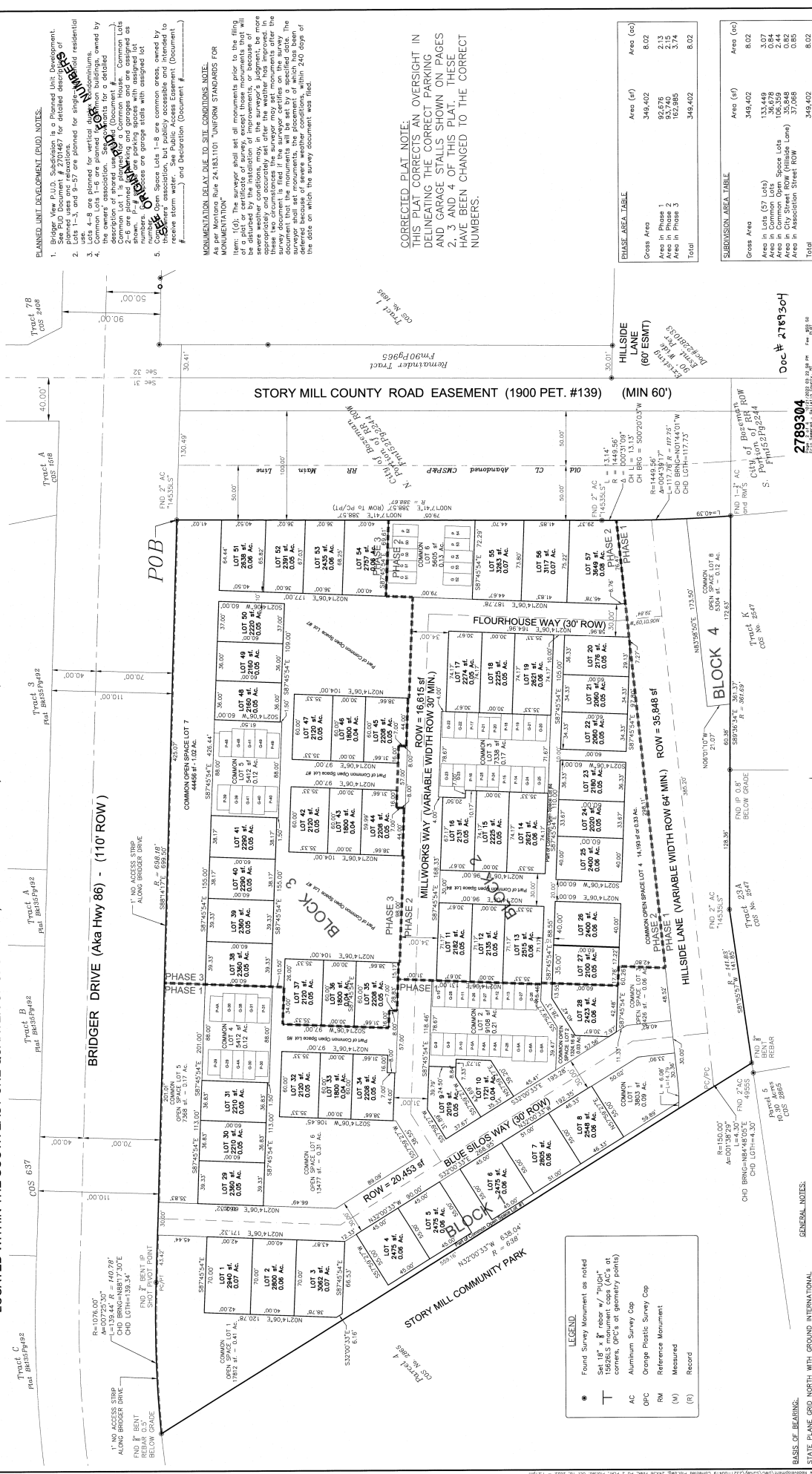




# CORRECTED PLAT

## BRIDGER VIEW P.U.D. SUBDIVISION J-691A

A TRACT OF LAND KNOWN AS BRIDGER VIEW MOBILE HOME COURT OF COS 2547,  
LOCATED WITHIN THE SOUTH EAST ONE QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 6 EAST, PRINCIPAL MERIDIAN MONTANA, CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA.



**PLANNED UNIT DEVELOPMENT (PUD) NOTES:**

- Bridger View P.U.D. Subdivision is a Planned Unit Development. See PUD Document # 2701467 for detailed description of the subdivision.
- Lots 1-3, and 9-17 are planned for single-unit residential use.
- Lots 4-8 are planned for vertical stack townhome buildings, owned by the Common Lots.
- Common Lots 1-8 are planned for common buildings, owned by the Common Lots.
- Common Lot 1 is planned for a common building, owned by the Common Lots. The building shall be described in the Declaration (Document # 2701467).
- Common Lots 9-17 are common areas, owned by the Common Lots. These are garage stalls with assigned lot numbers. The building shall be described in the Declaration (Document # 2701467).
- Common Lots 18-8 are common areas, owned by the Common Lots. These are common areas, owned by the Common Lots. The building shall be described in the Declaration (Document # 2701467).
- Common Lots 9-17 are common areas, owned by the Common Lots. These are common areas, owned by the Common Lots. The building shall be described in the Declaration (Document # 2701467).

