ORIGINAL DOCUMENT MAY HAVE POOR PHOTOGRAPHIC QUALITY

FINAL PLAT OF

TRADITIONS SUBDIVISION - PHASE 2

J-566

LOCATED IN THE E 1/2 OF THE SE 1/4 OF SECTION 4, T. 2 S., R. 5 E. OF P.M.M., GALLATIN COUNTY, MONTANA

SURVEY REQUESTED BY ROSA CONSTRUCTION INC TO CREATE 22 SINGLE-FAMILY LOTS, 4 MULTI-FAMILY LOTS, AND 2 RESTRICTED USE LOTS FROM AN EXISTING TRACT OF LAND

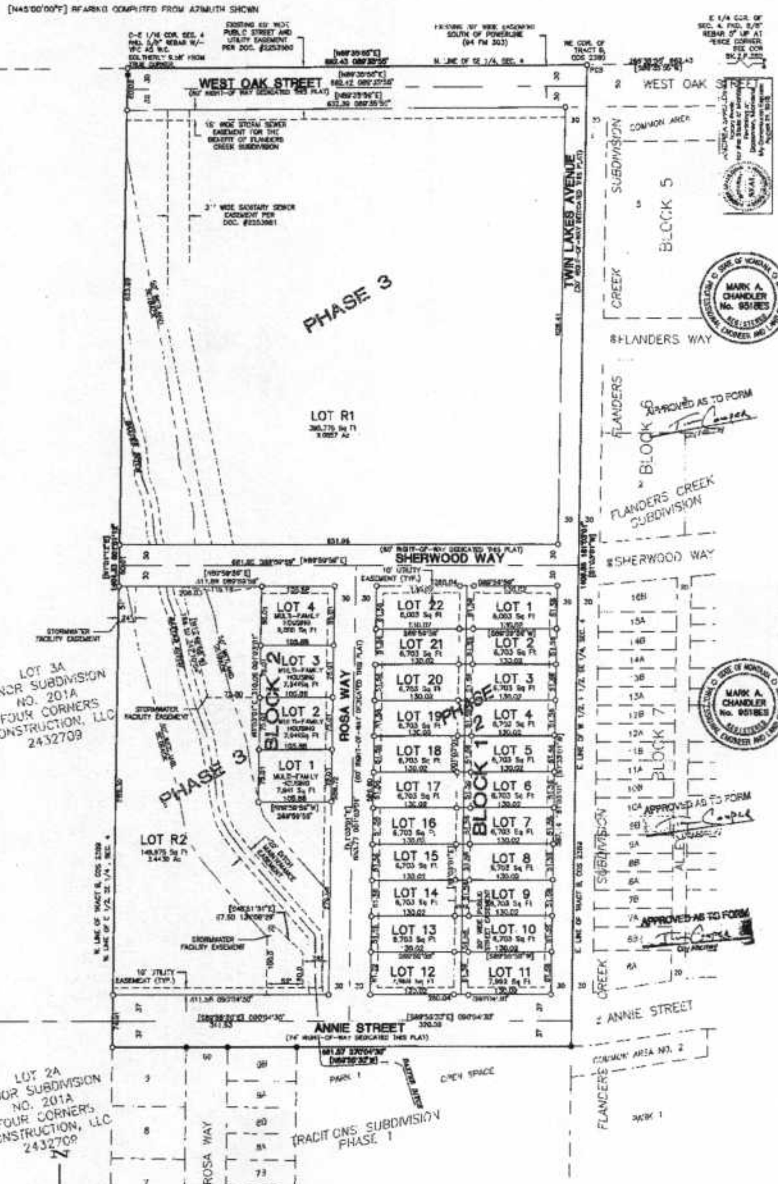
OWNER: ROSA CONSTRUCTION, INC
DEED REF: DOC NO. 2208384

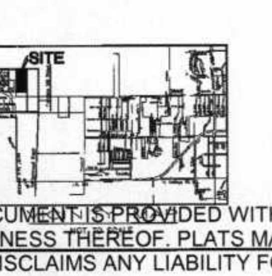
LEGEND

- (R) RECORD DISTANCE OR AZIMUTH
- (M) MEASURED DISTANCE OR AZIMUTH
- ● FOUND 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP (C&H ENGR 6518ES) OR AS NOTED
- ○ SET 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP (C&H ENGR 6518ES)
- SECTION QUARTER CORNER
- — — — EASEMENT LINE

BASIS FOR AZIMUTHS FROM NORTH: THE NORTH LINE OF THE SE 1/4, SECTION 4, T. 2 S., R. 5 E., BEING 269° 35' 55" AS SHOWN ON COS 2388

