

# FINAL PLAT GALLATIN HEIGHTS SUBDIVISION - PHASE 1

LOCATED IN THE E 1/2, SECTION 26, T. 1 S., R. 4 E.  
OF P.M.M., GALLATIN COUNTY, MONTANA

**J-495**

UNPLATTED  
GORDON AND EDNA DYKSTRA  
FAMILY TRUST  
2183762

TRACT A  
COS NO. 2105  
SHIRLEY O. VISSER  
EDWARD O. VISSER  
2183751

COS NO. 787  
HARMINA J. JOHANNES TRUST  
180 Fm 182

SURVEY REQUESTED BY  
OWNER TO CREATE:  
72 SINGLE FAMILY LOTS  
1 COMMERCIAL LOT  
1 REMAINDER (LOT 100)  
74 TOTAL LOTS

OWNER: GALLATIN HEIGHTS, LLC  
DEED REF: DOC. NO. 2224226

TRACT 3A  
COS NO. 26774  
BAR LAND, LLC

TRACT 3A  
COS NO. 26774  
BAR LAND, LLC

**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)
- W WETLANDS
- ⚡ POWER POLE

BASIS FOR AZIMUTHS FROM NORTH: THE NORTH LINE OF THE NE 1/4, SEC. 26, T. 1 S., R. 4 E., BEING 089°50'10" [N45°00'00"] BEARING COMPUTED FROM AZIMUTH SHOWN

10' wide easement for O/H Electric Right of Way per Firm 63, P. 2011

Right of way to enlarge ditch to carry 800 inches inches (15 cfs) and for ditch maintenance and operation per Book 40 of Deeds, P. 382. (Right of a way width not specified)

20' DITCH MAINTENANCE EASEMENT

50' ROAD DEDICATION (DEDICATED THIS PLAT)

1' NO ACCESS STRIP

30' WIDE STORM WATER EASEMENT

20'x20' UTILITY EASEMENT FOR GUEST COMMUNICATIONS

25' WIDE TRAIL EASEMENT (12.5' EACH SIDE OF TRAIL)

1" NO ACCESS STRIP

20' wide easement for 0/H Electric Right of Way per Firm 108, P. 2602

1" NO ACCESS STRIP

20' wide easement for 0/H Electric Right of Way per Firm 108, P. 2602

**AREA TABULATION**

AREA OF 72 RESIDENTIAL LOTS = 1,099,782 SQ FT 25.2475 ACRES  
 AREA OF COMMERCIAL LOT = 416,053 SQ FT 9.5513 ACRES  
 AREA OF LOT 100 = 11,295,839 SQ FT 259.3188 ACRES  
 AREA OF PRIVATE OPEN SPACE = 102,919 SQ FT 2.3627 ACRES  
 AREA OF PUBLIC PARK = 309,083 SQ FT 7.0955 ACRES  
 AREA OF PUBLIC STREETS = 671,751 SQ FT 15.4213 ACRES  
 TOTAL AREA = 13,895,427 SQ FT 318.9951 ACRES

**UTILITY EASEMENTS**

- 10' FRONT AT ALL STREETS
- 10' REAR (5' EACH SIDE ON SHARED REAR LOT LINES)
- 10' INTERIOR LOT LINES (5' EACH SIDE) (WHERE REQUIRED BY UTILITY PROVIDERS)



Scale In Feet  
0 100 200  
Scale In Meters  
0 30 60

TRACT 2  
COS NO. 3176  
CECIL SEVERT  
JACK SEVERT  
NAIDA SEVERT

TRACT 3C  
COS NO. 1057A  
MARK A. KNIGHT  
SHARON L. KNIGHT

LOT 1  
MINOR SUB. 218  
DAVID KNUDSON  
CAROLINE KNUDSON  
GEO KNUDSON  
2130540

PARCEL A  
COS NO. 1057E  
WENDI R. HARRISON R/W Easement  
2285619

TRACT 3  
COS NO. 1057A  
BLAYNE W. MCLEOD  
BARBARA L. MCLEOD  
2104433

TRACT 2  
COS NO. 1057  
BLAYNE W. MCLEOD  
BARBARA L. MCLEOD  
2104434

TRACT 1  
COS NO. 1057  
BLAYNE W. MCLEOD  
BARBARA L. MCLEOD  
2104434

TRACT 6  
WYOMOT REALTY CO.  
2284439

TRACT 1  
COS NO. 1766  
THOMAS R. GLATTS  
195 Fm 1631

TRACT 1  
HUBERT PROPERTY LLC  
2027177

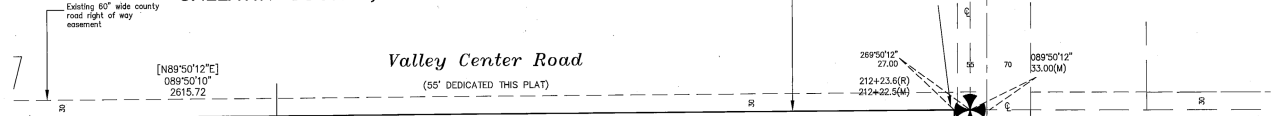
Engineering and Surveying Inc.  
1081 Stoneridge Drive • Bozeman, MT 59718  
Phone (406) 587-1110 • Fax (406) 587-9768  
www.chengr.com • info@chengr.com

**2316616**

# FINAL PLAT

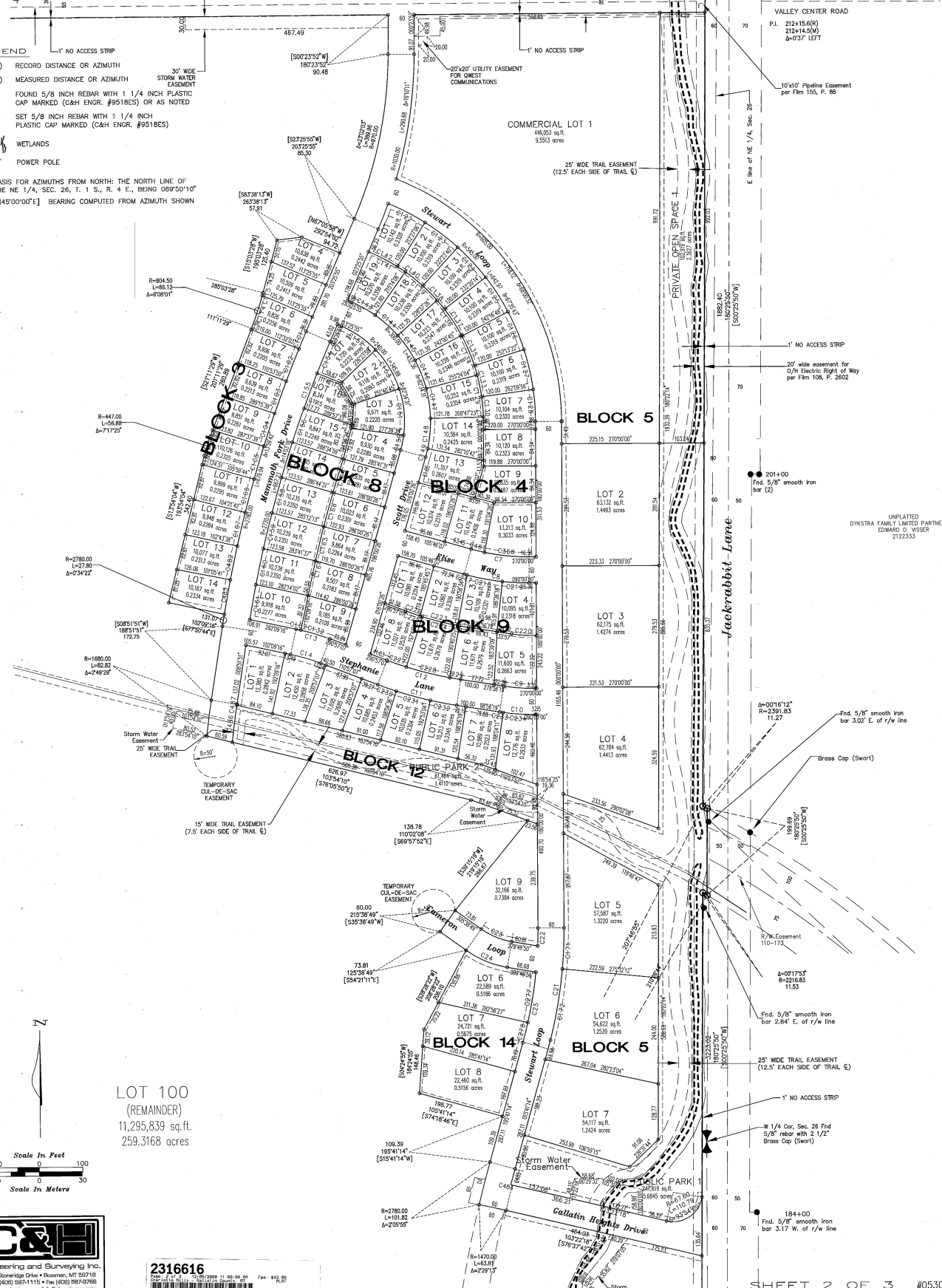
## GALLATIN HEIGHTS SUBDIVISION - PHASE 1

LOCATED IN THE E 1/2, SECTION 26, T. 1 S., R. 4 E. OF P.M.,  
GALLATIN COUNTY, MONTANA

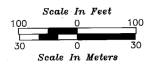


- LEGEND**
- (R) RECORD DISTANCE OR AZIMUTH
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  - W WETLANDS
  - ⚡ POWER POLE

