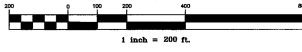


PLAT of
J-486
PIONEER CROSSING and
CENTENNIAL VILLAGE SUBDIVISION, PHASE I, A P.U.D.
 A TRACT OF LAND BEING PART OF TRACTS 1 AND 2 OF CERTIFICATE OF SURVEY
 NUMBER 1495G SITUATED IN THE NW1/4 & SW1/4 SECTION 3, T1N, R3E, P.M.M.,
 TOWN OF MANHATTAN, GALLATIN COUNTY, MONTANA

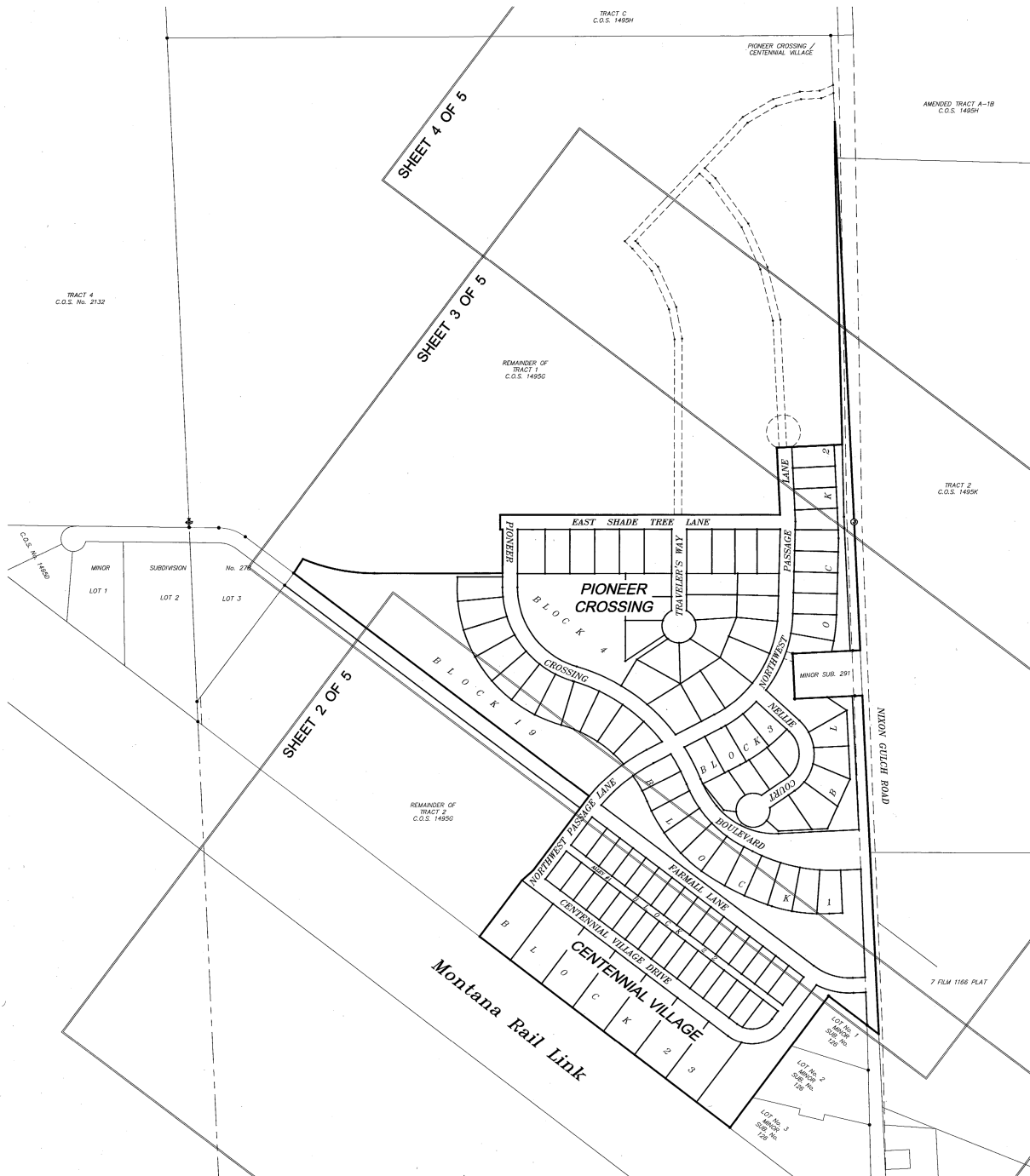
FOR: MORELAND ESTATES, LLC & FARMALL, LLC
 BY: GASTON ENGINEERING & SURVEYING

NOTES
 * = FOUND MONUMENT AS NOTED
 # = SET 5/8" x 24" REBAR W/ YPC
 RB = RADIAL BEARING
 W.C. = WITNESS CORNER
 A.S.C. = ALUMINUM CAP
 Y.P.C. = YELLOW PLASTIC CAP
BASE OF BEARING
 BEARINGS FOR THIS PLAT ARE BASED ON
 GEODETIC NORTH AS DETERMINED BY GPS
 SATELLITES.
NONTRANSFERABLE LOT NOTE
 LOT 6, BLOCK 2 IS NONTRANSFERABLE AND
 MAY NOT BE DEVELOPED, NOR CITY WATER
 AND SEWER CONNECTIONS MADE UNTIL FINAL
 PLAT APPROVAL OF PHASE II OF THE PIONEER
 CROSSING/CENTENNIAL VILLAGE SUBDIVISION.



SITE STATISTICS
 GROSS AREA = 25,377 ACRES
 ROAD DEDICATION
 TOTAL = 17,050 ACRES
 OPEN SPACE = 17,107 ACRES
 NET LOT AREA
 TOTAL = 41,220 ACRES
 OPEN SPACE/NET LOT AREA = 41.5%

MAY, 2007
 BOZEMAN, MONTANA



2291387
 02/11/2008 01:20P
 Charlotte Hills-Bellevue Co #11PL07 08-00

GASTON ENGINEERING
SURVEYING & SOILS TESTING
 SHEET 1 OF 5
 PHASE 1 PLANNING
 SOILS TESTING
 03-036 PHASE 1 PLANNING
 THE SHEET
 BOZEMAN, MT 59717
 406-592-0200 FAX-592-0208

CENTENNIAL VILLAGE

J-486
PLAT of
PIONEER CROSSING and
CENTENNIAL VILLAGE SUBDIVISION, PHASE I, A P.U.D.
 A TRACT OF LAND BEING PART OF TRACTS 1 AND 2 OF CERTIFICATE OF SURVEY
 NUMBER 1495G SITUATED IN THE NW1/4 & SW1/4 SECTION 3, T1N, R3E, P.M.M.,
 TOWN OF MANHATTAN, GALLATIN COUNTY, MONTANA

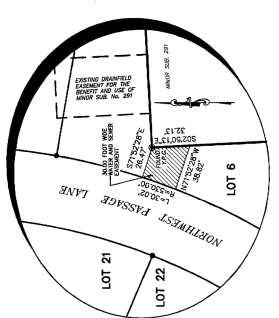
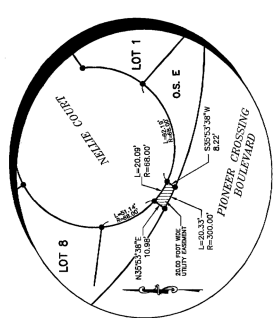
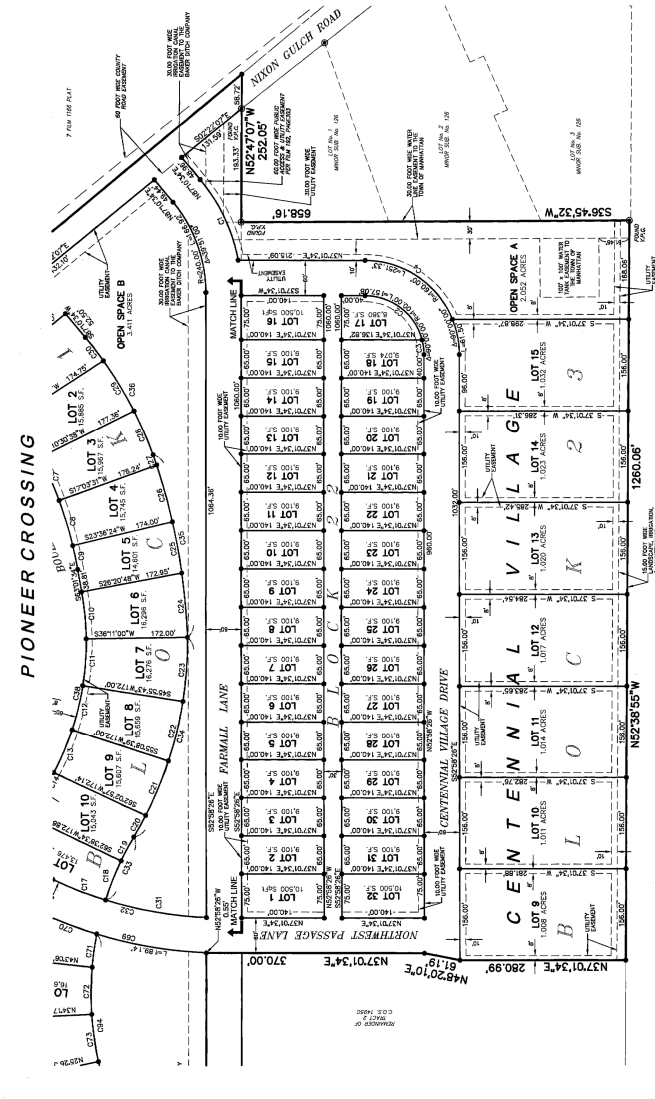


