Phone (406) 597-1115 • Fax (406) 597-9768
www.chengineers.com • info@chengineers.com

Doc # 2673601
2673601

Page 3 of 3 02/19/2020 04:36:56 PM Fee 337.50
Eric Semrad - Gallatin County, MT

SURVEY REQUESTED BY OWNER TO CREATE 18 LOTS, 2 OPEN SPACE TRACTS, 2 PUBLIC PARKS AND 1 RESTRICTED LOT FROM AN EXISTING TRACT OF LAND.

OWNER: ROSA JOHNSON DEVELOPMENT, LLC (FORMERLY KNOWN AS FOUR CORNERS CONSTRUCTION, LLC)
DEED REF: DOC. NO. 2432709

**FINAL PLAT OF
BOULDER CREEK SUBDIVISION, PHASE 2 J-622**
LOCATED IN THE S 1/2, SECTION 4, T. 2 S., R. 5 E. OF P.M.M.,
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

- LEGEND**
- (R) RECORD DISTANCE OR AZIMUTH
 - (M) MEASURED DISTANCE OR AZIMUTH
 - FOUND 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED "C&H ENGR #9518ES" OR AS NOTED.
 - SET 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED "C&H ENGR #9518ES"
 - CENTERLINE
 - - - UTILITY EASEMENT
 - - - PHASE LINE (INITIAL PHASE AND PHASE 2)
 - - - 1' NO ACCESS STRIP

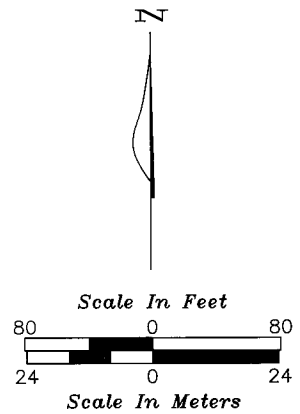
BASIS FOR AZIMUTHS FROM NORTH: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, BEING 089°18'14" AS SHOWN ON MINOR SUBDIVISION NO. 201A

[N45°00'00"E] BEARING COMPUTED FROM AZIMUTH SHOWN

BECAUSE ELECTRIC, GAS, AND PHONE UTILITIES ARE NOT INSTALLED ON LOTS AT THE DATE OF THE SIGNING OF THIS PLAT, LOT CORNERS HAVE NOT BEEN SET AND WILL BE SET WITHIN 180 DAYS OF THE FILING OF THIS PLAT.

ALL BOUNDARY DIMENSIONS ARE BOTH RECORD AND MEASURED PER MINOR SUBDIVISION 201A.