BASIS FOR AZIMUTHS FROM NORTH: THE NORTH LINE OF THE NE 1/4, SEC. 26, T. 1 S., R. 4 E., BEING 089°50'10" [N49°00'00"E] BEARING COMPUTED FROM AZIMUTH SHOWN



LOT 100 (REMAINDER)  
11,295,839 sq. ft.  
259.3168 acres



2316616  
10/21/2010 10:21:11 AM Page 54 of 57

# FINAL PLAT

## GALLATIN HEIGHTS SUBDIVISION - PHASE 1

LOCATED IN THE E 1/2, SECTION 26, T. 1 S., R. 4 E.  
OF P.M.M., GALLATIN COUNTY, MONTANA

J-495

### NOTES

1. All new lot accesses shall be built to the standard contained in Section 7.6. of the Gallatin County Subdivision Regulations, dated 3/1/05.
2. All interior lots shall be limited to one driveway access.
3. Wetlands shown hereon are according to Wetland Definition performed by Vaughn Environmental Services and approved by the Department of the Army Corps of Engineers File Number NWO-2007-3928-MH.
4. The entire property shown hereon lies in Zone C, outside of any designated 100 year flood zone pursuant to FIRM Panel 300027 0315 B.
5. All interior streets shall provide for a 60' right-of-way width.
6. No owner may remove water or cause to be removed water from irrigation ditches on the Gallatin Heights Subdivision property without deeded water rights.
7. Irrigation ditches are hazardous to small children.
8. Areas designated as "Private Open Space" shall be dedicated to the Homeowner's Association. Areas designated as "Public Park" shall be dedicated to the public.
9. Lot corners have not been set as of the date of filing, because construction of improvements and placement of utilities is not yet complete, which would disturb or destroy the monuments. Monuments will be set by Feb. 28, 2009.
10. Fire protection requirements are outlined in the Declaration of Covenants, Conditions and Restrictions for Gallatin Heights Subdivision.

### CERTIFICATE OF DEDICATION

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

### LEGAL DESCRIPTION

The East Half of Section 26, Township 1 South, Range 4 East of P.M.M., Gallatin County, Montana, EXCEPT that portion conveyed to the State of Montana for highway purposes in Book 109 of Deeds, Page 377, records of the office of the Clerk and Recorder, Gallatin County, Montana, and further described as follows:

Commencing at the northeast corner of said Section 26, thence westerly 268' 50" 12", assumed azimuth from north, 27.00 feet along the north line of the Northeast Quarter of said Section 26, to the point of beginning of the property to be described, thence southerly 180' 25' 50" azimuth 1882.40 feet along the westerly right of way line of State Highway No. 85 (Loop Road), to a point on a curve with the center of circle lying southerly 207' 46' 55" azimuth 2391.83 feet from said point, thence southeasterly 112.27 feet on said curve, radius 2391.83 feet and central angle 00' 18' 12" along said westerly right of way line, thence southerly 180' 25' 50" azimuth 199.59 feet along said westerly right of way line, to a point on a curve with the center of circle lying southerly 210' 26' 44" azimuth 2218.83 feet from said point, thence northerly 11.53 feet on said curve, radius 2218.83 feet and central angle 00' 17' 53" along said westerly right of way line, thence southerly 180' 25' 50" azimuth 3223.02 feet along said westerly right of way line, thence westerly 270' 00' 00" azimuth 2628.33 feet along the south line of the Southeast Quarter of said Section 26, thence northerly 000' 34' 00" azimuth 2637.00 feet along the west line of the Southeast Quarter of said Section 26, thence northerly 000' 34' 00" azimuth 2656.34 feet along the west line of the Northeast Quarter of said Section 26, thence easterly 089' 50' 12" azimuth 2615.72 feet along the north line of the Northeast Quarter of said Section 26, to the point of beginning.

Area = 13,895,427 square feet, 318,991 acres or 1,290,927.4 square meters. Subject to existing easements.

The above described block of land is to be known and designated as GALLATIN HEIGHTS SUBDIVISION - PHASE 1, Gallatin County, Montana; and the land included in all roads, avenues, alleys, and parks or public squares shown on said plat are hereby granted and donated to the use of the public. The roadways dedicated to the public are accepted for public use, but the County accepts no responsibility for maintaining the same. The owner agrees that the County accepts no obligation to maintain the roads hereby dedicated to public use.

OPEN SPACE tracts shown on this plat are exempt from review by the Montana Department of Environmental Quality pursuant to A.R.M. Section 17.36.602(2). The reviewing authority may exclude the following parcels created by divisions of land from review under Title 17, Chapter 4, part 1, M.C.A., unless the exclusion is used to evade the provisions of that part: (a) a parcel that has no existing facilities for water supply, wastewater disposal, and solid waste disposal, if no new facilities will be constructed on the parcel.

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, cable television, internet, 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.

I, the undersigned property owner of this Subdivision, do hereby waive the right to protest creation of Rural Improvement Districts, the creation of Sewer and/or Water Districts and annexation into the City of Belgrade. In doing so, I do not waive the right to comment on, protest, and/or appeal any assessment formula which may be proposed if I believe it to be inequitable. This waiver shall be binding upon the heirs, assigns, and purchasers of all lots within this subdivision.

Dated this 10<sup>th</sup> day of September, 2008.  
By: Michael Stewart 9/16/08  
Michael Stewart, Manager Date

STATE OF MONTANA  
COUNTY OF GALLATIN  
On this 10<sup>th</sup> day of September, in the year 2008, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Michael Stewart, known to me to be the manager of Gallatin Heights, LLC, a Delaware Limited Liability Company, and the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same, for and on behalf of said limited liability company. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Heather Coule residing at Three Forks, MT  
Notary Public for the State of Montana  
my commission expires March 20, 2012  
PRINTED NAME

### CONSENT OF MORTGAGEES

We, the undersigned mortgagees, 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 17<sup>th</sup> day of September, 2008.  
By: William A. Hall  
its: President

STATE OF MONTANA  
COUNTY OF GALLATIN  
On this 17<sup>th</sup> day of September, in the year 2008, before me, the undersigned, a Notary Public for the State of Montana, personally appeared William A. Hall, known to me to be the President of Yellowstone Bank, a Montana Corporation, and the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same, for and on behalf of Yellowstone Bank. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Heather Coule residing at Three Forks, MT  
Notary Public for the State of Montana  
my commission expires March 20, 2012  
PRINTED NAME

### CERTIFICATE OF SURVEYOR

I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 9518ES, do hereby certify that between Aug. 1, 2005 and Aug. 27, 2008, GALLATIN HEIGHTS 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 Montana Subdivision and Partitioning Act, Sections 78-3-101 through 78-3-625 M.C.A., and the Gallatin County Subdivision Regulations.

Dated this 17<sup>th</sup> day of September, 2008.  
By: Mark A. Chandler  
Mark A. Chandler  
Montana Registration No. 9518ES

### CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, Michael Stewart, and I, Mark A. Chandler, 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 Gallatin Heights Subdivision, Phase 1, have been installed or have been financially guaranteed with an improvements agreement in conformance with the approved engineering specifications and plans.

Michael Stewart Date 9/16/08  
Mark A. Chandler 9/16/2008 Date  
Michael Stewart Date  
Mark A. Chandler Date  
Montana Registration No. 9518ES

### 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 law, approve it, and hereby accept the dedication to public use.

Dated this 2<sup>nd</sup> day of December, 2008.  
By: William A. Mendenhall  
Chairman, Board of County Commissioners

### CERTIFICATE OF COUNTY TREASURER

I, Kimberly Guoshorn, 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 16<sup>th</sup> day of September, 2008.  
DATED THIS 5<sup>th</sup> DAY OF DECEMBER 2008  
By: Dorcas Stone  
Deputy Treasurer of Gallatin County  
William A. Chandler  
Clerk and Recorder  
TEASURER

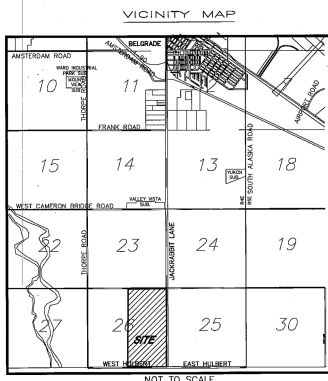
I, Charlotte Mills, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office on 11<sup>th</sup> day of September, A.D. 2008, and recorded in Book J of Plats, on Page 448, records of the Clerk and Recorder, Gallatin County, Montana.