FOR: MONTANA ESTATES, LLC & FARMALL, LLC
 501 WEST WASHINGTON & SOUTHWEST
 BOZEMAN, MONTANA 59717

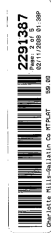
NOTES:
 1. SEE PLAT NUMBER 1495G W/ TDC
 2. SEE SEC 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

BASE OF BEARING:
 ALL BEARINGS ARE TRUE BEARINGS, AND
 ALL DISTANCES ARE TRUE DISTANCES, AS
 DETERMINED BY GPS SURVEYING
 TECHNIQUES.

**NON-RADIAL CURVES ARE ESTIMATED BASED ON
 THE CURVE TABLE.**



G
 GASTON ENGINEERING
 SURVEYING & VALUERS TESTING
 1010 1/2 S. 10TH ST. BOZEMAN, MT 59717
 406-592-1111
 406-592-1112
 406-592-1113
 406-592-1114
 406-592-1115
 406-592-1116
 406-592-1117
 406-592-1118
 406-592-1119
 406-592-1120



PLAT OF PIONEER CROSSING AND J-486 CENTENNIAL VILLAGE SUBDIVISION, PHASE I, A P.U.D. A TRACT OF LAND BEING PART OF TRACTS 1 AND 2 OF CERTIFICATE OF SURVEY NUMBER 1495G SITUATED IN THE NW1/4 & SW1/4 SECTION 3, T1N, R3E, P.M.M., TOWN OF MANHATTAN, GALLATIN COUNTY, MONTANA

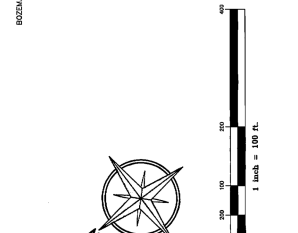


FOR: HOWLAND ESTATES, LLC & FARMALL, LLC
BY: EASTON ENGINEERING & SURVEYING

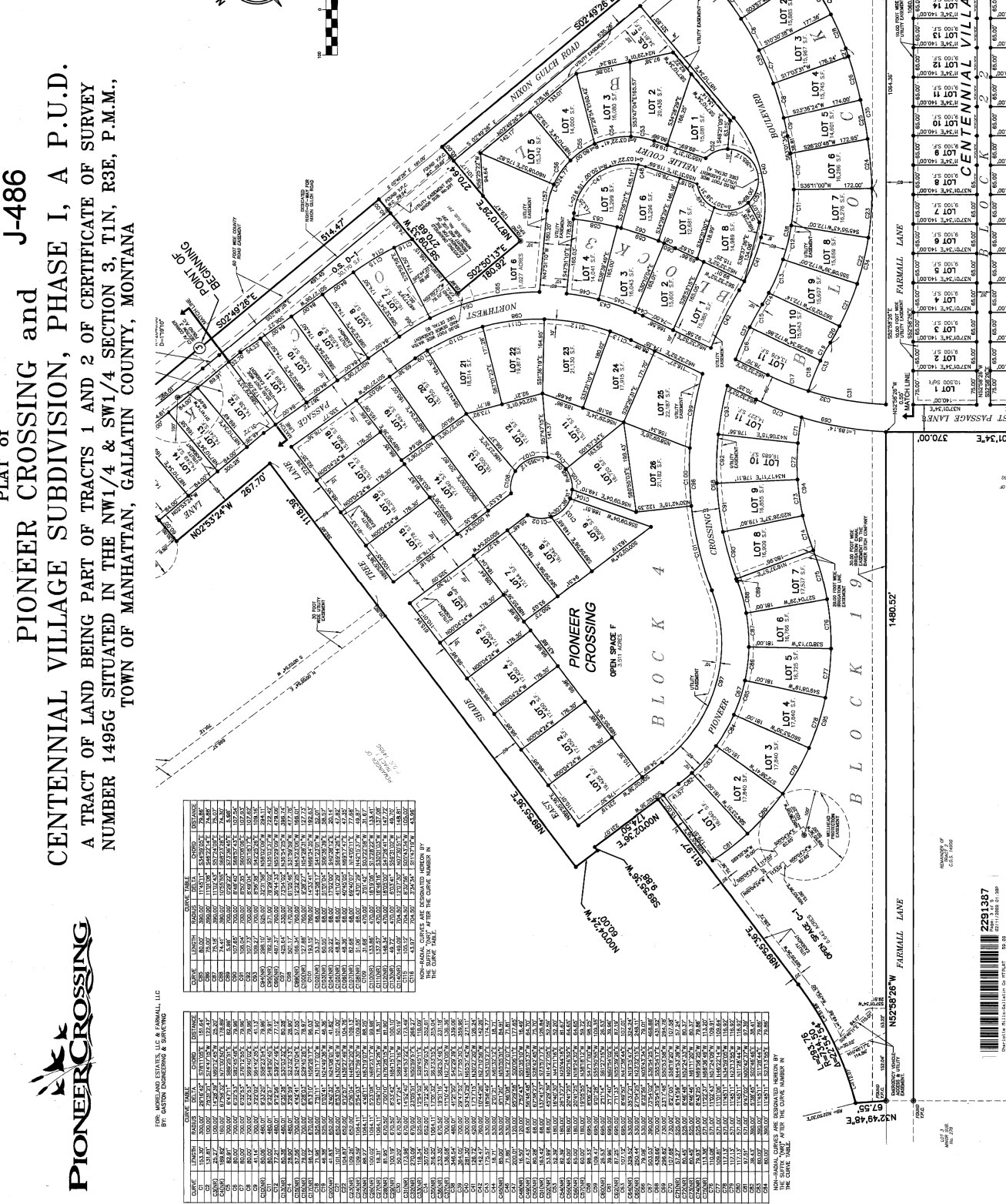
CURVE	LOT/BLK	RADIUS (FT)	CHORD (FT)	ARC (FT)	ANGLE (DEG)	BEARING
1	1	100.00	100.00	157.08	90.00	N00°00'00"E
2	2	100.00	100.00	157.08	90.00	S00°00'00"E
3	3	100.00	100.00	157.08	90.00	N00°00'00"E
4	4	100.00	100.00	157.08	90.00	S00°00'00"E
5	5	100.00	100.00	157.08	90.00	N00°00'00"E
6	6	100.00	100.00	157.08	90.00	S00°00'00"E
7	7	100.00	100.00	157.08	90.00	N00°00'00"E
8	8	100.00	100.00	157.08	90.00	S00°00'00"E
9	9	100.00	100.00	157.08	90.00	N00°00'00"E
10	10	100.00	100.00	157.08	90.00	S00°00'00"E
11	11	100.00	100.00	157.08	90.00	N00°00'00"E
12	12	100.00	100.00	157.08	90.00	S00°00'00"E
13	13	100.00	100.00	157.08	90.00	N00°00'00"E
14	14	100.00	100.00	157.08	90.00	S00°00'00"E
15	15	100.00	100.00	157.08	90.00	N00°00'00"E
16	16	100.00	100.00	157.08	90.00	S00°00'00"E
17	17	100.00	100.00	157.08	90.00	N00°00'00"E
18	18	100.00	100.00	157.08	90.00	S00°00'00"E
19	19	100.00	100.00	157.08	90.00	N00°00'00"E
20	20	100.00	100.00	157.08	90.00	S00°00'00"E
21	21	100.00	100.00	157.08	90.00	N00°00'00"E
22	22	100.00	100.00	157.08	90.00	S00°00'00"E
23	23	100.00	100.00	157.08	90.00	N00°00'00"E
24	24	100.00	100.00	157.08	90.00	S00°00'00"E
25	25	100.00	100.00	157.08	90.00	N00°00'00"E

NON-RADIAL CURVES ARE INTEGRATED HEREIN BY THE CURVE TABLE LISTED WITH THE CURVE NUMBER IN THE CURVE TABLE.