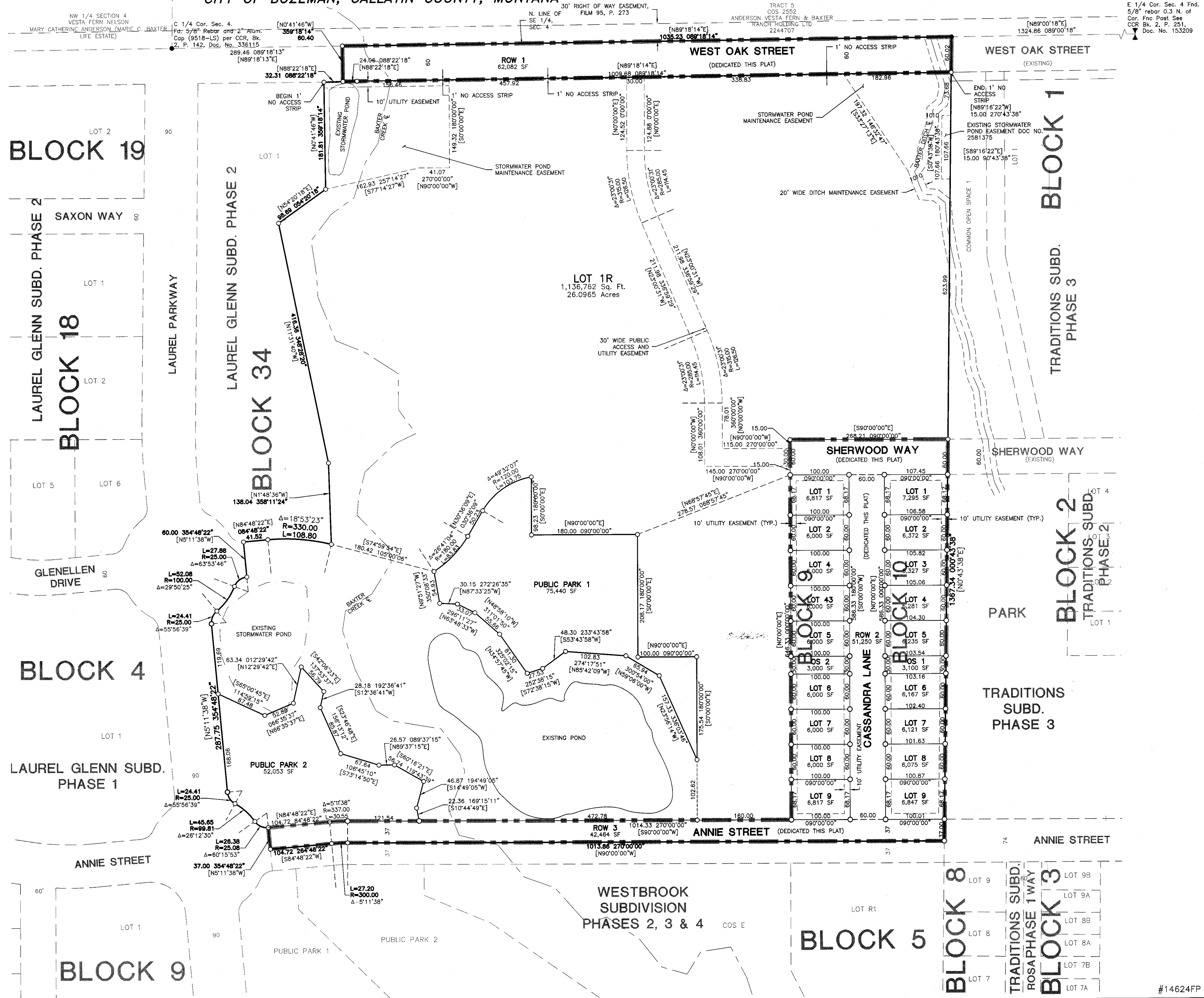
AREA TABULATION		
	(SqFt)	(Acres)
COMMON OPEN SPACE	6,100	0.1400
RIGHT-OF-WAY	155,796	3.5766
LOTS	113,353	2.6022
PUBLIC PARK 1	75,440	1.7319
PUBLIC PARK 2	52,053	1.1950
RESTRICTED DEVELOPMENT - LOT 1R	1,136,762	26.0965
TOTAL AREA	1,539,505	35.3422



DATE PREPARED: 11/02/2017



2609498
10/28/2018 04:22:56 PM Fee: \$31.50
C:\Projects\1112 - Gallatin County - Mt
SHEET 1 OF 3



J-622

FINAL PLAT OF BOULDER CREEK SUBDIVISION, PHASE 2 J-622 LOCATED IN THE S 1/2, SECTION 4, T. 2 S., R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

CERTIFICATE OF DEDICATION

I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots, blocks, parks, open space parcels, streets and alleys, and other divisions and dedications as shown by the plat hereunto included, the following described tract of land, to wit:

LEGAL DESCRIPTION

Lot 3A, Minor Subdivision No. 201A, City of Bozeman, according to the plat thereof, on file and of record in the office of the Clerk and Recorder, Gallatin County, Montana, and located in the South Half of Section 4, Township 2 South, Range 5 East of P.M.M., City of Bozeman, Gallatin County, Montana.

