

FINAL PLAT OF THE LEGENDS AT BRIDGER CREEK SUBDIVISION

A TRACT OF LAND BEING TRACT 7A OF CERTIFICATE OF SURVEY No. 2408 SITUATED IN THE NW1/4 OF THE SW1/4 OF SECTION 32, T1S, R6E, P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

PURPOSE
TO CREATE 61 RESIDENTIAL LOTS, OPEN SPACE, AND DEDICATED RIGHTS-OF-WAY

OWNER
ASPEN PARTNERS I, LLC
400 N. WASHINGTON
MISSOULA, MT 59806

P.O.B.
FND 1" ALUMINUM CAP
1/4 CORNER
SEE CORNER RECORD

CERTIFICATE OF DEDICATION & GRANT OF EASEMENTS
We, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platting of the above described tract of land, to wit:
A tract of land being Tract 7A of Certificate of Survey No. 2408, as filed with the Gallatin County Clerk & Recorder, Missoula, Montana, on 11/15/05, and being further described as follows:
Commencing at the NW1/4 corner of said Section 32, the True Point of Beginning. Thence along the E-W line of said Section 32, S88°15'51"W a distance of 667.57 feet to the C-N-SW/64 corner. Thence along the N-S/64 corner common to Sections 31 and 32, N88°15'51"W a distance of 1314.68 feet to the N-S/64 corner common to Sections 31 and 32. Thence along the section line common to said Sections 31 and 32, S00°00'00"E a distance of 50.00 feet to the true North-south line of said Section 32. Thence, more or less, and be subject to any existing easements, whether recorded or apparent on the ground. The above-described tract of land is to be known and designated as "The Legends at Bridger Creek Subdivision".
The undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering telephone, telegraph, electric power, gas, cable television, water or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair and removal of any and all utility lines, pipes, conduits, cables, wires, poles, towers, structures, and appurtenances thereon, under and across each area designated on this plat as "Utility Easement" to have and hold forever.
Dated this _____ day of _____, 2005.

State of _____
County of _____
This instrument was acknowledged before me on _____ by _____
Partners I, LLC.
(Signature of Notarial Officer)
Notary's name - Typed, stamped or printed
Residing at _____
My commission expires: _____

CERTIFICATE OF SURVEYOR
I, the undersigned, Thomas M. Henesh, Registered Land Surveyor, do hereby certify that between March 1, 2005, and September 30, 2005, I surveyed The Legends at Bridger Creek Subdivision and plotted the same on a set of plans, to wit: _____, and that the same are true and correct in accordance with the provisions of the Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, M.C.A., and the Bozeman Unified Development Ordinance.
Dated this _____ day of _____, 2005

CERTIFICATE OF COMPLETION
We, Aspen Partners I, LLC, and Matthew E. Ekstrom, a Registered 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 conditions of approval of The Legends at Bridger Creek Subdivision, have been installed in conformance with the approved plans and specifications:
1. Water and sewer main extensions
2. Storm drainage infrastructure.
The following improvements have not been completed, but are subject to an improvements and financial guarantee:
1. Street infrastructure including curbs, gutters, sidewalks, and asphalt surfacing.
The subdividers hereby warrant against defects in these improvements for a period of one year from this date. The City hereby accepts possession of all public infrastructure improvements, subject to the above indicated warranty.

Patrick Corrick, Dated _____
Member, Aspen Partners I, LLC, Dated _____
Director of Public Service, Dated _____
Matthew E. Ekstrom, Dated _____
10853PE

CERTIFICATE OF COUNTY TREASURER
I, Kim 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 _____ day of _____, A.D., 2005

CERTIFICATE OF DIRECTOR OF PUBLIC SERVICE
I, Debra H. Arkel, Director of Public Service, City of Bozeman, Montana, do hereby certify that the accompanying plat has been duly examined and that 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 _____ day of _____, A.D., 2005