CURVE	LOT/BLK	RADIUS (FT)	CHORD (FT)	ARC (FT)	ANGLE (DEG)	BEARING
1	1	100.00	100.00	157.08	90.00	N00°00'00"E
2	2	100.00	100.00	157.08	90.00	S00°00'00"E
3	3	100.00	100.00	157.08	90.00	N00°00'00"E
4	4	100.00	100.00	157.08	90.00	S00°00'00"E
5	5	100.00	100.00	157.08	90.00	N00°00'00"E
6	6	100.00	100.00	157.08	90.00	S00°00'00"E
7	7	100.00	100.00	157.08	90.00	N00°00'00"E
8	8	100.00	100.00	157.08	90.00	S00°00'00"E
9	9	100.00	100.00	157.08	90.00	N00°00'00"E
10	10	100.00	100.00	157.08	90.00	S00°00'00"E
11	11	100.00	100.00	157.08	90.00	N00°00'00"E
12	12	100.00	100.00	157.08	90.00	S00°00'00"E
13	13	100.00	100.00	157.08	90.00	N00°00'00"E
14	14	100.00	100.00	157.08	90.00	S00°00'00"E
15	15	100.00	100.00	157.08	90.00	N00°00'00"E
16	16	100.00	100.00	157.08	90.00	S00°00'00"E
17	17	100.00	100.00	157.08	90.00	N00°00'00"E
18	18	100.00	100.00	157.08	90.00	S00°00'00"E
19	19	100.00	100.00	157.08	90.00	N00°00'00"E
20	20	100.00	100.00	157.08	90.00	S00°00'00"E
21	21	100.00	100.00	157.08	90.00	N00°00'00"E
22	22	100.00	100.00	157.08	90.00	S00°00'00"E
23	23	100.00	100.00	157.08	90.00	N00°00'00"E
24	24	100.00	100.00	157.08	90.00	S00°00'00"E
25	25	100.00	100.00	157.08	90.00	N00°00'00"E



NOTES:
 1. MONUMENTS AS NOTED
 2. SET 2 1/2" X 4" REBAR W/ TPC
 3. SET 4" X 4" CONCRETE CORNER
 4. SET 4" X 4" CONCRETE CORNER
 5. SET 4" X 4" CONCRETE CORNER
 6. SET 4" X 4" CONCRETE CORNER
 7. SET 4" X 4" CONCRETE CORNER
 8. SET 4" X 4" CONCRETE CORNER
 9. SET 4" X 4" CONCRETE CORNER
 10. SET 4" X 4" CONCRETE CORNER
 11. SET 4" X 4" CONCRETE CORNER
 12. SET 4" X 4" CONCRETE CORNER
 13. SET 4" X 4" CONCRETE CORNER
 14. SET 4" X 4" CONCRETE CORNER
 15. SET 4" X 4" CONCRETE CORNER
 16. SET 4" X 4" CONCRETE CORNER
 17. SET 4" X 4" CONCRETE CORNER
 18. SET 4" X 4" CONCRETE CORNER
 19. SET 4" X 4" CONCRETE CORNER
 20. SET 4" X 4" CONCRETE CORNER
 21. SET 4" X 4" CONCRETE CORNER
 22. SET 4" X 4" CONCRETE CORNER
 23. SET 4" X 4" CONCRETE CORNER
 24. SET 4" X 4" CONCRETE CORNER
 25. SET 4" X 4" CONCRETE CORNER



CENTENNIAL VILLAGE

J-486 PLAT of PIONEER CROSSING and CENTENNIAL VILLAGE SUBDIVISION, PHASE I, A P.U.D. A TRACT OF LAND BEING PART OF TRACTS 1 AND 2 OF CERTIFICATE OF SURVEY NUMBER 1495G SITUATED IN THE NW1/4 & SW1/4 SECTION 3, T1N, R3E, P.M.M., TOWN OF MANHATTAN, GALLATIN COUNTY, MONTANA