Area = 1,539,505 square feet, 35.3422 acres or 143,024.8 square meters. Subject to existing easements.

The above described tract of land is to be known and designated as BOULDER CREEK SUBDIVISION, PHASE 2, City of Bozeman, Gallatin County, Montana; and the lands included in all streets, avenues, alleys and parks or public lands shown on said plat are hereby granted and donated to the City of Bozeman for the public use and enjoyment. Unless specifically listed herein, the lands included in all streets, avenues, alleys, and parks or public lands dedicated to the public are accepted for public use, but the city accepts no responsibility for maintaining the same. The owner agrees that the City has no obligation to maintain the lands included in all streets, avenues, alleys, and parks or public lands hereby dedicated to public use. The lands included in all streets, avenues, alleys, and parks or public lands dedicated to the public for which the City accepts responsibility for maintenance include: Annie Street, West Oak Street, Sherwood Way and Cassandra Lane.

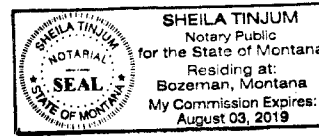
The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, internet, cable television or other similar utility or service, the right to the joint use of an easement for the construction, maintenance, 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 9 day of February 2018.

ROSA JOHNSON DEVELOPMENT, LLC (FORMERLY KNOWN AS FOUR CORNERS CONSTRUCTION, LLC)

By: John Rosa, Manager

By: Scott V. Johnson, Manager



STATE OF MONTANA COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 9 day of February 2018, by John Rosa and Scott V. Johnson as Managers of ROSA JOHNSON DEVELOPMENT, LLC, a Montana limited liability company. (FORMERLY KNOWN AS FOUR CORNERS CONSTRUCTION, LLC)

Notary Public for the State of Montana Printed name: Sheila Tinjum Residing at: Bozeman, MT My commission expires:

GRANT OF PUBLIC ACCESS EASEMENTS

The undersigned hereby grants to the public, for public use forever, public access easements over and across all of Common Open Space Parcels 1 and 2.

GRANT OF PUBLIC STREET AND UTILITY EASEMENTS

The undersigned hereby grants to the public, for public use forever, 30' wide public access and utility easement over, under, and across Lot R1 as shown on the plat.

GRANT OF PUBLIC STORM SEWER EASEMENT

The undersigned hereby grants to the public, for public use forever, the storm sewer easement as shown on sheet 1 of 3 of this plat over under and across Lot R1.

CERTIFICATE OF TRANSFER OF OWNERSHIP & COMPLETION OF NON PUBLIC IMPROVEMENTS

The following are hereby granted and donated to the property owners association noted below for their use and enjoyment: Common Open Space Parcels 1 and 2 subject to the public access easements granted above. Unless specifically listed in the Certificate of Dedication, the city accepts no responsibility for maintaining the same. I, John Rosa and I, Scott V. Johnson, hereby further certify that the following non-public improvements, required to meet the requirements of Chapter 38 of the Bozeman Municipal Code, or as a condition(s) of approval of the subdivision platted herewith, have been installed in conformance with any approved plans and specifications prepared in accordance with the standards of Chapter 38 or other City design standards, or have been financially guaranteed and are covered by the subdivision improvements agreement accompanying and recorded with this plat.

Installed Improvements:

Financially Guaranteed Improvements: Concrete Sidewalks, Landscaping and improvements for Common Open Space 1 and Common Open Space 2

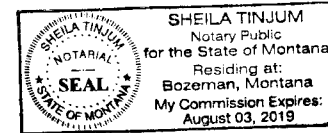
The subdivider hereby grants ownership of all non-public infrastructure improvements to the BOULDER CREEK HOMEOWNERS ASSOCIATION

Dated this 9 day of February 2018.