By: Charlotte Mills  
Deputy Clerk and Recorder



Document 2316616  
County LSE 2316630  
State LSE 2316631

CURVE TABLE											
CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
C7	134.86	490.00	15'46"07"	C146	70.10	300.00	132'31"19"				
C8	151.37	550.00	15'46"07"	C147	70.10	300.00	132'31"19"				
C9	73.32	470.00	8'36"19"	C148	70.10	300.00	132'31"19"				
C10	82.68	530.00	8'36"19"	C149	20.05	300.00	3'49"13"				
C11	188.70	900.00	12'00"48"	C150	34.96	240.00	8'20"47"				
C12	176.12	840.00	12'00"48"	C151	108.83	240.00	28'58"53"				
C13	81.38	530.00	8'47"51"	C152	86.21	240.00	22'58"03"				
C14	72.17	470.00	8'47"51"	C153	105.89	240.00	25'16"47"				
C21	283.71	1030.00	18'46"50"	C154	78.83	2720.00	1'39"38"				
C22	41.43	870.00	2'26"50"	C155	86.04	2720.00	1'28"42"				
C23	16.65	170.00	25'49"59"	C156	82.92	2720.00	1'44"48"				
C24	103.70	230.00	25'49"59"	C157	84.49	2720.00	1'48"47"				
C25	165.46	870.00	9'46"24"	C158	84.49	2720.00	1'48"47"				
C101	43.56	2780.00	0'53"52"	C159	84.49	2720.00	1'48"47"				
C102	79.43	2780.00	1'38"31"	C160	84.49	2720.00	1'48"47"				
C103	79.40	2780.00	1'38"31"	C161	81.47	2720.00	1'42"58"				
C104	79.25	2780.00	1'38"00"	C162	11.46	530.00	1'14"21"				
C105	79.18	2780.00	1'37"55"	C164	30.79	2596.44	0'30"48"				
C106	79.27	2780.00	1'38"00"	C165	81.24	2596.44	1'47"34"				
C107	79.31	2780.00	1'38"04"	C168	81.18	2596.44	1'47"29"				
C111	56.88	447.00	7'17"25"	C169	80.52	2596.44	1'48"37"				
C114	79.69	804.50	3'40"31"	C217	6.99	550.00	0'23"42"				
C115	6.44	804.50	0'27"31"	C218	82.58	550.00	8'36"09"				
C122	95.57	545.00	10'02"49"	C219	61.80	550.00	6'26"16"				
C123	94.58	545.00	9'56"34"	C220	57.64	548.00	5'29"23"				
C124	94.58	545.00	9'56"34"	C221	25.74	718.00	2'03"14"				
C125	94.58	545.00	9'56"34"	C222	21.74	718.00	1'44"06"				
C126	94.58	545.00	9'56"34"	C223	89.16	718.00	7'05"53"				
C127	94.58	545.00	9'56"34"	C224	88.17	718.00	7'02"10"				
C128	74.52	545.00	7'50"04"	C225	40.63	718.00	3'14"32"				
C129	98.52	425.00	11'16"54"	C226	35.65	718.00	2'50"41"				
C130	58.11	425.00	7'50"04"	C227	47.53	840.00	3'14"32"				
C131	10.83	425.00	1'27"56"	C228	103.16	840.00	7'21"10"				
C132	80.92	530.00	7'33"00"	C229	25.44	840.00	1'44"06"				
C133	73.75	425.00	9'56"34"	C230	45.16	800.00	2'52"31"				
C134	98.46	425.00	11'16"28"	C231	81.56	800.00	5'11"32"				
C135	73.75	425.00	9'56"34"	C232	81.98	800.00	5'06"45"				
C136	99.45	425.00	11'16"28"	C233	8.04	530.00	0'52"00"				
C137	73.75	425.00	9'56"34"	C234	74.65	530.00	8'04"11"				
C138	73.75	425.00	9'56"34"	C368	103.28	490.00	12'04"56"				
C139	98.49	425.00	11'16"28"	C481	31.38	490.00	3'41"52"				
C140	73.75	425.00	9'56"34"	C482	79.22	2780.00	1'37"57"				
C141	98.86	425.00	11'03"31"	C483	80.42	2780.00	1'39"28"				
C142	74.73	425.00	11'04"31"	C484	2.85	1530.00	0'05"25"				
C143	61.80	300.00	11'48"11"	C485	18.01	2720.00	0'48"02"				
C144	70.10	300.00	13'23"19"	C486	88.15	1620.00	3'07"04"				
C145	70.10	300.00	13'23"19"	C487	2.57	1620.00	0'05"27"				



NOT TO SCALE



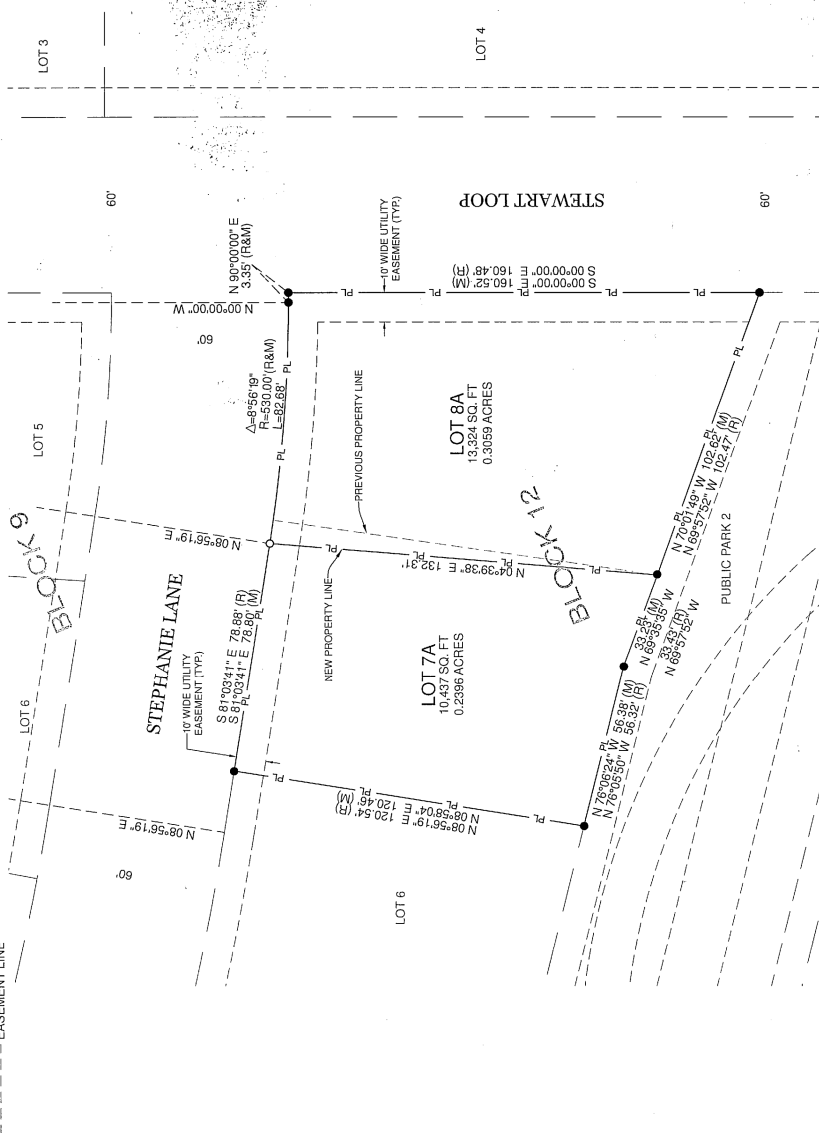
AMENDED PLAT OF LOT 7 & LOT 8, BLOCK 12 OF GALLATIN HEIGHTS SUBDIVISION - PHASE 1 LOCATED IN THE E 1/2, SEC. 26, T. 1 S., R. 4E. OF P.M.M., GALLATIN COUNTY, MONTANA

LEGEND

- (R) RECORD DISTANCE OR BEARING (FROM GALLATIN HEIGHTS SUBDIV - PHASE 1)
(M) MEASURED DISTANCE OR BEARING
• FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
• MARKED "CH ENGR #9519'S"
○ FOUND 5/8" REBAR OR MONUMENT AS NOTED
SET 5/8" REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED: CADDIS #15873ES
— PL — PROPERTY LINE
— ADJOINING PROPERTY LINE
— EASEMENT LINE

PURPOSE: TO RELOCATE THE COMMON BOUNDARIES OF TWO EXISTING TRACTS OF LAND WITHIN A PLATTED SUBDIVISION.
OWNER OF LOT 7: SUNRISE HOMES, LLC Doc. No. 2498500
DEED REF:
OWNER OF LOT 8: ZACHARY ANDERSON & HANNE ANDERSON Doc. No. 2387013
DEED REF:

BASIS OF BEARING: EAST LINE OF LOT 8 BEING S 0°00'00" E PER GALLATIN HEIGHTS SUBDIV. - PHASE 1



BOUNDARY RELOCATION NOTE

The area that is being removed from one tract or record and joined with another tract or record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with the (re)location of survey or amended plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

CERTIFICATE OF COUNTY COMMISSIONERS

I, the Chairman of the Board of County Commissioners, Gallatin County, Montana, do hereby certify that the use of the exemption claimed on the accompanying Amended Plat has been duly reviewed, and has been found to conform to the requirements of the Subdivision and Platting Act, Section 76-3-101 et seq, MCA, and the Gallatin County Subdivision Regulations.

Dated this 28th day of April, 2015.

Chairman, Board of County Commissioners

CERTIFICATE OF COUNTY TREASURER

I, Kimberly Buchanan, Treasurer of Gallatin County, Montana, do hereby certify that the accompanying Amended Plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be subdivided are paid in full.

Dated this 14th day of April, 2015.