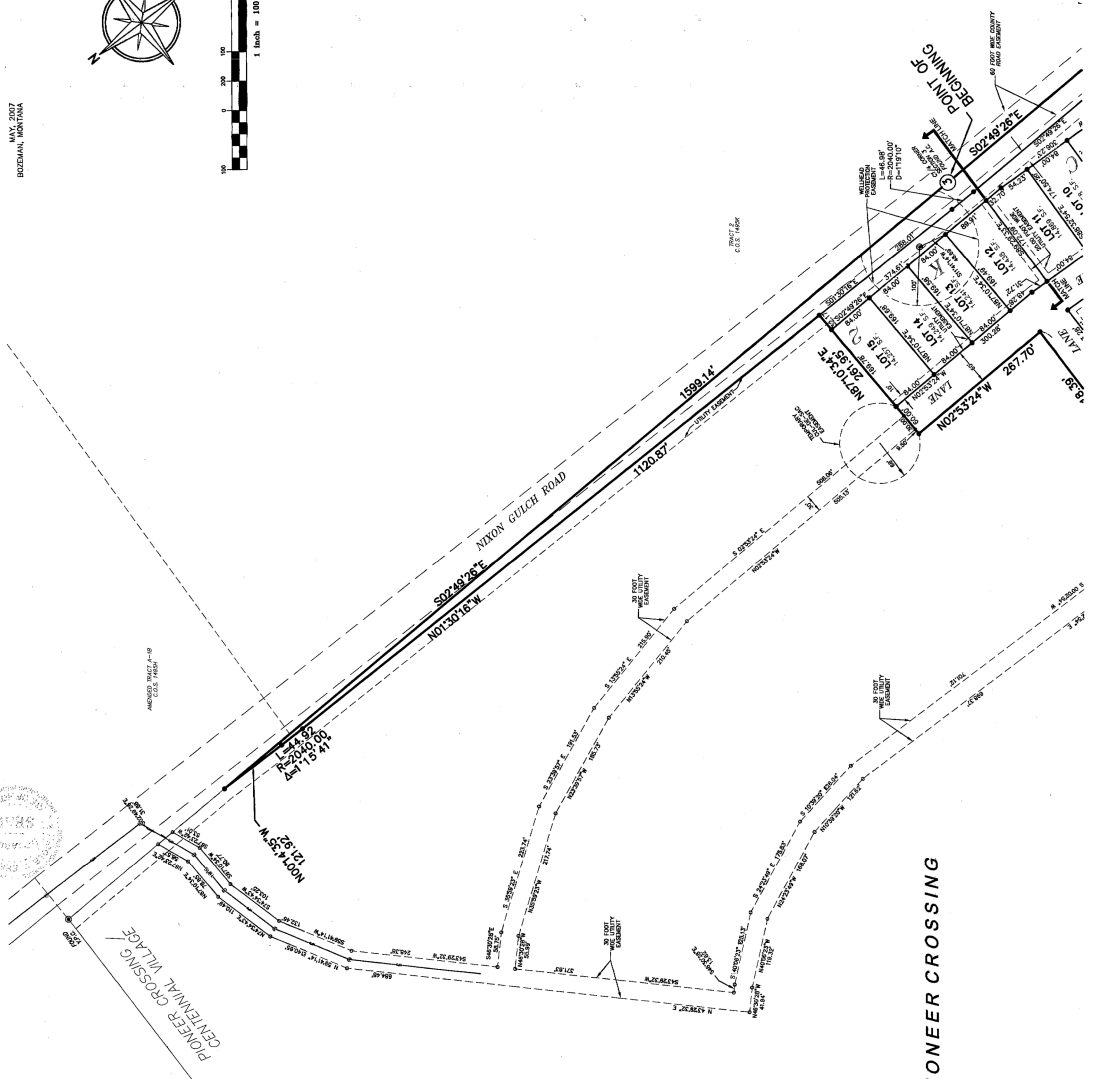
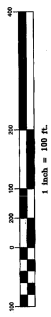
TRACT	AREA	ACRES	OWNER	STATUS
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2	1.53	1.53	STATE OF MONTANA	RESERVE
3	1.53	1.53	STATE OF MONTANA	RESERVE
4	1.53	1.53	STATE OF MONTANA	RESERVE
5	1.53	1.53	STATE OF MONTANA	RESERVE
6	1.53	1.53	STATE OF MONTANA	RESERVE
7	1.53	1.53	STATE OF MONTANA	RESERVE
8	1.53	1.53	STATE OF MONTANA	RESERVE
9	1.53	1.53	STATE OF MONTANA	RESERVE
10	1.53	1.53	STATE OF MONTANA	RESERVE
11	1.53	1.53	STATE OF MONTANA	RESERVE
12	1.53	1.53	STATE OF MONTANA	RESERVE
13	1.53	1.53	STATE OF MONTANA	RESERVE
14	1.53	1.53	STATE OF MONTANA	RESERVE
15	1.53	1.53	STATE OF MONTANA	RESERVE
16	1.53	1.53	STATE OF MONTANA	RESERVE
17	1.53	1.53	STATE OF MONTANA	RESERVE
18	1.53	1.53	STATE OF MONTANA	RESERVE
19	1.53	1.53	STATE OF MONTANA	RESERVE
20	1.53	1.53	STATE OF MONTANA	RESERVE
21	1.53	1.53	STATE OF MONTANA	RESERVE
22	1.53	1.53	STATE OF MONTANA	RESERVE
23	1.53	1.53	STATE OF MONTANA	RESERVE
24	1.53	1.53	STATE OF MONTANA	RESERVE
25	1.53	1.53	STATE OF MONTANA	RESERVE
26	1.53	1.53	STATE OF MONTANA	RESERVE
27	1.53	1.53	STATE OF MONTANA	RESERVE
28	1.53	1.53	STATE OF MONTANA	RESERVE
29	1.53	1.53	STATE OF MONTANA	RESERVE
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42	1.53	1.53	STATE OF MONTANA	RESERVE
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52	1.53	1.53	STATE OF MONTANA	RESERVE
53	1.53	1.53	STATE OF MONTANA	RESERVE
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63	1.53	1.53	STATE OF MONTANA	RESERVE
64	1.53	1.53	STATE OF MONTANA	RESERVE
65	1.53	1.53	STATE OF MONTANA	RESERVE
66	1.53	1.53	STATE OF MONTANA	RESERVE
67	1.53	1.53	STATE OF MONTANA	RESERVE
68	1.53	1.53	STATE OF MONTANA	RESERVE
69	1.53	1.53	STATE OF MONTANA	RESERVE
70	1.53	1.53	STATE OF MONTANA	RESERVE
71	1.53	1.53	STATE OF MONTANA	RESERVE
72	1.53	1.53	STATE OF MONTANA	RESERVE
73	1.53	1.53	STATE OF MONTANA	RESERVE
74	1.53	1.53	STATE OF MONTANA	RESERVE
75	1.53	1.53	STATE OF MONTANA	RESERVE
76	1.53	1.53	STATE OF MONTANA	RESERVE
77	1.53	1.53	STATE OF MONTANA	RESERVE
78	1.53	1.53	STATE OF MONTANA	RESERVE
79	1.53	1.53	STATE OF MONTANA	RESERVE
80	1.53	1.53	STATE OF MONTANA	RESERVE
81	1.53	1.53	STATE OF MONTANA	RESERVE
82	1.53	1.53	STATE OF MONTANA	RESERVE
83	1.53	1.53	STATE OF MONTANA	RESERVE
84	1.53	1.53	STATE OF MONTANA	RESERVE
85	1.53	1.53	STATE OF MONTANA	RESERVE
86	1.53	1.53	STATE OF MONTANA	RESERVE
87	1.53	1.53	STATE OF MONTANA	RESERVE
88	1.53	1.53	STATE OF MONTANA	RESERVE
89	1.53	1.53	STATE OF MONTANA	RESERVE
90	1.53	1.53	STATE OF MONTANA	RESERVE
91	1.53	1.53	STATE OF MONTANA	RESERVE
92	1.53	1.53	STATE OF MONTANA	RESERVE
93	1.53	1.53	STATE OF MONTANA	RESERVE
94	1.53	1.53	STATE OF MONTANA	RESERVE
95	1.53	1.53	STATE OF MONTANA	RESERVE
96	1.53	1.53	STATE OF MONTANA	RESERVE
97	1.53	1.53	STATE OF MONTANA	RESERVE
98	1.53	1.53	STATE OF MONTANA	RESERVE
99	1.53	1.53	STATE OF MONTANA	RESERVE
100	1.53	1.53	STATE OF MONTANA	RESERVE

FOR: MORGAN REALTY, LLC & FARNALL, LLC
BY: CASTON ENGINEERING & SURVEYING

NOTE: BEARING MONUMENT AS NOTED
• = SETBACK FROM REAR W/ P.C.
• = SETBACK FROM FRONT W/ P.C.
• = WINNERS CORNER
• = YELLOW PLASTIC CAP

BEARS OF BEARING PLAT ARE BASED ON
GEOIDAL NORTH AS DETERMINED BY GPS
SURVEYING.

NON-REFERENTIAL LOT LINES
DO NOT HAVE TO BE ADJUSTED FOR CITY AND
COUNTY RECORDING REQUIREMENTS. THE DATE, HAZARD
PLAT, AND PLAT NUMBER WILL BE THE SAME FOR
CROSSING/CENTENNIAL VILLAGE SUBDIVISION.



CASTON ENGINEERING & SURVEYING
SURVEYING & SOILS TESTING

CASTON ENGINEERING & SURVEYING
1000 N. 10TH ST. SUITE 100
BOZEMAN, MONTANA 59717
PHONE: (406) 552-1111
FAX: (406) 552-1112
WWW.CASTONENGINEERING.COM

2291387

CONFIDENTIAL - NOT FOR REPRODUCTION

PLAT of J-486
PIONEER CROSSING and
CENTENNIAL VILLAGE SUBDIVISION, PHASE I, A P.U.D.

**A TRACT OF LAND BEING PART OF TRACTS 1 AND 2 OF CERTIFICATE OF SURVEY
 NUMBER 1495G SITUATED IN THE NW1/4 & SW1/4 SECTION 3, T1N, R3E, P.M.M., TOWN OF MANHATTAN,
 GALLATIN COUNTY, MONTANA**

NONTRANSFERABLE LOT NOTE
 LOT 6, BLOCK 2 IS NONTRANSFERABLE
 AND MAY NOT BE REDEVELOPED, NOR CITY
 WATER AND SEWER CONNECTIONS MADE
 UNTIL FINAL PLAT APPROVAL OF PHASE II
 OF THE PIONEER CROSSING/CENTENNIAL
 VILLAGE SUBDIVISION.