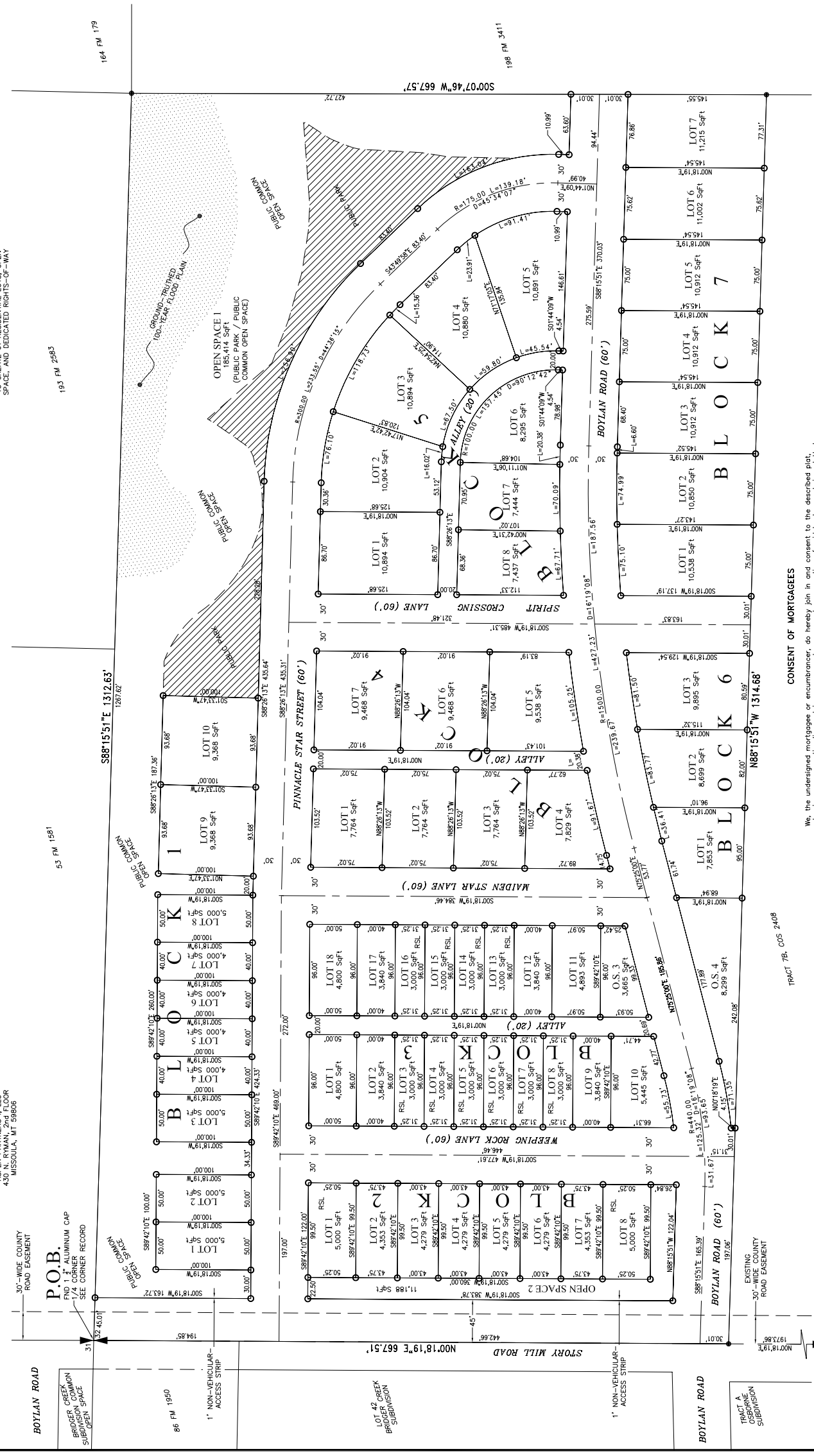
CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW
The Legends at Bridger Creek Subdivision, Gallatin County, Montana, is within the City of Bozeman, Montana, a first-class municipality, and within the planning area of the Bozeman growth policy which was adopted pursuant to Section 76-1-601 et seq., MCA, and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of Section 76-4-125(2)(g), MCA, this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.
Dated this _____ day of _____, A.D., 2005