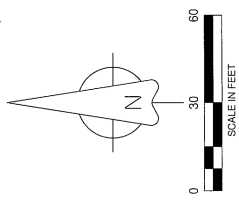
Deputy Treasurer of Gallatin County

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 1:27 o'clock P.M. this 14th day of April, 2015, and recorded in Book 1754 of Records of Deeds, and in Book 1754 of Documents No. 2511693.

by: Katherine Gray, Clerk and Recorder

2511693



CERTIFICATE OF CONSENT

We, the undersigned property owners, do hereby certify that we caused to be surveyed, subdivided and platted into lots, parcels, blocks, roads, and alleys, and other divisions and dedications, as shown by this plat hereunto included, the following described tract of land, to wit: LEGAL DESCRIPTION Lot 7 and Lot 8, Block 12 of GALLATIN HEIGHTS SUBDIVISION - PHASE 1, 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 East Half of Section 26, Township 1 South, Range 4 East of P.M.M.

CERTIFICATE OF EXEMPTION (RELOCATION OF COMMON BOUNDARY)

I (we) certify that the purpose of this survey is to relocate common boundaries between adjoining properties. Therefore this survey is exempt from review as a subdivision pursuant to Section 76-3-207 (1)(g), MCA. We certify that Lot 7 and Lot 8 are excluded from review by the Department of Environmental Quality, and by the Gallatin County Health Department under A.R.M. 17.26.605 (2)(b) of the Montana Code Annotated. This 76-3-207 (1)(g), MCA, if (i) no new facilities other than those previously approved exist or will be constructed on the parcel; and (ii) the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130, MCA.

CERTIFICATE OF SURVEYOR

I, Matthew B. Cotterman, Professional Engineer and Land Surveyor No. 15873ES, do hereby certify that between Feb. 22, 2015 and April 27, 2015, this Amended Plat was surveyed by me, and described the same as shown on the accompanying Amended 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 30th day of March, 2015. Owners of Lot 7: SUNRISE HOMES, LLC By: Mike Stewart & Associates, Inc., its Managing Member By: Michael P. Stewart, President of Mike Stewart & Associates, Inc. State of Utah, County of Summit. This instrument was signed or acknowledged before me on this 30 day of March, 2015, by Michael D. Stewart, President of Mike Stewart & Associates, Inc. Notary Public for the State of Utah. Printed Name: Michael D. Stewart, M.D. Registered at: Salt Lake City, UT. My commission expires: 3/14/2018. Dated this 25th day of March, 2015. Owners of Lot 8: Zachary Anderson, Hanne Anderson. State of Montana, County of Gallatin. This instrument was signed or acknowledged before me on this 25th day of March, 2015, by Zachary Anderson and Hanne Anderson. Notary Public for the State of Montana. Printed Name: Matthew M. Colbert, M.S. Registered at: Helena, MT. My commission expires: July 25, 2017.

CONSENT OF MORTGAGEES We, the undersigned mortgagees, 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 31 day of March, 2015. Yellowstone Bank by: Jack C. Eagle, its: SVP. This instrument was signed or acknowledged before me on this 31 day of March, 2015, by Jack C. Eagle, acting in the capacity of SVP & COO on behalf of Yellowstone Bank. Notary Public for the State of Montana. Printed Name: Laura A. Aimer, M.S. Registered at: Billings, Montana. My commission expires: 3/12/2018. Dated this 26th day of March, 2015. State of Montana, County of Yellowstone. This instrument was signed or acknowledged before me on this 26 day of March, 2015, by Ken V. Vegels, acting in the capacity of Vice President on behalf of First Interstate Bank. Notary Public for the State of Montana. Printed Name: Lisa M. Lundell, M.S. Registered at: Bozeman, Montana. My commission expires: September 25, 2016.





PURPOSE: TO CREATE 33 SINGLE FAMILY RESIDENTIAL LOTS & OPEN SPACE LOTS AND 1 REMAINDER LOT (LOT 100B)  
 OWNERS: GALLATIN HEIGHTS, LLC  
 DEED REF: Doc No. 223426

# FINAL PLAT

## GALLATIN HEIGHTS SUBDIVISION - PHASES 2A & 3B

LOCATED IN THE E 1/2, SEC. 26, T. 1S., R. 4E. OF P.M.M., GALLATIN COUNTY, MONTANA

# J-578

### CERTIFICATE OF DEDICATION

I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted this site, parcels, blocks, roads, and alleys, and other divisions and dedications, as shown by this plat hereto inclosed, the following described tract of land, to wit:

### LEGAL DESCRIPTION

Lot 100A, as shown on GALLATIN HEIGHTS SUBDIVISION - PHASE 3A, according to the plat thereof, on file and of record in the office of the Clerk & Recorder, Gallatin County, Montana, and located in the East Half of Section 26, Township 1 South, Range 4 East of P.M.M.  
 Area = 10,609,226 square feet, 243.5568 acres. Subject to existing easements.

The above described tract of land is to be known and designated as GALLATIN HEIGHTS SUBDIVISION - PHASES 2A & 3B, Gallatin County, Montana; and the lands included in all roads, avenues, alleys, and public or private squares shown on said plat are hereby granted and dedicated to the use of the public forever. The roadways dedicated to the public are accepted for 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 EASEMENTS

"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, cable television, internet, 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."

### DEQ EXEMPTION

OPEN SPACE tracts shown on this plat are exempt from review by the Montana Department of Environmental Quality pursuant to A.R.M. Section 17.36.605(2). "The reviewing authority may exclude the following projects created by division of land from review under 76-7-70, Chapter 4-part 1, M.C.A., unless the exclusion is used to evade the provisions of that part: (a) a parcel that has no existing facilities for water supply, wastewater disposal, and solid waste disposal, if no new facilities will be constructed on the parcel.

### WAIVER OF RIGHT TO PROTEST

I, the undersigned property owner of this Subdivision, do hereby waive the right to protest creation of, or annexation into rural improvement districts (RIDs) and sewer/water districts. I also waive the right to protest annexation into the City of Big Lake. In doing so, I do not waive any right to comment on, protest, and/or appeal any assessment formula which may be proposed if I believe to be inequitable. This waiver shall be binding upon the heirs, assigns, and purchasers of all lots within this subdivision.

### OWNER'S CERTIFICATION

I (we) do hereby certify that the text and graphics shown herein represent requirements by the governing body for final plat approval and that all conditions of subdivision application have been satisfied.

The information shown herein is current as of the date of this certification. Changes to any land-use restrictions or encumbrances may be made by amendments to covenants, zoning regulation, easements, or other documents as allowed by law or by local regulations.

Dated this 17th day of January, 2016, by: Michael D. Stewart  
 STATE OF Montana  
 COUNTY OF Gallatin  
 This instrument was signed or acknowledged before me on the 17th day of January, 2016, by Michael D. Stewart, Manager of Gallatin Heights, LLC.

Notary Public for the State of Montana  
 Printed Name: Paula Ann Wood  
 Residing at: Paula Ann Wood  
 My commission expires: 3/31/2018



### CERTIFICATE OF SURVEYOR

I, Matthew B. Cotterman, Professional Engineer and Land Surveyor No. 158736S, do hereby certify that between April 1, 2014 and Jan. 1, 2016, I surveyed GALLATIN HEIGHTS SUBDIVISION, PHASES 2A & 3B, 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, M.C.A., and the Gallatin County Subdivision Regulations.

Dated this 20th day of January, 2016, by: Matthew B. Cotterman  
 STATE OF Montana  
 COUNTY OF Gallatin  
 Montana Registration No. 158736S



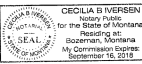
### CONSENT OF MORTGAGEE

We, 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 use and dedicated to the use of the public forever.

Dated this 20th day of January, 2016, by: Yellowstone Bank  
 STATE OF Montana  
 COUNTY OF Gallatin

This instrument was signed or acknowledged before me on the 20th day of January, 2016, by Kurt J. Beck, acting in the capacity of President, on behalf of Yellowstone Bank.

Notary Public for the State of Montana  
 Printed Name: Cecilia B. Iversen  
 Residing at: Cecilia B. Iversen  
 My commission expires: Sept 16, 2018



### CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, Michael D. Stewart, and I, Matthew B. Cotterman, 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 Gallatin Heights Subdivision, Phases 2A & 3B, have been installed or have been financially guaranteed with an improvements agreement in conformance with the approved engineering specifications and plans.

Dated this 17th day of January, 2016, by: Michael D. Stewart  
 STATE OF Montana  
 COUNTY OF Gallatin  
 Montana Registration No. 158736S



### 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 law, approve it, and hereby accept the dedication to public use.

Dated this 21st day of January, 2016, by: Joe J. Shaw  
 Chairman, Board of County Commissioners

### 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 are paid.

Dated this 21st day of January, 2016, by: Dorcas Shale Deputis  
 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 1:56 o'clock P.M. this 21st day of January, A.D., 2016, and recorded in Book 37 of Plats on Page 578 Records of the Clerk and Recorder, Gallatin County, Montana.



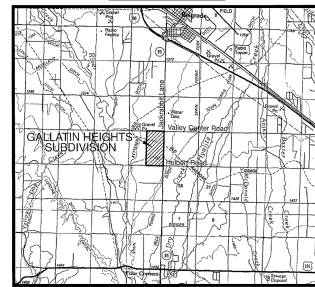
### NOTES:

- All new lot accesses shall be built to the standard contained in Section 7.0 of the Gallatin County Subdivision Regulations, dated 3/1/05.
- All interior lots shall be limited to one driveway access.
- Wetlands shown herein are according to Wetland Delineation performed by Vaughn Environmental Services and approved by the Department of the Army Corps of Engineers File Number WMD-2007-2028 MTH.
- The entire property shown herein lies in Zone C, outside of any designated 100 year flood zone pursuant to FRM Panel 30027 0316 B.
- All interior streets shall provide for a 6'0" right of way width.
- No owner may remove water or cause to be removed water from irrigation ditches on the Gallatin Heights Subdivision property without deeded water rights.
- Irrigation ditches use hazardous to small children.
- Areas designated as "Open Space" shall be dedicated to the Homeowners Association. Areas designated as "Public Park" shall be dedicated to the public.
- Lot owners have not been set as of the date of filing, because construction of improvements and placement of utilities is not yet complete, which would disturb or destroy the monuments. Monuments will be set by May 23, 2016.
- The protection requirements are outlined in the Declaration of Covenants, Conditions and Restrictions for Gallatin Heights Subdivision.