ROSA JOHNSON DEVELOPMENT, LLC (FORMERLY KNOWN AS FOUR CORNERS CONSTRUCTION, LLC)

By: John Rosa, Manager

By: Scott V. Johnson, Manager



STATE OF MONTANA COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 9 day of February 2018, by John Rosa and Scott V. Johnson as Managers of ROSA JOHNSON DEVELOPMENT, LLC, a Montana limited liability company. (FORMERLY KNOWN AS FOUR CORNERS CONSTRUCTION, LLC)

Notary Public for the State of Montana Printed name: Sheila Tinjum Residing at: Bozeman, MT My commission expires: 08/03/2019

CONSENT OF MORTGAGEE(S)

We, the undersigned mortgagees or encumbrancers, 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 streets, avenues, parks or other public uses which are dedicated to the City of Bozeman for the public use and enjoyment.

Dated this 9th day of Feb. 2018.

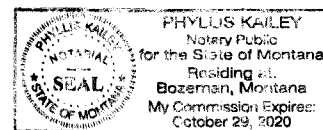
Big Sky Western Bank

by: Justin Varley Printed Name: Justin Varley its: VP

STATE OF MONTANA COUNTY OF

This instrument was signed or acknowledged before me on this 9th day of February 2018, by Justin Varley as Vice President of Big Sky Western Bank.

Notary Public for the State of Montana Printed Name: Phyllis Kailey Residing at: Bozeman, MT My commission expires:



CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, John Rosa and I, Scott V. Johnson, as managers of Rosa Johnson Development, LLC, and I, Mark A. Chandler, a professional engineer licensed to practice in the State of Montana, hereby certify that the following improvements, required to meet the requirements of this title or as a condition of approval of the BOULDER CREEK SUBDIVISION PHASE 2, have been installed in conformance with the approved plans and specifications, or financially guaranteed and covered by the improvements agreement accompanying this plat.

Installed Improvements: Curb and Gutter, Asphalt Pavement, Water, Sanitary Sewer, Storm Sewer, Signage, and Street Lighting in Annie Street, Cassandra Lane, and Sherwood Way. Water, Sanitary Sewer, Storm Sewer, and Pit Run Gravel Subgrade in West Oak Street. Sidewalks in Annie Street.

Financially Guaranteed Improvements: Landscaping in Annie Street, Cassandra Lane, Sherwood Way, and West Oak Street right of ways, Park 2, and sidewalks fronting the lots. Installation of Road Mix, Curb and Gutter, Asphalt Pavement, Sidewalks, Signage, Striping, and Street Lighting in West Oak Street. Installation of Open Space Sidewalks and Pedestrian Ramps in Cassandra Lane.

The subdivider hereby warrants against defects in these improvements for a period of two years from the date of acceptance by the City of Bozeman. 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.

ROSA JOHNSON DEVELOPMENT, LLC

By: John Rosa, Manager

By: Scott V. Johnson, Manager

Date: 2/08/18

Date: 2/8/18

Mark A. Chandler Date: 2/08/18

Mark A. Chandler Montana License No. 9518ES

Director of Public Works, City of Bozeman, Montana



APPROVED AS TO FORM City Attorney

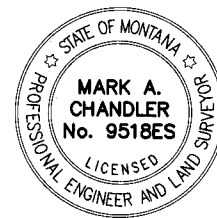
CERTIFICATE OF SURVEYOR

I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 9518ES, do hereby certify that between May 15, 2014 and February 8, 2018, BOULDER CREEK SUBDIVISION, PHASE 2, was surveyed under my direct supervision, and I have platted the 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 76-3-625, M.C.A., and the Bozeman Municipal Code.

Dated this 8th day of FEBRUARY, 2018.

Mark A. Chandler

Mark A. Chandler Montana License No. 9518ES



CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

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

Dated this 21 day of March, 2018.

Craig Woolard, Director of Public Works, City of Bozeman, Montana

APPROVED AS TO FORM City Attorney

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

BOULDER CREEK SUBDIVISION, PHASE 2, located in 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(1)(d) M.C.A., this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this 21 day of March, 2018.