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





Scale In Feet

Scale In Meters

SHEET 1 OF 2

AREA TABLE

BLOCK 1		BLOCK 2	
LOT 1	8,003 SQ FT	LOT 1	7,941 SQ FT
LOT 2	8,703 SQ FT	LOT 2	7,941 SQ FT
LOT 3	6,703 SQ FT	LOT 3	7,941 SQ FT
LOT 4	8,703 SQ FT	LOT 4	9,000 SQ FT
LOT 5	8,703 SQ FT		
LOT 6	8,703 SQ FT	RESTRICTED USE	
LOT 7	8,703 SQ FT	LOT R1	395,775 SQ FT
LOT 8	6,703 SQ FT	LOT R2	149,875 SQ FT
LOT 9	6,703 SQ FT	OPEN SPACE	
LOT 10	6,703 SQ FT		0 SQ FT
LOT 11	7,992 SQ FT	ROW	
LOT 12	7,989 SQ FT	ROADS	129,125 SQ FT
LOT 13	8,703 SQ FT	SUB TOTALS	
LOT 14	8,703 SQ FT	LOTS	802,160 SQ FT
LOT 15	8,703 SQ FT	OPEN S.	0 SQ FT
LOT 16	8,703 SQ FT	ROADS	129,133 SQ FT
LOT 17	8,703 SQ FT	TOTAL AREA PH 2	
LOT 18	6,703 SQ FT	TOTAL	931,285 SQ FT
LOT 19	6,703 SQ FT		
LOT 20	[illegible]		
LOT 21	[illegible]		
LOT 22	8,003 SQ FT		

C&H Engineering and Surveying

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, streets and alleys and other divisions and dedications, as shown by this plat hereunto included, the following described tract of land, to wit:

LEGAL DESCRIPTION

That part of Tract B, Certificate of Survey No. 2388, 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 the Southeast Quarter of Section 4, Township 2 South, Range 5 East, Principal Meridian Montana, lying north of the north line of THE TRADITIONS SUBDIVISION-PHASE 1, and further described as follows:

Commencing at the East Quarter Corner of said Section 4; thence westerly 269°35'55" assumed azimuth from north, 662.43 feet along the north line of the Southeast Quarter of said Section 4 to the Point of Beginning of the property to be described; thence southerly 181°03'21" azimuth 1409.85 feet along the east line of said Tract B to the north line of THE TRADITIONS SUBDIVISION-PHASE 1; thence westerly 273°04'33" azimuth 661.57 feet along said north line; thence northerly 001°01'12" azimuth 1404.33 feet along the west line of said Tract B; thence easterly 089°35'55" azimuth 662.43 feet along the north line of the Southeast Quarter of said Section 4 to the Point of beginning.

Area = 931,285 square feet, 21.3794 acres or 86,520 square meters. Subject to existing easements.

The above described tract of land is to be known and designated as TRADITIONS 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: Sherwood Way, Annie Street, Rosa Way, and Twin Lakes Avenue.

"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."

Dated this 26 day of June, 2015.

ROSA CONSTRUCTION, INC

By: ______________
John Rosa, President

STATE OF MONTANA
GALLATIN COUNTY

This instrument was signed or acknowledged before me on this 26th day of June, 2015, by John Rosa, as President of Rosa Construction Inc., a Montana Corporation.

Andrea Spaulding
Notary Public for the State of Montana
Residing at: Bozeman

Printed Name: Andrea Spaulding
My commission expires: August 25, 2018

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, John Rosa, President of Rosa Construction Inc., and I, Mark A. Chandler, 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 a condition of approval of TRADITIONS 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: Twin Lakes Avenue, Sherwood Way, Rosa Way, Annie Street, and their associated Water, Sanitary Sewer, and Storm Sewer Infrastructure. Financially Guaranteed Improvements: miscellaneous punch-list items. 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.

______________ Date: June 26 2015
Rosa Construction, Inc.
By: John Rosa, President

______________ Date: 6/26/15
Mark A. Chandler
Montana Registration No. 6518ES

______________ Date: 7/28/15
Director of Public Works,
City of Bozeman, Montana

CONSENT OF MORTGAGEE

I, the undersigned mortgagee or encumbrancer, do hereby join in and consent to the described plat, releasing my respective liens, claims, or encumbrances as to any portion of said lands now being platted into streets, avenues, parks or other public areas which are dedicated to the City of Bozeman for the public use and enjoyment.

Dated this 26 day of June, 2015.

YELLOWSTONE BANK

By: ______________
Printed Name: Kurt Buchl
Its: President

STATE OF MONTANA
GALLATIN COUNTY

This instrument was signed or acknowledged before me on this ____ day of __________ 2015, by Kurt Buchl, the President, of YELLOWSTONE BANK, a Montana Corporation.

Cecilia B. Iverson
Notary Public for the State of Montana
Printed Name: Cecilia B. Iverson
Residing at: Bozeman, MT
My commission expires: 09-16-2018

CERTIFICATE OF SURVEYOR

I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 6518ES, do hereby certify that between March 15, 2014 and June 26, 2015, Traditions Subdivision – Phase 2, was surveyed under my direct supervision and that 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 26th day of June 2015.

____
Mark A. Chandler
Montana Registration No. 6518ES

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

I, 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 28 day of July 2015.

____
Director of Public Works, City of Bozeman, Montana

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

Traditions 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(2)(d) M.C.A., this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this 28 day of July 2015.

____
Director of Public Works, City of Bozeman, Montana

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 divided have been paid. RGG 6584

Dated this 30th day of JUNE 2015. By: Kimberly Buchanan
Deputy Treasurer of Gallatin County

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 2:50 o'clock P.M. this 28th day of July, A.D., 2015, and recorded in Book J of Plats, Page 566, records of the Clerk and Recorder, Gallatin County, Montana. DOC 2519195

By: ______________ deputy
Deputy Clerk and Recorder

2519195

THIS DOCUMENT IS PROVIDED WITHOUT BENEFIT OF A TITLE EXAMINATION. NO LIABILITY IS ASSUMED FOR THE COMPLETENESS THEREOF. PLATS MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREIN. THE COMPANY EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THEM.