CERTIFICATE OF DEDICATION

We, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided, and plotted into lots, blocks, streets, and alleys, as shown by the plat hereto annexed, the following described land in the Town of Manhattan, to wit:

DESCRIPTION

A tract of land being part of Tracts 1 and 2 of Certificate of Survey No. 1495G situated in the W/2 Section 3, T1N, R3E, P.M.M., Town of Manhattan, Gallatin County, Montana, and being further described as follows:

Beginning at the (1) corner of said Section 3, thence along the North-south mid-section line S02°49'26"E a distance of 314.47 feet to the Northwest corner of Minor Subdivision Number 291, thence along said Minor Subdivision the three (3) following courses: 1) S87°02'33"W a distance of 270.65 feet, 2) S02°30'13"E a distance of 180.82 feet, 3) N87°10'29"E a distance of 370.54 feet to a point on the North-south mid-section line of said Section 3, thence along said mid-section line S02°49'26"E a distance of 1354.71 feet to the Northeast corner of Minor Subdivision Number 128, thence along said Minor Subdivision the two (2) following courses: 1) N62°47'07"W a distance of 252.05 feet, 2) S38°49'32"W a distance of 658.16 feet to a point on the North line of lands of the Montana Rail Link, thence along said Montana Rail Link N02°38'52"W a distance of 1200.02 feet, thence N37°01'34"E a distance of 293.89 feet to a point on the South right-of-way line of Centennial Village Drive, thence along the Western terminus of said right-of-way line N49°20'10"E a distance of 61.19 feet to a point on the West right-of-way line of Northwest Passage Lane, thence along said right-of-way line N37°01'34"E a distance of 370.00 feet to a point on the North right-of-way line of Farmall Lane, thence along said right-of-way line N02°38'52"W a distance of 1480.82 feet, thence the three (3) following courses: 1) N02°49'26"E a distance of 67.50 feet, 2) along a 754.50 foot radius curving to the left a distance of 283.76 feet (Radius bearing N02°30'13"E), 3) N89°50'58"E a distance of 611.91 feet to a point on the West right-of-way line of Pioneer Crossing Road, thence along said West right-of-way line N00°23'32"E a distance of 174.50 feet to a point on the East right-of-way line of East Shoals Tree Lane, thence along said South right-of-way line S89°50'58"E a distance of 8.88 feet, thence along the Western terminus of the East Shoals Tree Lane right-of-way line N00°42'24"W a distance of 60.00 feet to a point on the North right-of-way line of East Shoals Tree Lane, thence along said North right-of-way line N89°50'58"E a distance of 118.39 feet to a point on the West right-of-way line of Northwest Passage Lane, thence along said West right-of-way line N02°33'24"W a distance of 267.70 feet, thence N97°10'29"E a distance of 281.89 feet to a point on the West line of dedicated right-of-way for Niven Gulch Road, thence along said dedicated right-of-way the three (3) following courses: 1) N0°30'18"W a distance of 110.87 feet, 2) along a 204.00 foot radius curving to the right a distance of 44.82 feet, 3) N00°42'30"W a distance of 121.82 feet to a point on the North-south mid-section line of Section 3, thence along said mid-section line S02°49'26"E a distance of 1594.18 feet to the Point of Beginning. Said tract being 76,377 acres along with and subject to any existing easements.

The above described tract of land is to be known and designated as PIONEER CROSSING AND CENTENNIAL VILLAGE SUBDIVISION, PHASE I, A P.U.D., and the land included in all streets, avenues and alleys shown on said plat are hereby granted and donated to the use of the public forever. All proposed parks and open space are to be offered for public use and owned by the property owner's association. The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, water, sewer or sewer service to the public, the right to lay out lines of such easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each acre designed on this plat as "utility easement" to have and to hold forever.

CERTIFICATE OF EXEMPTION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

We do hereby certify that Lot 6, Block 2 and Open Space parcels A, B, C-1, D-1, E and F are exempt from Montana Department of Environmental Quality review pursuant to 49M 17.36.609 (2)(i) which states: "to 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."

DECLARATION OF WELL CONTROL ZONE (A.K.A. WELLHEAD PROTECTION EASEMENT)

WHEREAS, THE DECLARANT is the owner of the privately owned tracts of real property situated within the 100-foot radius shown on this plat and

WHEREAS, THE DECLARANT, in order to protect the quality and purity of water from said well, are willing to impose certain restrictions upon the said area to run with the real property and to be binding on all parties having or acquiring any right, title, or interest in and to the said area, NOW THEREFORE,

DECLARANT hereby declares that all of the property within a 100-foot radius of the well, hereinafter referred to as the WELL CONTROL ZONE, shall be held, sold, and conveyed SUBJECT to the following restrictions:

- No septic system, wastewater disposal system, sewer pipe, sewage lift station, French drain, or cess pit injection well.
- No hazardous substances as defined by 76-10-602 MCA, gasoline, liquid fuels, petroleum products, or solvents shall be stored.
- No stormwater infiltration well, grass infiltration media, or other stormwater disposal mechanism.
- No livestock shall be confined, fed, watered, or maintained.
- No private well shall be constructed.
- No activities which may threaten the quality of water in are prohibited.
- No further roadway or road way easement shall be constructed or maintained.
- Maintenance of land within the WELL CONTROL ZONE shall be accomplished by mechanical means.
- The application of fertilizers shall be at agronomic rates and applied only during the growing season.

CONDITION OF FINAL PLAT APPROVAL REGARDING SIDEWALK INSTALLATION

It is hereby agreed that the individual lot owner shall construct sidewalks on all public street frontage abutting his or her sold lot prior to the occupancy of any structure. Upon the third anniversary of the recording of this plat, any lot owner who has not constructed said sidewalk shall, without further notice, construct within 30 days said sidewalk.

Dated this 8th day of February, 2008.

MORELAND ESTATES, LLC
Kath W

BY: Kenneth M. Vidor
 TITLE: Managing Member

STATE OF MONTANA)
 County of Gallatin)

On this 8th day of February, 2008, before me, a Notary Public in and for the State of Montana, personally appeared Kenneth M. Vidor, known to me to be the Managing Member of Moreland Estates, LLC, the corporation that executed the foregoing, and who acknowledged to me that he executed the same for and on behalf of said corporation.

WITNESS my hand and seal, the day and year above first written.

Susan E. Brackbush
 Notary Public for the State of Montana
 Residing at DELAWARE
 My Commission expires July 25, 2010



Dated this 8th day of February, 2008.

FARMALL, LLC
Kath W

BY: Kenneth M. Vidor
 TITLE: Managing Member

STATE OF MONTANA)
 County of Gallatin)

On this 8th day of February, 2008, before me, a Notary Public in and for the State of Montana, personally appeared Kenneth M. Vidor, known to me to be the Managing Member of Farmall, LLC, the corporation that executed the foregoing, and who acknowledged to me that he executed the same for and on behalf of said corporation.

WITNESS my hand and seal, the day and year above first written.

Susan E. Brackbush
 Notary Public for the State of Montana
 Residing at DELAWARE
 My Commission expires July 25, 2010



CERTIFICATE OF COMPLETION OF PUBLIC IMPROVEMENTS

I, Kenneth M. Vidor, and I, Gerald M. Gaston, a registered professional engineer licensed to practice in the State of Montana, hereby certify that the following public improvements, required as a condition of approval of PIONEER CROSSING AND CENTENNIAL VILLAGE SUBDIVISION, PHASE I, A P.U.D., have been installed in conformance with the approved engineering specifications and plans:

- Water and sanitary sewer lines.
- Street and curb improvements.
- Sidewalk along of Open Space areas.
- Stormwater management facilities.

Dated this 11th day of February, 2008.

Kath W *Gerald M. Gaston*
 Kenneth M. Vidor Gerald M. Gaston
 Registration # 8362

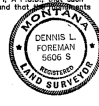


CERTIFICATE OF SURVEYOR

I, Dennis L. Foreman, a Registered Land Surveyor, do hereby certify that I have performed the survey shown on the attached plat of PIONEER CROSSING AND CENTENNIAL VILLAGE SUBDIVISION, PHASE I, A P.U.D., that such survey was made during May, 2007. Said survey is true and complete as shown and that all points found and set out are of the character and occupy the positions shown thereon.

Dated this 07th day of February, 2008.

Dennis L. Foreman
 Dennis L. Foreman
 Registration # 55065



CERTIFICATE OF COUNTY TREASURER

I, Kimberly Bushanon, Treasurer of Gallatin County, Montana, do hereby certify that the accompanying plot or Certificate of Survey has been duly examined and that all right property taxes and special assessments assessed and levied on the land to be subdivided have been paid. RE DSM, RE44785

Dated this 7th day of February, 2008.

Dianne Stahl Deputy
 Dianne Stahl Deputy
 Treasurer of Gallatin County

CERTIFICATE OF FINAL PLAT APPROVAL

The Council of the Town of Manhattan, Montana, does hereby certify that it has examined this subdivision plot and, having found the same to conform to law, approves it, and hereby accepts the dedication to public use of any and all lands shown on this plat as being dedicated to such.

Dated this 12th day of February, 2008.

William M. Boyd
 William M. Boyd
 Mayor, Town of Manhattan

Jackie Elliott
 Jackie Elliott
 Town Clerk/Treasurer

CONSENT OF MORTGAGEES

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

Dated this 8th day of February, 2008.