Craig Woolard, Director of Public Works, City of Bozeman, Montana

APPROVED AS TO FORM City Attorney

CERTIFICATE OF COUNTY TREASURER

I, Kimberly Buchanan, 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. R 064 40134

Dated this 24 day of March, 2018.

Debbie Stahl, Deputy Treasurer of Gallatin County

CERTIFICATE OF 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 4:20 o'clock P.M. this 28th day of March, A.D., 2018, and recorded in Book 5 of Plats, on Page 622, records of the Clerk and Recorder, Gallatin County, Montana.

Charlotte Mills, Deputy Clerk and Recorder

DOC 2609498 MFE 2609500

Boulder Creek Sub Ph 2

DATE PREPARED: 11/02/2017



Engineering and Surveying, Inc. 1091 Stoneledge Drive • Bozeman, MT 59718 Phone (406) 587-1115 • Fax (406) 587-9788 www.changeneers.com • info@changeneers.com

J-622

CONDITIONS OF APPROVAL
BOULDER CREEK SUBDIVISION, PHASE 2 J-622
LOCATED IN THE S 1/2, SECTION 4, T. 2 S., R. 5 E. OF P.M.M.,
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

CONDITIONS OF APPROVAL FOR BOULDER CREEK SUBDIVISION,
LOCATED IN THE S 1/2 OF SEC. 4, T 2 S., R 5 E. OF P.M.M.,
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

Pursuant to ARM 24.183.1107 (4):
(a) Any text and/or graphic representations of requirements by the governing body for final plat approval including, but not limited to, setbacks from streams or riparian areas, floodplain boundaries, no-build areas, building envelopes, or the use of particular parcels, are shown on the Conditions of Approval sheet;
(b) The Landowner hereby certifies that the text and/or graphics shown on the Conditions of Approval sheet represents requirements by the governing body for final plat approval and that all conditions of subdivision application have been satisfied; and
(c) The information shown is current as of the date of the certification required in (4)(b), and that changes to any land-use restrictions or encumbrances may be made by amendments to covenants, zoning regulations, easements, or other documents as allowed by law or by local regulations.
Pursuant to A.R.M. 24.183.1107 UNIFORM STANDARDS FOR FINAL SUBDIVISION PLATS: Section (2)(e)(xxiii)(A): "Federal, state and local plans, policies, regulations, and/or conditions of subdivision approval that may limit the use of the property, including the location, size, and use are shown on the Conditions of Approval sheet or as stated. (B): Buyers of the property should ensure that they have obtained and reviewed all sheets of the plat and all documents recorded and filed in conjunction with the plat and that buyers of the property are strongly encouraged to contact local planning department and become informed of any limitations on the use of the property prior to closing."

CASH-IN-LIEU OF WATER RIGHTS

It is hereby affirmed that cash-in-lieu of water rights has been provided as detailed below prior to the filing of the Final Plat for BOULDER CREEK SUBDIVISION, PHASE 2 pursuant to Section 35.23.150 of the Bozeman Municipal Code. Annual unit water demand for purposes of calculating cash-in-lieu of water rights is in accordance with Part III of Administrative Order 2013-07. The per-acre foot value paid for cash-in-lieu of water rights at the time of plat filing is \$6,000/AF as established by City Commission Resolution No. 4095.

1. Block 9, Lots 1-9 and Block 10, Lots 1-9: 36 multifamily households (MFH) (4.464 acre-feet) of cash-in-lieu of water rights.

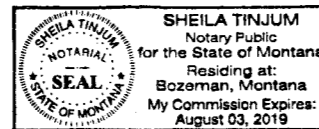
A total payment of \$26,784.00 was received by the City of Bozeman on _____ (City of Bozeman Receipt No. _____)

Dated this 9 day of February, 2018.