### UTILITY EASEMENTS

- 10' FRONT AT ALL STREETS
- 10' REAR (IF EACH SIDE ON SHARED REAR LOT LINES)
- 10' INTERIOR LOT LINES (IF EACH SIDE)
- (WHERE REQUIRED BY UTILITY PROVIDERS)

### VICINITY MAP



## PHASE 2A



# FINAL PLAT

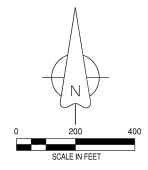
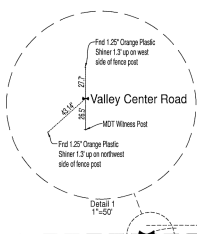
## GALLATIN HEIGHTS SUBDIVISION - PHASES 2A & 3B

LOCATED IN THE E 1/2, SEC. 26, T. 1S., R. 4E. OF P.M.M., GALLATIN COUNTY, MONTANA

**J-578**

PURPOSE: TO CREATE 33 SINGLE FAMILY RESIDENTIAL LOTS, 2 OPEN SPACE LOTS AND 1 REMAINDER LOT (LOT 100B)  
 OWNERS: GALLATIN HEIGHTS, LLC  
 DEED REF: Doc. No. 224268

- LEGEND**
- SECTION CORNER
  - QUARTER SECTION CORNER
  - FOUND 5/8" PIPES WITH YELLOW PLASTIC CAP MARKED, GAUGES #187835
  - FOUND 5/8" PIPES WITH YELLOW PLASTIC CAP MARKED, CHANGERS, 49-1832, OR AS NOTED
  - SET 5/8" PIPES WITH YELLOW PLASTIC CAP MARKED, GAUGES #187835
  - RECORD DISTANCE OR BEARING
  - MEASURED DISTANCE OR BEARING
  - ADJOINING PROPERTY LINE
  - EASEMENT LINE
  - TOP OF BANK OR EDGE OF WETLANDS
  - EXISTING POWER POLE



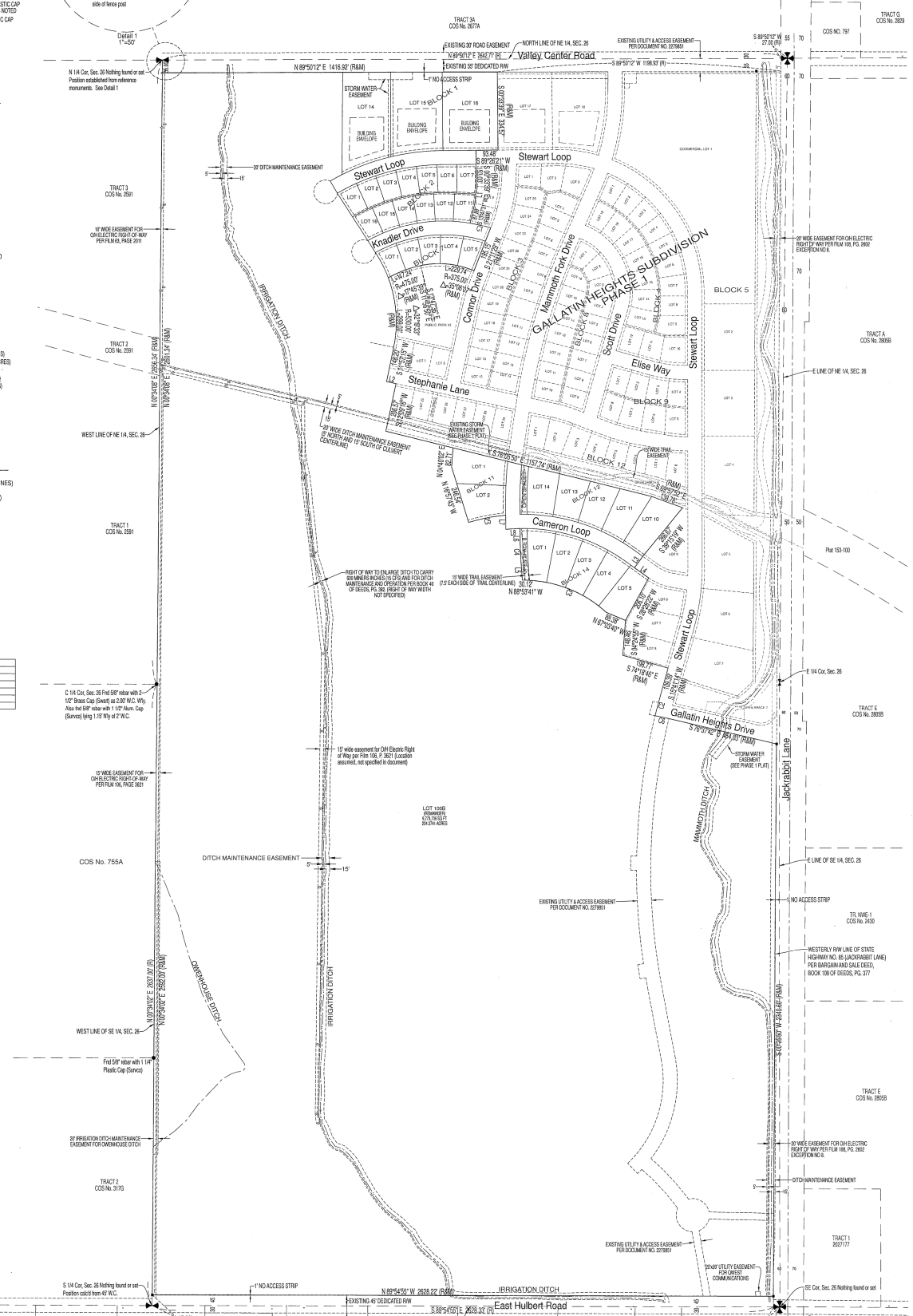
**AREA TABULATION**

RESIDENTIAL LOTS - 763,866 SQ. FT. (17.48 ACRES)  
 REMAINDER LOT 100B - 477,726 SQ. FT. (10.94 ACRES)  
 OPEN SPACE - 12,876 SQ. FT. (0.29 ACRES)  
 ROW DEDICATION - 117,381 SQ. FT. (2.66 ACRES)  
 TOTAL AREA - 1,473,849 SQ. FT. (33.58 ACRES)

- UTILITY EASEMENTS**
- 10' FRONT AT ALL STREETS
  - 10' REAR (5' EACH SIDE ON SHARED REAR LOT LINES)
  - 10' INTERIOR LOT LINES (5' EACH SIDE) (WHERE REQUIRED BY UTILITY PROVIDERS)

LINE	BEARING	DISTANCE
U1	S 89°51'14" W	53.15
U2	S 77°04'47" E	45.17
U3	S 89°51'14" W	53.15
U4	S 89°51'14" W	53.15
U5	N 89°51'14" E	53.15
U6	S 89°51'14" W	53.15
U7	S 89°51'14" W	53.15
U8	S 89°51'14" W	53.15

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	460.00	86.50	10.92°
C2	200.00	104.40	29.99°
C3	154.92	283.64	39.62°
C4	117.00	61.87	31.76°
C5	186.00	188.37	17.12°
C6	143.00	103.87	12.92°