**MONUMENTATION DELAY DUE TO SITE CONDITIONS NOTE:**

As per Montana Rule 24-183.1101 "UNIFORM STANDARDS FOR MONUMENTATION" surveyors shall set all monuments prior to the filing of a plat or certificate of survey, except those monuments that will be disturbed by the installation of improvements, or because of other circumstances. If monuments are disturbed, they shall be replaced appropriately and accurately set after the weather has improved. In these two circumstances if the survey monuments on the same document that the monuments will be set by a specified date. The monuments shall be set by a specified date. The monuments shall be set because of severe weather conditions, within 240 days of the date on which the survey document was filed.

**CORRECTED PLAT NOTE:**

THIS PLAT CORRECTS AN OVERSIGHT IN DELINEATING THE CORRECT PARKING AND GARAGE STALLS SHOWN ON PAGES 2, 3 AND 4 OF THIS PLAT. THESE HAVE BEEN CHANGED TO THE CORRECT NUMBERS.

Area (sq)	Area (ac)
Gross Area	349,402
Area in Phase 1	92,676
Area in Phase 2	93,740
Area in Phase 3	162,985
Total	349,402

Area (sq)	Area (ac)
Gross Area	349,402
Area in Lots (57 lots)	133,449
Area in Common Lots	106,329
Area in Association Street ROW (Hillsdale Lane)	35,848
Area in Association Street ROW	37,068
Total	349,402

**STAHLY ENGINEERING & ASSOCIATES**  
PROFESSIONAL ENGINEERS & SURVEYORS  
2223 MONTANA AVE. 3030 CENTENNIAL DR. 851 BRIDGER DR. STE 1  
BOZEMAN, MT 59710 BOZEMAN, MT 59717 BOZEMAN, MT 59717  
Phone: (406) 551-4562 Phone: (406) 551-4562 Phone: (406) 551-4562  
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**BRIDGER VIEW P.U.D. SUBDIVISION**  
COUNTY: GALLATIN  
PRINCIPAL MERIDIAN,  
MONTANA

**27893304**

Doc # 27893304

**GENERAL NOTES:**

- DATE OF SURVEY: April 2018 - October 2020
- PURPOSE OF SURVEY: To Create a PUD
- OWNERS OF RECORD: Heavens Community Housing Trust (HCHT)
- OWNER OF RECORD: Heavens Community Housing Trust (HCHT)
- ZONING: Residential Medium Density (R3)
- GROWTH POLICY: Residential Medium Density (R3)
- ALL DISTANCES ARE IN INT. FT. GROUND UNITS.
- ALL DATA COLLECTED PER USING TRIMBLE RB GPS RECEIVERS, 1/12. TYPE

**LEGEND:**

- Found Survey Monument as noted
- Set 18" x 18" rebar w/ "Tough" 1562BLS monument caps (AC's at corners, GPC's at geometry points)
- OPC Orange Plastic Survey Cap
- RM Reference Monument
- (M) Measured
- (R) Record

J-691A

AMEND BRIDGER VIEW PUD SUB

# CORRECTED PLAT BRIDGER VIEW P.U.D. SUBDIVISION J-691A

## DETAIL PAGE OF EASEMENTS

A TRACT OF LAND KNOWN AS BRIDGER VIEW MOBILE HOME COURT OF COS 2547,  
LOCATED WITHIN THE SOUTH EAST ONE QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 6 EAST, PRINCIPAL MERIDIAN MONTANA, CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA.



**CORRECTED PLAT NOTE:**  
THIS PLAT CORRECTS AN OVERSIGHT IN Delineating THE CORRECT PARKING AND GARAGE STALL SHOWN ON PAGES 2, 3, AND 4 OF THIS PLAT. THESE HAVE BEEN CHANGED TO THE CORRECT NUMBERS.

**LEGEND**  
- Easement Line (As Described)  
- Private Utility Easement  
- Lot Line

**GENERAL NOTES:**  
1. DATE OF SURVEY: April 2018 - October 2020  
2. PURPOSE OF SURVEY: To Create a P.U.D. Subdivision, including a Mobile Home Court (MHC)  
3. SURVEY COMMISSIONED BY: Headwaters Community Housing Trust (HCHT)  
4. SURVEY COMMISSIONED BY: Headwaters Community Housing Trust (HCHT)  
5. ZONING: Residential Medium Density (RM3)  
6. GROWTH POLICY: Residential Medium Density (RM3)  
• ALL DISTANCES ARE IN INTERNATIONAL FEET  
• ALL DATA COLLECTED BY USING TRIMBLE RB GPS RECEIVERS, 1/12 FREQ. TYPE  
DISTANCES ARE IN INTERNATIONAL FOOT GROUND UNITS.



**STAHLY ENGINEERING & ASSOCIATES**  
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DETAIL PAGE OF EASEMENTS		CORRECTED PLAT BRIDGER VIEW P.U.D. SUBDIVISION	
1/4 SEC	T	R	1/4 SEC
31	IS	6E	XX
XX	XX	XX	XX
XX	XX	XX	XX
XX	XX	XX	XX
XX	XX	XX	XX
XX	XX	XX	XX

COUNTY: GALLATIN  
PRINCIPAL MERIDIAN,  
MONTANA

Doc # 2789304  
2789304

18 HWY 100/CR  
DRAWN: J. PUCH  
CHECKED: Z. LONE  
DATE: 10/19/2022  
PAGE  
**3 OF 5**