CERTIFICATE OF CLERK AND RECORDER
I, Shelley Vance, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in _____, A.D., 2005, and recorded in Book _____ of Plats on Page _____ (Document No. _____) Records of the Clerk and Recorder, Gallatin County, Montana.
Dated this _____ day of _____, A.D., 2005

Shelley Vance, Clerk and Recorder
Debra H. Arkel, Director of Public Service
Director of Public Service

CLIENT: ASPEN PARTNERS I, LLC
DATE: 8/3/05
SCALE: 3/6568.002
CHECKED BY: IMH
PROJECT #: 3658.002

BOZEMAN, MONTANA
COUNTY, MONTANA
PLOTTED DATE: Sep/24/2007 - 03:40:47 pm
DRAWING NAME: C:\Documents and Settings\mkestrom\PROJECTS\3658.002\MAP1
SHEET 1 OF 1
E-FILED: Bozeman



NOTE
DUE TO HIGH GROUND WATER CONDITIONS, FULL OR PARTIAL BASEMENTS ARE NOT RECOMMENDED

EASEMENT NOTES
ALL LOTS ARE SUBJECT TO THE FOLLOWING PUBLIC UTILITY EASEMENTS:
- 10' ADJACENT TO ALL PUBLIC STREET RIGHTS-OF-WAY
- 10' ALONG REAR LOT LINES NOT ADJACENT TO A STREET OR ALLEY

RESTRICTED SIZE LOTS
THE FOLLOWING LOTS WITH DESIGNATED SIZE LOTS IN ACCORDANCE WITH THE CITY OF BOZEMAN UNIFIED DEVELOPMENT ORDINANCE:
BLOCK 2: LOTS 1, 8
BLOCK 3: LOTS 3-6, 13-16

NOTE
DUE TO CONSTRUCTION ACTIVITY, ALL PROPERTY CORNERS WILL BE INSTALLED PRIOR TO JANUARY 30, 2006.

CONSENT OF MORTGAGEES
We, the undersigned mortgagee or encumbrancer, 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 and dedicated to public use, to wit: _____, Park, or other public areas which are dedicated to the City of Bozeman for the public use and enjoyment.
Dated this _____ day of _____, A.D., 2005.

First Security Bank of Missouri
By: _____
Its: _____
STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me on this _____ day of _____, A.D., 2005 by _____ of First Security Bank of Missouri.
Notary Public for the State of _____
Residing at _____
My commission expires _____
Dated this _____ day of _____, A.D., 2005.
Big Sky Western Bank
By: _____
Its: _____
STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me on this _____ day of _____, A.D., 2005 by _____ of Big Sky Western Bank.
Notary Public for the State of _____
Residing at _____
My commission expires _____

AREA SUMMARY
GROSS AREA = 876.613 SFT (20.12 ACRES)
OPEN SPACE AREA = 208.586 SFT (4.79 ACRES)
RIGHT-OF-WAY AREA = 272.172 SFT (6.24 ACRES)
NET LOT AREA = 395.857 SFT (9.09 ACRES)

LEGEND
FOUND US PUBLIC LANDS SECTION CORNER
FOUND US PUBLIC LAND MONUMENT
FOUND US PUBLIC LAND SURVEY 1/4 SECTION CORNER
FOUND REBAR W/ BLUE PLASTIC CAP MARKED "MORRISON-MARLE, INC. 100625"
SET REBAR W/ BLUE PLASTIC CAP MARKED "MORRISON-MARLE, INC. 100625"
O.S. OPEN SPACE
RSL RESTRICTED SIZE LOT

PROJECT LOCATION
VICINITY MAP
NOT TO SCALE

BOZEMAN
ROUSE AVE.
MAIN ST.
STORY MILL RD
BRIDGER DRIVE
NATIVE ALBERTA

BOZEMAN
COUNTY, MONTANA
PLOTTED DATE: Sep/24/2007 - 03:40:47 pm
DRAWING NAME: C:\Documents and Settings\mkestrom\PROJECTS\3658.002\MAP1
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