**2535906**  
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 10/11/2016 10:56:20 AM  
 442,347



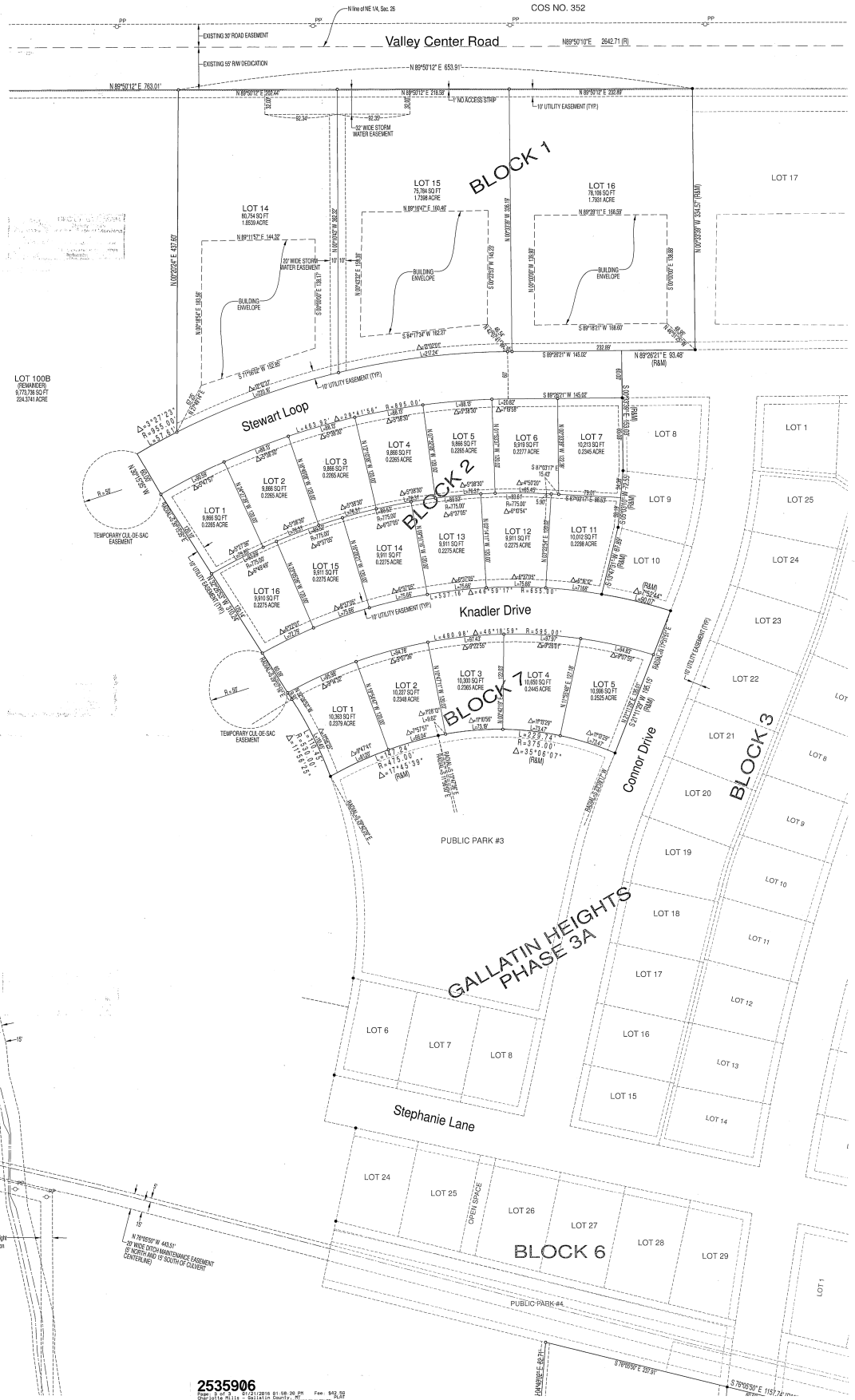
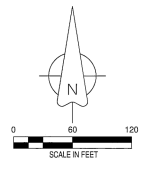
# FINAL PLAT GALLATIN HEIGHTS SUBDIVISION - PHASES 2A & 3B J-578

LOCATED IN THE E 1/2, SEC. 26, T. 1S., R. 4E. OF P.M.M., GALLATIN COUNTY, MONTANA

## PHASE 3B

BAR LAND, LLC  
173 Fm 3768

COS NO. 352



Right of way to enlarge ditch to carry 800 cfs water (15' deep and 40' wide maintenance and operation per Book 44 of Deeds, P. 382. (Right of way with not specified))

20' DITCH MAINTENANCE EASEMENT

15' wide easement for OH Electric Right of Way per File 106, P. 3021 (Location assumed, not specified in document)

N. 79°00'00\" W. 44.51'  
20' WIDE DITCH MAINTENANCE EASEMENT (EAST AND SOUTH OF CENTERLINE)



PURPOSE: TO CREATE 36 SINGLE FAMILY RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, 2 PUBLIC PARKS AND 1 REMAINDER LOT (LOT 100C)  
OWNERS: GALLATIN HEIGHTS, LLC  
DEED REF: Doc. No. 229426

**FINAL PLAT**  
**GALLATIN HEIGHTS SUBDIVISION - PHASE 2B** J-596  
LOCATED IN THE E 1/2, SEC. 26, T. 1S., R. 4E. OF P.M.M., GALLATIN COUNTY, MONTANA

**CERTIFICATE OF DEDICATION**

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

**LEGAL DESCRIPTION**

Lot 100C, as shown on GALLATIN HEIGHTS SUBDIVISION - PHASE 2B, according to the one thereof, on file and of record in the office of the Clerk & Recorder, Gallatin County, Montana, and located in the East Half of Section 26, Township 1 South, Range 4 East of P.M.M.  
Area = 9,312,560 square feet, 213.7870 acres. Subject to existing easements.

The above described tract of land is to be known and designated as GALLATIN HEIGHTS SUBDIVISION - PHASE 2B, Gallatin County, Montana, and the lands included in all roads, avenues, alleys, and 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 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 EASEMENTS**

"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, cable television, internet, 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."

**DEQ EXEMPTION**

PUBLIC PARKS and OPEN SPACE tracts shown on this plat are exempt from review by the Montana Department of Environmental Quality pursuant to A.R.M. Section 17.36.05(6). The reviewing authority may exclude the following parcels created by divisions of land from review under Title 17, Chapter 4, part 1, M.C.A., unless the exclusion is used to evade the provisions of that part: (a) a parcel that has no existing facilities for water supply, wastewater disposal, and solid waste disposal; (b) no new facilities will be constructed on the parcel.

**WAIVER OF RIGHT TO PROTEST**

I, the undersigned property owner of this Subdivision, do hereby waive the right to protest creation of, or annexation into rural improvements districts (RID's) and sewer/water districts. I also waive the right to protest annexation into the City of Big Sky. In doing so, I do not waive any right to comment on, protest, and/or appeal any assessment formula which may be proposed if I believe it to be inequitable. This waiver shall be binding upon the heirs, assigns, and purchasers of all lots within this subdivision.

**OWNER'S CERTIFICATION**

I (we) do hereby certify that the text and/or graphics shown herein represents requirements by the governing body for final approval and that all conditions of subdivision application have been satisfied.

The information shown herein is current as of the date of this certification. Changes to any land-use restrictions or encumbrances may be made by amendments to covenants, zoning regulations, assessments, or other documents as allowed by law or by local regulations.

Dated this 7th day of FEBRUARY, 2017, by: [Signature]  
Michael D. Stewart, Manager

STATE OF Utah  
COUNTY OF Summit

This instrument was signed or acknowledged before me on the 7th day of Feb, 2017, by Michael D. Stewart, Manager of Gallatin Heights, LLC.

Notary Public for the State of Utah  
Printed Name: George W. [Signature]  
Residing at: Lawrence, Utah  
My commission expires: 3/10/2028



**CERTIFICATE OF SURVEYOR**

I, Matthew B. Cotterman, Professional Engineer and Land Surveyor No. 15873ES, do hereby certify that between Sept. 1, 2017 and Feb. 7, 2017, I surveyed GALLATIN HEIGHTS SUBDIVISION, PHASE 2B, 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 76-3-205, MCA, and the Gallatin County Subdivision Regulations.

Dated this 7th day of Feb, 2017.

[Signature]  
Matthew B. Cotterman  
Montana Registration No. 15873ES



**CONSENT OF MORTGAGEE**

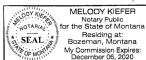
We, the undersigned mortgagee, do hereby join in and consent to the described plat, releasing our respective liens, claims or encumbrances as to any portion of said lands now being platted into roads, avenues, parks or other public uses and dedicated to the use of the public forever.

Dated this 3rd day of February, 2017, by: [Signature]  
President - Boysen Bank

STATE OF Montana  
COUNTY OF Gallatin

This instrument was signed or acknowledged before me on the 3rd day of February, 2017, by Kurt Busch, acting in the capacity of President on behalf of Yellowstone Bank.

[Signature]  
Notary Public for the State of Montana  
Printed Name: [Signature]  
Residing at: [Signature]  
My commission expires: [Signature]



**CERTIFICATE OF COMPLETION OF IMPROVEMENTS**

I, Michael D. Stewart, and Matthew B. Cotterman, 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 Gallatin Heights Subdivision, Phase 2B, have been installed or have been financially guaranteed with an improvements agreement in conformance with the approved engineering specifications and plans.

[Signature] 2-7-17 [Signature] 2/7/17  
Michael D. Stewart Date Matthew B. Cotterman Date  
Montana Registration No. 15873ES



**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 law, approve it, and hereby accept the dedication to public use.

Dated this 7th day of February, 2017, by: [Signature]  
Chairman, Board of County Commissioners

**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 are paid.

Dated this 7th day of February, 2017, by: [Signature] Deputy AFB15468  
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 [Signature] on the 7th day of February, A.D., 2017, and recorded in Book 7 of Plats on Page 596 Records of the Clerk and Recorder, Gallatin County, Montana.

[Signature]  
Clerk and Recorder

2571450  
SEARCHED INDEXED SERIALIZED FILED  
FEB 10 2017 09:23:11 AM  
CLERK AND RECORDER  
GALLATIN COUNTY, MONTANA

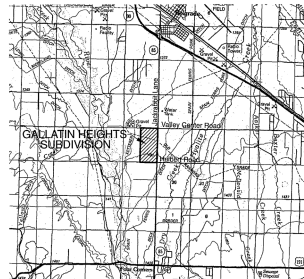
doc 2571450  
county RSL 2571452  
state RSL 2571453

**NOTES:**

- All new lot accesses shall be built to the standard contained in Section 7.6 of the Gallatin County Subdivision Regulations, dated 3/1/05.
- All interior lots shall be limited to one driveway access.
- Wellhead shown hereon are according to Wellhead Delineation performed by Vaughn Environmental Services and approved by the Department of the Army Corps of Engineers File Number NWO-2007-3928-MTH.
- The entire property shown hereon lies in Zone C, outside of any designated 100-year flood zone pursuant to FIRM Panel 300027 0215 B.
- All interior streets shall provide for a 57' right-of-way width.
- No owner may remove water or cause to be removed water from irrigation ditches on the Gallatin Heights Subdivision property without deeded water rights.
- Irrigation ditches are hazardous to small children.
- Areas designated as "Private Open Space" shall be dedicated to the Homeowners Association. Areas designated as "Public Park" shall be dedicated to the public.
- Lot corners have not been set as of the date of filing, because construction of improvements and placement of utilities is not yet complete, which would disturb or destroy the monuments. Monuments will be set by April 7, 2017.
- The plat protection requirements are outlined in the Declaration of Covenants, Conditions and Restrictions for Gallatin Heights Subdivision.