Manhattan State Bank
 BY: *Manhattan State Bank*
 Position: *Manhattan State Bank*
 STATE OF MONTANA)
 County of Gallatin)

On this 8th day of February, 2008, before me, a Notary Public in and for the State of Montana, personally appeared Manhattan State Bank known to me to be the Manhattan State Bank of Manhattan State Bank, the lending institution that executed the foregoing and acknowledged to me that (he/she) executed the same for and on behalf of said institution.

WITNESS my hand and seal, the day and year above first written.

John Opler
 Notary Public for the State of Montana
 Residing at Manhattan
 My commission expires July 10, 2011



Dated this 7th day of February, 2008.

Manhattan State Bank
 BY: *Manhattan State Bank*
 Position: *Manhattan State Bank*
 STATE OF MONTANA)
 County of Gallatin)

On this 7th day of February, 2008, before me, a Notary Public in and for the State of Montana, personally appeared Manhattan State Bank known to me to be the Manhattan State Bank of Rocky Mountain Bank, the lending institution that executed the foregoing and acknowledged to me that (he/she) executed the same for and on behalf of said institution.

WITNESS my hand and seal, the day and year above first written.

Nicole M. Hoffman Vidor
 Notary Public for the State of Montana
 Residing at Manhattan
 My commission expires Oct. 25, 2010



Dated this 8th day of February, 2008.

Manhattan State Bank
 BY: *Manhattan State Bank*
 Position: *Manhattan State Bank*
 STATE OF MONTANA)
 County of Gallatin)

On this 8th day of February, 2008, before me, a Notary Public in and for the State of Montana, personally appeared Manhattan State Bank known to me to be the person whose name is subscribed to in the above instrument, and who acknowledged to me that he (she) executed the same.

WITNESS my hand and seal, the day and year above first written.

Susan E. Brackbush
 Notary Public for the State of Montana
 Residing at DELAWARE
 My Commission Expires July 25, 2010



CERTIFICATE OF CLERK & RECORDER

I, Charlotte Mills, Clerk & Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at Manhattan (specify town), (line -) 11th day of February, 2008, in Book of Plats 48 Page 147. Records of the Clerk & Recorder, Gallatin County, Montana.

Dated this 11th day of February, 2008.

Charlotte Mills
 Charlotte Mills
 Clerk & Recorder

Doc # - 2291387
 County # - 2291389
 State # - 2291370



**FINAL PLAT of
PIONEER CROSSING SUBDIVISION, PHASE IIB, A P.U.D.
A TRACT OF LAND BEING A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 1495G,
SITUATED IN THE W1/2 OF SECTION 3, T1N, R3E, P.M.M.,
TOWN OF MANHATTAN, GALLATIN COUNTY, MONTANA**

J-651

FOR: PIONEER CROSSING 2 LLC
BY: GASTON ENGINEERING & SURVEYING

JULY, 2019
BOZEMAN, MONTANA

CERTIFICATE OF DEDICATION

We, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided, and platted into lots, blocks, streets, and alleys, as shown by the plat hereto annexed, the following described land in the Town of Manhattan, to wit:

DESCRIPTION

A tract of land being a portion of Tract 1 of Certificate of Survey No. 1495G situated in the W1/2 of Section 3, T1N, R3E, P.M.M., Town of Manhattan, Gallatin County, Montana, and being further described as follows:

Beginning at the Northeast corner of said Tract 1 which is also a point on the North-South mid-section line of said Section 3, said point also being on the West right-of-way line of Nisan Quich Road, thence along said mid-section line and along said right-of-way line S02°49'20"E 344.62 feet; thence continuing along said right-of-way line the three (3) following courses: 1) S00°14'30"E 121.92 feet; 2) Along a curve to the left with a radius of 2040.00 feet 44.92 feet; 3) S01°30'07"E 1120.87 feet to the Northeast corner of Open Space D-1 (O.S. D-1) of Final Plat of Pioneer Crossing and Centennial Village Subdivision, Phase I, A.P.U.D., thence along the North line of said O.S. D-1, Lot 15, Block 2 and the Northern terminus of the Northwest Passage Lane right-of-way as shown and described on the above referenced Final Plat of Phase I, S87°02'54"W 263.95 feet; thence along the West right-of-way line of Northwest Passage Lane N02°53'24"W 18.74 feet to the Northeast corner of Lot 11, Block 10 of said Pioneer Crossing Phase I Subdivision; thence along the North line of said Lot 11 S07°05'36"W 178.75 feet to the NW corner of said Lot 11 thence along the West line of said Lot 11 and Lots 10 and 9 of said Block 10 S01°27'29"E 277.38 feet to a point on the Northern right-of-way line East Shade Tree Lane; thence along said right of way S89°55'38"W 246.22 feet to the Northwest corner of the intersection of the right-of-way line for East Shade Tree Lane and Trowler's Way; thence along the West right of way line of Trowler's Way N00°02'54"E 169.50 feet to the NE corner of Lot 7 Block 9 of Pioneer Crossing Subdivision, Phase IIA; thence along the North line of Lots 7 thru 12 Block 9 of said subdivision S80°55'26"W 626.96 feet; thence N00°02'50"E 640.00 feet; thence N89°00'00"E 582.78 feet; thence along a non-tangent curve to the left (Radial bearing N74°03'51"E) with a radius of 601.00 feet 350.70 feet; thence N43°29'32"E 640.12 feet; thence N53°38'25"W 124.24 feet, along a curve to the left with a radius of 1234.50 feet 51.35 feet; thence along a non-tangent curve to the right (Radial bearing N48°54'21"W) with a radius of 634.50 feet 542.09 feet; thence N02°49'20"W 30.06 feet to a point on the north line of Certificate of Survey No. 1495G; thence along said line N89°48'30"E 65.07 feet to the point of beginning. Said Tract being 33,760 acres along with and subject to any existing easements.

The above described tract of land is to be known and designated as "FINAL PLAT OF PIONEER CROSSING SUBDIVISION, PHASE IIB, A P.U.D.", and the land included in all streets, avenues and alleys shown on said plat are hereby granted and devoted to the use of the public forever. All proposed parks and open space are to be offered for public use and owned by the property owner's association. 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, television, water or sewer service to the public, the right to 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 designed on this plat as "utility easement" to have and to hold forever.

GRANT OF UTILITY EASEMENTS

Utility easements are hereby reserved along lot lines in accordance with the following: sixteen (16) feet along all front lot lines, Eight (8) feet along side lot lines except side lot lines adjacent to street right of ways shall be ten (10) feet.

WAIVER OF RIGHT TO PROTEST

We, the undersigned property owners of the "FINAL PLAT OF PIONEER CROSSING SUBDIVISION, PHASE IIB, A P.U.D.", situated in the W1/2 of Section 3, T1N, R3E, P.M.M., Town of Manhattan, Gallatin County, Montana, do hereby waive the right to protest the creation of a Sewer and/or Water District. In doing so, we do not waive the 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 the heirs, assigns, and purchasers of lots within this subdivision.

CONDITION OF FINAL PLAT APPROVAL REGARDING SIDEWALK INSTALLATION

It is hereby agreed that the individual lot owner will construct sidewalks on all public street frontage abutting his or her said lot prior to the occupancy of any structure. Upon the third anniversary of the recording of this plat, any lot owner who has not constructed said sidewalk shall, without further notice, construct within 30 days said sidewalk.

CERTIFICATE OF EXEMPTION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

I do hereby certify that Open Space parcels C-2, D-2, H, J and K are exempt from Montana Department of Environmental Quality review pursuant to ARM 17.36.605 (2)(c) which states: "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."

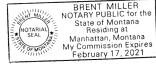
Dated this 24th day of July, 2019.

PIONEER CROSSING 2, LLC
BY: William Luhrs
TITLE: Managing Member

STATE OF MONTANA)
) SS
County of Gallatin)

On this 24th day of July, 2019, before me, a Notary Public in and for the State of Montana, personally appeared William Luhrs, known to me to be the Managing Member of Pioneer Crossing 2, LLC, the corporation that executed the foregoing, and who acknowledged to me that he executed the same for and on behalf of said corporation.

WITNESS my hand and seal, the day and year above written.
Notary Public for the State of Montana



CERTIFICATE OF COMPLETION OF PUBLIC IMPROVEMENTS

I, William Luhrs, and I, Jeremy Olson, a registered professional engineer licensed to practice in the State of Montana, hereby certify that the following public improvements, required as a condition of approval of PIONEER CROSSING SUBDIVISION, PHASE IIB, A P.U.D., have been installed in conformance with the approved engineering specifications and plans:

- Water and sanitary sewer lines.
- Street and curb improvements
- Stormwater management facilities

Dated this 23rd day of July, 2019.

