

FINAL PLAT OF CLOVERLEAF MEADOWS MAJOR SUBDIVISION J-699

LOT 2 OF MINOR SUBDIVISION # 510 LOCATED IN THE EAST 1/2 OF THE EAST 1/2 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 4 EAST, P.M.M., CITY OF BELGRADE, GALLATIN COUNTY, MONTANA

PURPOSE OF SURVEY: THIS SURVEY WAS PERFORMED FOR:
Creation of a 134 residential lot major subdivision.
Cloverleaf Land and Development LLC

CERTIFICATE OF DEDICATION

We, the undersigned private owner(s), do hereby certify that we have caused to be surveyed, subdivided and platted into lots, parcels, blocks, streets and alleys, and other divisions and dedications, as shown by this plat herewith, including the following described tract of land, to wit:

Lot 2 of Minor Subdivision # 510 located in the east 1/2 of the east 1/2 of Section 34, Township 1 North, Range 4 East, P.M.M., City of Belgrade, Gallatin County, Montana, and being more particularly described as follows:

Said Tract having 21.22 acres more or less and subject to all easements of record or appurtenant on the ground.

The above described tract of land is to be known and designated as Cloverleaf Meadows Major Subdivision, City of Belgrade, Gallatin County, Montana, and the lands included in all roads, streets, alleys, and parks or public squares shown on said plat are hereby granted and created to the use of the public forever. The roadway and parks dedicated to the public are accepted for public use, but the City accepts no responsibility for maintaining the same. The owner(s) agree(s) that the City has no obligation to maintain the roads hereby dedicated to public use.

GRANT OF EASEMENTS

The undersigned hereby grant unto each and every owner, firm or corporation, whether public or private, providing or offering fire, electric, telephone, telegraph, electric power, gas, cable television, water or sewer service to the public, the right to joint use of an easement for the construction, maintenance, repair and removal of lines and other facilities in, over, under, and across each area designated on this plat as "Public Access and Utility Easement" and "Utility Easement" to have and to hold forever.

CERTIFICATE OF WAIVER

We, the person signed property owners of this Major Subdivision, do hereby waive the right to protest the creation of future lot 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 them, assigns and purchasers of all tracts within the Major Subdivision.

Dated this 7th day of DECEMBER, 2021

Cloverleaf Land and Development LLC

BY: *MEMBER*

State of Montana

County of Gallatin

on this day of DECEMBER, 2021, before me in and for said County of Gallatin, Montana, personally appeared *W. D. Deason*, known to me to be the Corporation Secretary of Cloverleaf Land and Development LLC, known to me to be the Corporation Secretary of the within instrument.

My commission expires August 12, 2022.

Signature of notary public

Name: *W.D. Deason*

Title: *Notary Public*

My commission expires August 12, 2022.

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

Cloverleaf Land and Development LLC, and I, Brett Meador, 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 Cloverleaf Meadows Subdivision, have been installed in accordance with the approved engineering specifications and plans.

Cloverleaf Land and Development LLC

BY: *Brett Meador*

Brett Meador, P.E.

Hyalite Engineers PLLC

Dated this 7th day of December, A.D. 2021.