**UTILITY EASEMENTS**

- 10' FRONT AT ALL STREETS
- 10' FRONT OF EACH SIDE ON SHARED REAR LOT LINES
- 10' INTERIOR LOT LINES (IF EACH SIDE)
- (WHERE REQUIRED BY UTILITY PROVIDERS)



# FINAL PLAT

## GALLATIN HEIGHTS SUBDIVISION - PHASE 2B

LOCATED IN THE E 1/2, SEC. 26, T. 1S, R. 4E. OF P.M.M., GALLATIN COUNTY, MONTANA

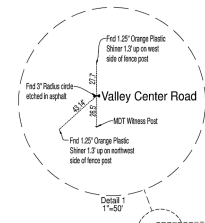
# J-596

PURPOSE: TO CREATE 56 SINGLE FAMILY RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, 2 PUBLIC PARKS AND 1 REMAINDER LOT (LOT 1000)

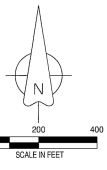
OWNERS: GALLATIN HEIGHTS, LLC

DEED REF: Doc. No. 222428

- LEGEND**
- SECTION CORNER
  - QUARTER SECTION CORNER
  - FOUND 5/8" PEGS WITH YELLOW PLASTIC CAP MARKED: CADDIS #38785
  - FOUND 5/8" PEGS WITH YELLOW PLASTIC CAP MARKED: CAR ENGR. #838785, OR AS NOTED
  - SET 5/8" PEGS WITH RED PLASTIC CAP MARKED: CADDIS #38785
  - MEASURED DISTANCE OR BEARING
  - MEASURED DISTANCE OR BEARING
  - ADJOINING PROPERTY LINE EASEMENT LINE
  - TOP OF BANK EDGE OF WETLANDS
  - EXISTING POWER POLE



BASES OF BEARING: NORTH LINE OF E 1/2 OF SEC. 26 BEING NORTH/SOUTH PER FINAL PLAT OF GALLATIN HEIGHTS SUBDIVISION



**AREA TABULATION**

RESIDENTIAL LOTS - 1,171,572 SQ FT (26,516 ACRES)

REMAINDER LOT 1000 - 7,243,320 SQ FT (166,769 ACRES)

PUBLIC PARK - 34,850 SQ FT (0.8 ACRES)

OPEN SPACE - 287,747 SQ FT (6.6 ACRES)

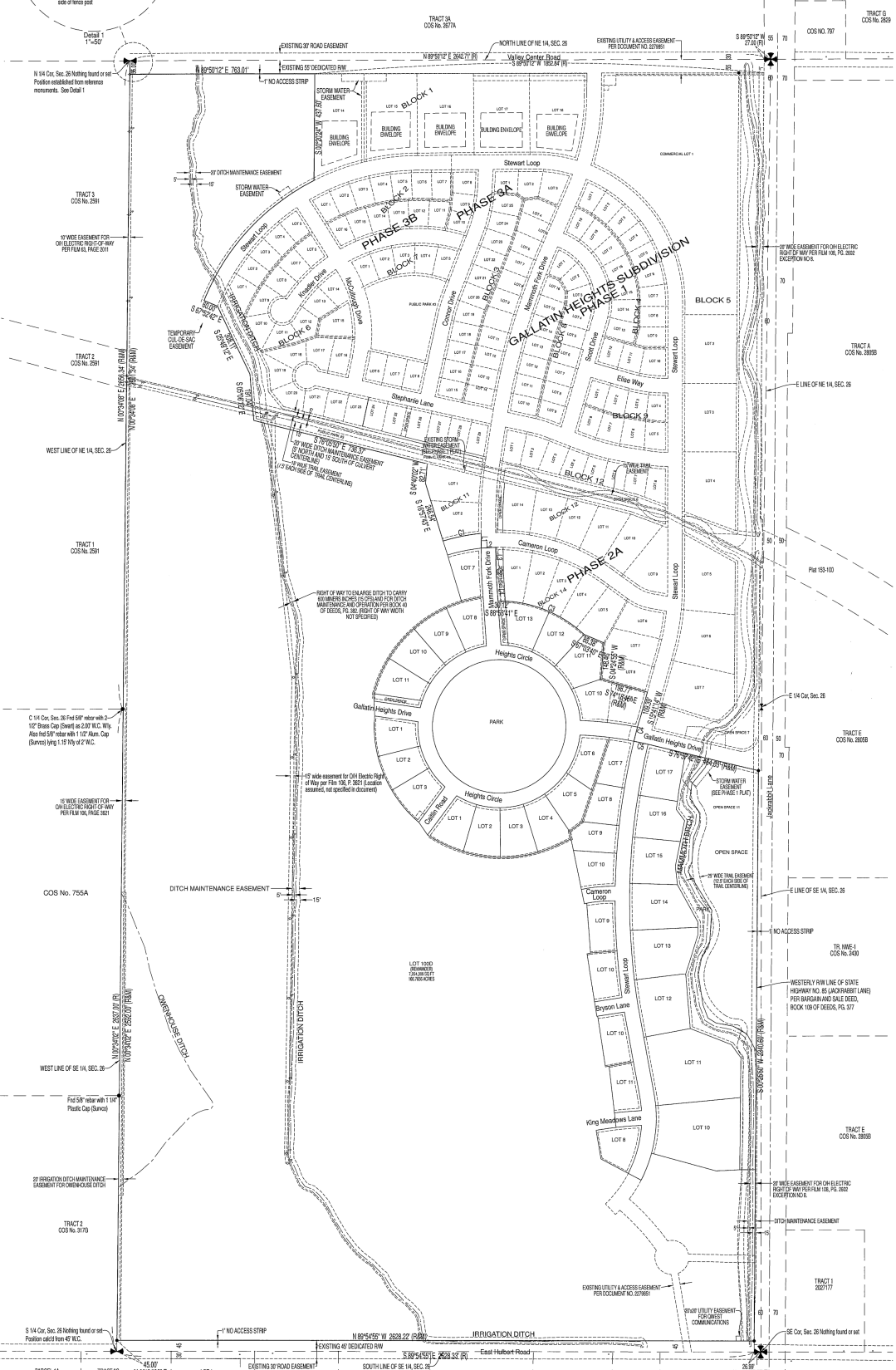
RW DEDICATION - 244,880 SQ FT (5.6 ACRES)

TOTAL AREA - 1,838,369 SQ FT (42,197 ACRES)

- UTILITY EASEMENTS**
- 10' FRONT AT ALL STREETS
  - 10' REAR OF EACH SIDE ON SHARED REAR LOT LINES
  - 10' INTERIOR LOT LINES (S EACH SIDE) (WHERE REQUIRED BY UTILITY PROVIDERS)

LINE	BEARING	DISTANCE
L1	N 4.0° 37' 30" W	89.23'
L2	S 88.2° 23' 30" W	98.27'
L3	N 4.0° 37' 30" W	89.23'
L4	N 0.0° 45' 30" W	88.89'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	706.00'	182.27'	11° 58' 40"
C2	1170.00'	67.23'	3° 17' 34"
C3	816.00'	209.66'	8° 58' 40"
C4	2381.00'	151.62'	2° 52' 57"
C5	1470.00'	183.27'	3° 22' 12"