William Luhrs
William Luhrs
Jeremy Olson
Jeremy Olson, PE
Registration # 15139E



CERTIFICATE OF SURVEYOR

I, Dennis L. Foreman, a Registered Land Surveyor, do hereby certify that I have performed the survey shown on the attached plat of PIONEER CROSSING SUBDIVISION, PHASE IIB, A P.U.D., that such survey was made during June, 2019; that said survey is true and complete as shown and that the monuments found and set are of the character and occupy the positions shown thereon.

Dated this 23rd day of July, 2019.
Dennis L. Foreman
Dennis L. Foreman
Registration # 56065



CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Gallatin County, Montana, do hereby certify that the accompanying plat or Certificate of Survey 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. (REG2819E)

Dated this 23rd day of July, 2019.

Marion Gahan, Deputy
Treasurer of Gallatin County

CERTIFICATE OF FINAL PLAT APPROVAL

The Council of the Town of Manhattan, Montana, does hereby certify that it has examined this subdivision plat and, having found the same to conform to law, approves it, and hereby accepts the dedication to public use of any and all lands shown on this plat as being dedicated to such use.

Dated this 25th day of July, 2019.

Bill Jones
Mayor, Town of Manhattan
Ben Humphrey
Town Clerk/Treasurer

CERTIFICATE OF CLERK & RECORDER

I, Clerk & Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 3:43 o'clock, (a.m. or p.m.) this 24th day of July, A.D., 2019, and assigned Certificate of Survey No. J-651. Records of the Clerk & Recorder, Gallatin County, Montana.

Dated this 24th day of July, 2019.

Joanna Hill Deery
Clerk & Recorder

2651723
Doc # 2651723
County RSR # 2651723
State RSA # 2651720

FINAL PLAT of PIONEER CROSSING SUBDIVISION, PHASE IIB, A P.U.D.

A TRACT OF LAND BEING A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 1495G,
SITUATED IN THE W1/2 OF SECTION 3, T1N, R3E, P.M.M.,
TOWN OF MANHATTAN, GALLATIN COUNTY, MONTANA

J-651

FOR: PIONEER CROSSING 2 LLC
BY: GASTON ENGINEERING & SURVEYING

JULY, 2019
BOZEMAN, MONTANA

NOTES
 * FOUND MONUMENT AS NOTED
 * SET 5/8" 24" REBAR W/ VPC
 NB = RADIAL BEARING
 W.C. = WITNESS CORNER
 A.C. = ALUMINUM CAP
 Y.P.C. = YELLOW PLASTIC CAP

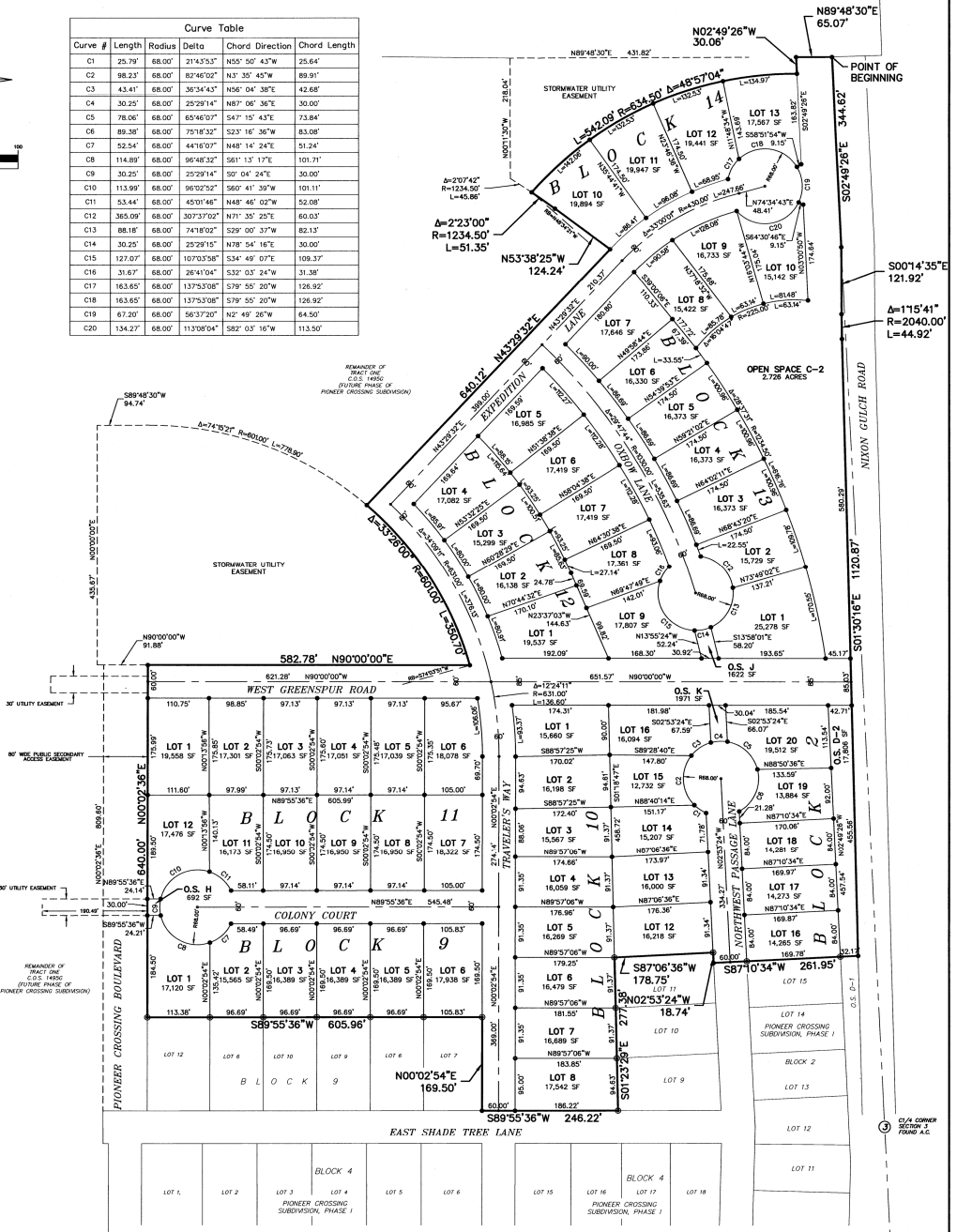
BASES OF BEARING
 BEARINGS FOR THIS PLAT ARE BASED ON
 GEODETIC NORTH AS DETERMINED BY GLOBAL
 POSITIONING SYSTEM SATELLITES OBSERVATIONS
 TAKEN AT 45°29'04"N, 111°20'35"W NAD 83.

SITE STATISTICS
 RESIDENTIAL LOTS = 59
 GROSS AREA = 33,760 ACRES
 LOT AREA = 22,840 ACRES
 OPEN SPACE = 3,333 ACRES
 ROADS = 7,703 ACRES
 OPEN SPACE/NET LOT AREA = 14.2%

FINISH FLOOR ELEVATIONS
 ALL RESIDENTIAL HOMES SHALL HAVE A FINISH
 FLOOR ELEVATION OF 1.5 FEET ABOVE THE TOP
 BACK OF CURB BASED ON ELEVATION OF
 BACK OF CURB AT THE CENTER OF THE LOT.