ROSA JOHNSON DEVELOPMENT, LLC
(FORMERLY KNOWN AS FOUR CORNERS CONSTRUCTION, LLC)

By: John Rosa, Manager

By: Scott V. Johnson, Manager



STATE OF MONTANA
COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 9 day of February, 2018, by John Rosa and Scott V. Johnson as Managers of ROSA JOHNSON DEVELOPMENT, LLC, a Montana limited liability company. (FORMERLY KNOWN AS FOUR CORNERS CONSTRUCTION, LLC)

Notary Public for the State of Montana
Printed name: Sheila Tinjum
Residing at: Bozeman, MT
My commission expires: 08/03/2019

GENERAL NOTES

- NOTICE IS HEREBY GIVEN to all potential purchasers of Lot R1 of the Boulder Creek Subdivision, Phase, City of Bozeman, Gallatin County, Montana, that the final plat of the subdivision was approved by the Bozeman City Commission without completion of on and off site improvements required under the Bozeman Municipal Code, as is allowed in Chapter 38.39 of the Bozeman Municipal Code. As such, this Restriction is filed with the final plat that stipulates that any use of this lot is subject to further subdivision or site plan review, and no development of this lot shall occur until all on and off site improvements are completed as required under the Bozeman Municipal Code. THEREFORE, BE ADVISED, that Building Permits will not be issued for Lot R1 of Boulder Creek Subdivision, Phase 2, City of Bozeman, Gallatin County, Montana until all required on and off site improvements are completed and accepted by the City of Bozeman. No building structure requiring water or sewer facilities shall be utilized on this lot until this restriction is lifted. This restriction runs with the land and is revocable only by further subdivision or site plan review and the written consent of the City of Bozeman.
- Due to the potential of high ground water tables in the areas of the subdivision, it is not recommended that residential dwellings or other structures with full or partial basements be constructed without first consulting a professional engineer licensed in the State of Montana and qualified in the certification of residential and commercial construction. The finish floor of all residential structures shall not be less than two (2) feet above the established elevation from the top back of curb of the adjoining street.
- Property owners dependent on The Laurel Glen sewage lift station shall be responsible for financing the costs of its operation and maintenance. Maintenance shall be provided by the City of Bozeman.
- City standard residential sidewalks shall be constructed on all public street frontages of a property prior to occupancy of any structure on the property. Upon the third anniversary of the recordation of the plat hereon, any lot owner who has not constructed said sidewalk shall, without further notice, construct within 30 days said sidewalk for their lot(s) regardless of whether other improvements have been made upon the lot.
- Public access easements are granted over the entire Open Space Parcels 1 and 2 on Sheet 2 of 3 of this plat.

PARKLAND DEDICATION REQUIREMENTS

PHASE	REQUIRED (ACRES)	DEDICATED (ACRES)
PHASE 2: 18 TWO HOUSEHOLD LOTS (ACTUAL DENSITY = 36 D.U. PER 2.6022 TOTAL ACRES = 13.83 D.U. PER ACRE) REQUIRED DEDICATION = 8 D.U. PER ACRE X 2.6022 ACRES = 16.50 D.U. X 0.03 ACRES PER D.U.	0.6245	
TOTAL AREA REQUIRED (PHASES 2)	0.6245	
TOTAL AREA PROVIDED (PHASE 2)		2.9268

RECORDED DOCUMENTS

Private Lot Sidewalk Improvements Agreement per Document # 2609503
Infrastructure Improvements Agreement per Document # 2609504

Boulder Creek Sub Ph 2

DATE PREPARED: 11/02/2017



2609498
Page 3 of 3 03/28/2018 04:22:56 PM Fee \$31.00
Christine Hill - Gallatin County, MT

Engineering and Surveying Inc.
1081 Stoneridge Drive • Bozeman, MT 59718
Phone (406) 587-1115 • Fax (406) 587-8768
www.chengineers.com • info@chengineers.com