Public Works Director

City of Belgrade, Montana

Signature of *Steve Nelson*

206747 MFE

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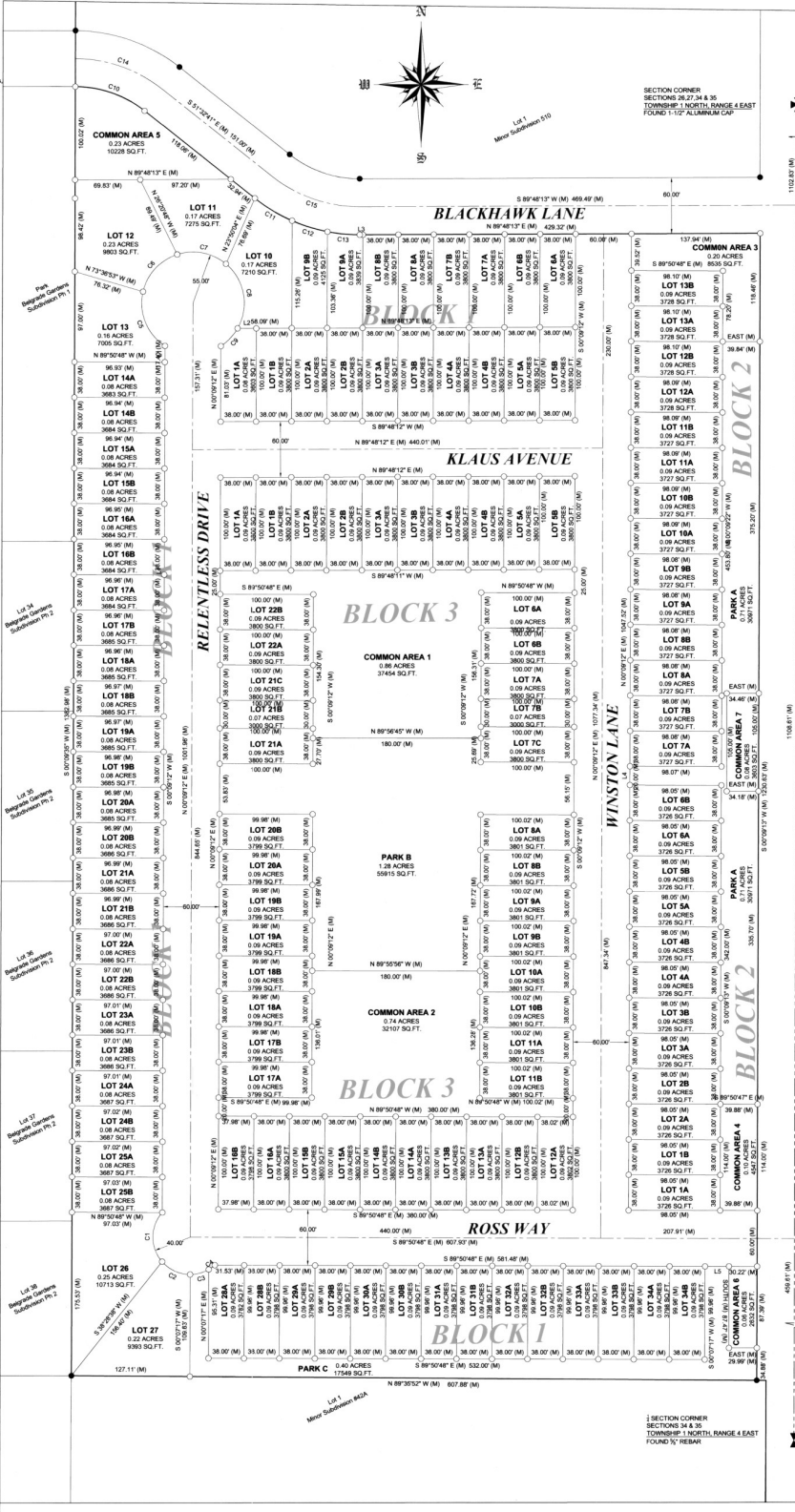
City of Belgrade, Montana

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City of Belgrade, Montana



LEGEND

- US PUBLIC LANDS SURVEY SECTION CORNER FOUND AS DESCRIBED
- US PUBLIC LANDS SURVEY SECTION CORNER FOUND AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 7/24" REBAR WITH 2" ALUMINUM CAP MARKED HYALITE ENGINEERS PLLC, 144582"

EASEMENT LINE

M MEASURED
R RECORDED
P.O.B. POINT OF BEGINNING
A ALLOTTOR MARK

AREA SUMMARY

COMMON AREA	ACRES	% TOTAL
LOTS	12.21	57.54%
PARK	2.40	11.31%
TOTALS	4.33	20.41%
TOTALS	21.22	100%

LINE BEARINGS DISTANCE

LINE	BEARING	DISTANCE
L1	S 00°00'12" W	17.40' (M)
L2	S 89°48'13" W	29.09' (M)
L3	N 89°48'13" E	13.17' (M)
C1	S 89°48'13" W	29.09' (M)
C2	S 89°48'13" W	29.09' (M)
C3	S 89°48'13" W	29.09' (M)
C4	S 89°48'13" W	29.09' (M)
C5	S 89°48'13" W	29.09' (M)
C6	S 89°48'13" W	29.09' (M)
C7	S 89°48'13" W	29.09' (M)
C8	S 89°48'13" W	29.09' (M)
C9	S 89°48'13" W	29.09' (M)
C10	S 89°48'13" W	29.09' (M)
C11	S 89°48'13" W	29.09' (M)
C12	S 89°48'13" W	29.09' (M)
C13	S 89°48'13" W	29.09' (M)

CHORD BEARINGS DELTA ANGLE

CHORD	BEARING	DELTA ANGLE
CA	S 00°13'37" W	82°42'11"
CB	S 02°13'37" W	84°25'21"
CC	S 73°04'49" W	29°52'29"
CD	S 42°13'37" W	17°12'11"
CE	N 21°56'52" W	16°43'29"
CF	S 79°02'13" E	57°54'29"
CG	S 00°13'37" W	79°42'11"
CH	S 42°13'37" W	27°12'11"
CI	S 73°04'49" W	38°17'44"
CJ	S 84°14'49" W	14°12'11"
CK	S 72°46'13" W	12°46'44"
CL	N 84°14'49" W	11°02'11"
CM	N 70°41'33" W	38°17'44"
CN	N 70°41'33" W	38°17'44"