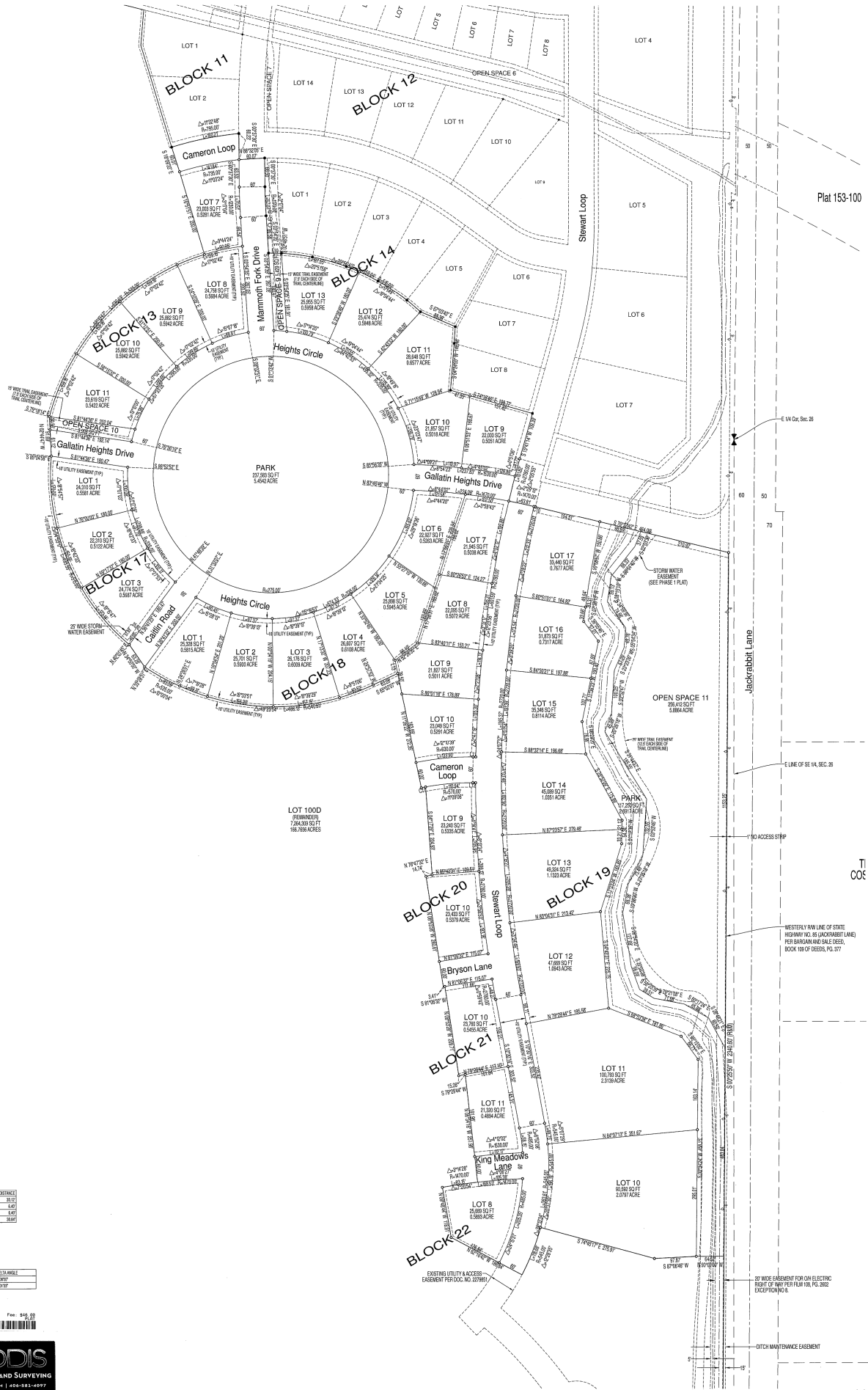
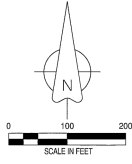
**2571450**

Doc. No. 2571450 Filed 02/07/2017 04:22:55 PM Page 2 of 3



# FINAL PLAT GALLATIN HEIGHTS SUBDIVISION - PHASE 2B J-596

LOCATED IN THE E 1/2, SEC. 26, T. 1S., R. 4E. OF P.M.M., GALLATIN COUNTY, MONTANA



LINE	BEARING	DISTANCE
L1	N 89°51'00" W	38.00
L2	N 89°51'00" W	4.47
L3	N 89°51'00" W	4.47
L4	N 11°12'00" W	38.87

DATE	PROJECT	BY	CHECKED
02/07/2017	GALLATIN HEIGHTS SUBDIVISION - PHASE 2B	JLW	MSK

2571450  
 02/07/2017 04:22:55 PM Fee \$50.00  
 2571450 02/07/2017 04:22:55 PM







PURPOSE: TO CREATE 40 SINGLE FAMILY RESIDENTIAL LOTS 2 DRAIN SPACE LOTS AND 1 REMAINDER LOT (LOT 100)

OWNERS: GALLATIN HEIGHTS, LLC

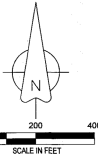
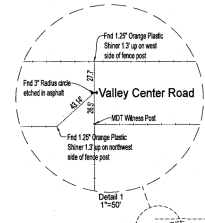
DEED REF: Doc. No. 222428

# GALLATIN HEIGHTS SUBDIVISION - PHASES 2C & 4C

LOCATED IN THE E 1/2, SEC. 26, T. 1S., R. 4E. OF P.M.M., GALLATIN COUNTY, MONTANA

J-632

- LEGEND**
- SECTION CORNER
  - QUARTER SECTION CORNER
  - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED: CADUCEUS FIGURES
  - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED: CADUCEUS FIGURES
  - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED: CADUCEUS FIGURES
  - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED: CADUCEUS FIGURES
  - RECORD DISTANCE OR BEARING
  - MEASURED DISTANCE OR BEARING
  - ADVANCING PROPERTY LINE
  - SECTION LINE
  - TOP OF BANK/EDGE OF WETLANDS
  - EXISTING POWER POLE



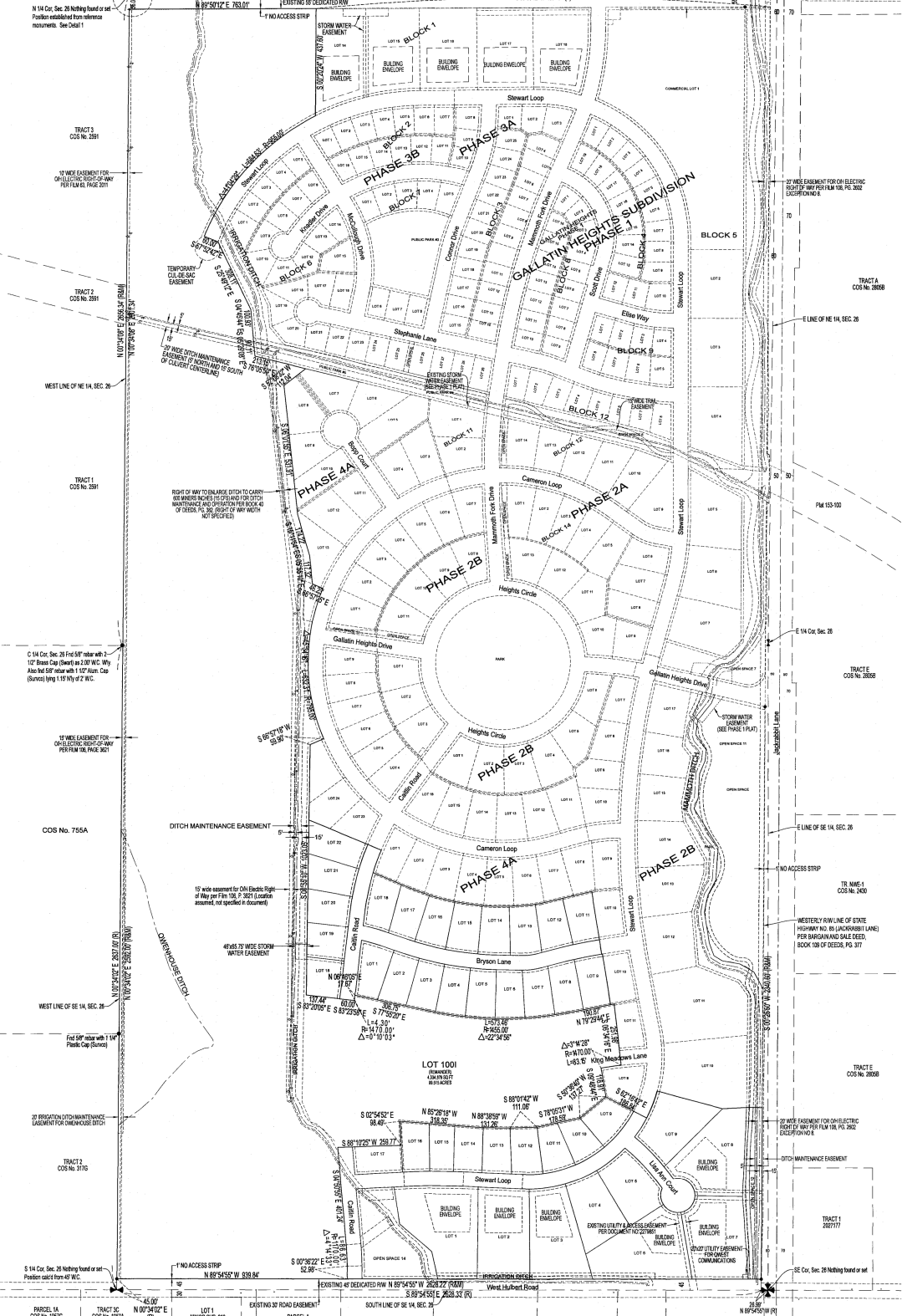
**AREA TABULATION**

RESIDENTIAL LOTS = 1,574,648 SQ FT (35.853 ACRES)  
 REMAINDER LOT 100 = 434,879 SQ FT (9.917 ACRES)  
 OPEN SPACE = 15,205,507 SQ FT (348.8 ACRES)  
 RW DEDICATION = 235,175 SQ FT (5.389 ACRES)  
 TOTAL AREA = 8,075,889 SQ FT (184.861 ACRES)

**UTILITY EASEMENTS**

10' FROM AT ALL STREETS TO REAR OF EACH SIDE ON SHARED REAR LOT LINES

10' INTERIOR LOT LINES (IF EACH SIDE) (WHERE REQUIRED BY UTILITY PROVIDERS)



Doc # 2622521

**2622521**

CREATED: 08/09/2018 09:02:03 AM FAX: 406.546.1977

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