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	
C1	25.79	68.00	214°53'	155° 50' 43"	25.64
C2	98.23	68.00	87°46'02"	N3° 35' 45"W	89.91
C3	43.41	68.00	36°34'43"	N56° 04' 38"E	42.68
C4	30.25	68.00	25°29'14"	N87° 06' 36"E	30.00
C5	78.00	68.00	60°46'07"	S47° 15' 43"E	73.84
C6	89.38	68.00	75°18'32"	S23° 16' 36"W	83.08
C7	52.54	68.00	44°16'07"	N48° 14' 24"E	51.24
C8	114.89	68.00	96°48'32"	S01° 13' 17"E	101.71
C9	30.25	68.00	25°29'14"	S0° 04' 24"E	30.00
C10	113.99	68.00	96°02'52"	S60° 41' 39"W	101.11
C11	53.44	68.00	43°01'46"	N48° 48' 02"W	52.98
C12	385.09	68.00	307°37'02"	N71° 35' 25"E	60.03
C13	88.16	68.00	74°18'02"	S29° 00' 37"W	82.13
C14	30.25	68.00	25°29'14"	N78° 54' 16"E	30.00
C15	127.07	68.00	107°03'58"	S34° 49' 07"W	109.37
C16	31.67	68.00	26°41'04"	S32° 03' 24"W	31.38
C17	163.65	68.00	137°53'08"	S79° 55' 20"W	126.92
C18	163.65	68.00	137°53'08"	S79° 55' 20"W	126.92
C19	67.20	68.00	56°37'20"	N2° 49' 26"W	64.50
C20	134.27	68.00	113°08'04"	S82° 03' 16"W	113.50



Doc # 2651723

2651723

17-520 PH 18 PLATONS 73.16 AC ST. BOZEMAN, MT 59717
 406-588-8888 FAX:406-588-8889



**GASTON ENGINEERING
SURVEYING & SOILS TESTING**



SHEET 3 OF 3
 PREP: 11-15-19
 17-520 PH 18 PLATONS
 73.16 AC ST.
 BOZEMAN, MT 59717
 406-588-8888 FAX:406-588-8889

J-621

PLAT of
PIONEER CROSSING SUBDIVISION, PHASE IIA, A P.U.D.
 A TRACT OF LAND BEING A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY No. 1495G,
 SITUATED IN THE W1/2 SECTION 3, T1N, R3E, P.M.M.,
 TOWN OF MANHATTAN, GALLATIN COUNTY, MONTANA

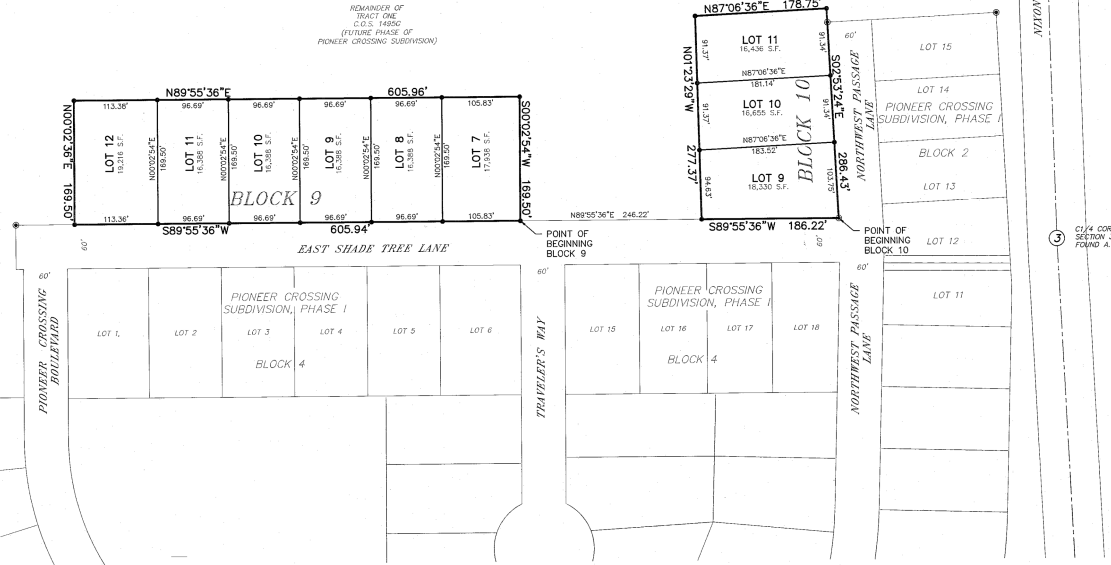
FOR: PIONEER CROSSING 2, LLC
 BY: GASTON ENGINEERING & SURVEYING

MARCH, 2018
 BOZEMAN, MONTANA

NOTES
 * = FOUND MONUMENT AS NOTED
 S = SET 5/8" X 24" REBAR W/ YPC
 RB = RADIAL BEARING
 (R) = RECORDED
 (M) = MEASURED
 W.C. = WITNESS CORNER
 A.C. = ALUMINUM CAP
 Y.P.C. = YELLOW PLASTIC CAP

BASS OF BEARING
 BEARINGS FOR THIS PLAT ARE BASED ON
 GEODETIC NORTH AS DETERMINED BY GPS
 SATELLITES

AREAS
 NET AREA = 3.538 ACRES



CERTIFICATE OF CONSENT

We, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided, and plotted into lots, blocks, streets, and alleys, as shown by the plat hereto annexed, the following described land in the Town of Manhattan, to wit:

DESCRIPTION

Two tracts of land being a portion of Tract 1 of Certificate of Survey No. 1495G situated in the W1/2 Section 3, T1N, R3E, P.M.M., Town of Manhattan, Gallatin County, Montana, and being further described as follows:
Block 9
 Beginning at a point which is N87°06'36"W 729.31 feet from the C1/4 of said Section 3, said point also being on the north right-of-way line of East Shade Tree Lane; thence from said point of beginning along the north right-of-way line of East Shade Tree Lane S89°55'36"W 605.94 feet; thence N00°02'36"E 169.50 feet; thence S89°55'36"E 605.94 feet; thence S00°02'36"W 169.50 feet to the point of beginning. Said tract being 2.358 acres along with and subject to any existing easements.
Block 10
 Beginning at a point which is N84°17'28"W 297.76 feet from the C1/4 of said Section 3, said point also being the NW corner of the intersection of East Shade Tree Lane Northwest Passage Lane; thence along the north right-of-way of East Shade Tree Lane S89°55'36"W 186.22 feet; thence N01°23'29"W 277.37 feet; thence N87°06'36"E 178.75 feet to a point on the West right-of-way line of Northwest Passage Lane; thence along said right-of-way S02°32'24"E 286.43 feet to the point of beginning. Said tract being 1.180 acres along with and subject to any existing easements.

GRANT OF UTILITY EASEMENTS

Utility easements are hereby reserved along all interior lot lines in accordance with the following: An easement sixteen (16) feet in width and centered on each side lot line. An easement twenty (20) feet in width along or adjacent to all rear lot lines, unless otherwise specified on the attached plat.

WAIVER OF RIGHT TO PROTEST

We, the undersigned property owners of the "FINAL PLAT OF PIONEER CROSSING SUBDIVISION, PHASE IIA, A P.U.D.", situated in the W1/2 Section 3, T1N, R3E, P.M.M., Town of Manhattan, Gallatin County, Montana, do hereby waive the right to protest the creation of a Sewer and/or Water District. In doing so, we do not waive the 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 the heirs, assigns, and purchasers of lots within this subdivision.

CONDITION OF FINAL PLAT APPROVAL REGARDING SIDEWALK INSTALLATION

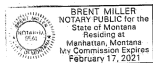
It is hereby agreed that the individual lot owner will construct sidewalk on all public street frontage abutting his or her said lot prior to the occupancy of any structure, upon the final anniversary of the recording of this plat, any lot owner who has not constructed said sidewalk, shall, without further notice, construct within 30 days said sidewalk.

Dated this 7th day of March, 2018.

PIONEER CROSSING 2, LLC
 BY: William Luehrs
 Title: Managing Member
 STATE OF MONTANA)
 County of Gallatin) SS

On this 7th day of March, 2018, before me, a Notary Public in and for the State of Montana, personally appeared William Luehrs, known to me to be the Managing Member of Pioneer Crossing 2, LLC, the corporation that executed the foregoing, and who acknowledged to me that he executed the same for and on behalf of said corporation.

WITNESS my hand and seal, the day and year above first written.
 Notary Public for the State of Montana



CERTIFICATE OF SURVEYOR

I, Dennis L. Foreman, Registered Land Surveyor, do hereby certify that I have performed the survey shown on the plat of PIONEER CROSSING SUBDIVISION, PHASE IIA, A P.U.D., that such survey was made during June, 2007; that said survey is true and complete as shown; that all monuments found and set are of the character and occupy the positions shown thereon.

Dated this 7th day of March, 2018.
Dennis L. Foreman
 Dennis L. Foreman
 Registration # 56065



CERTIFICATE OF COUNTY TREASURER

I, Kimberly Buchanan, Treasurer of Gallatin County, Montana, do hereby certify that the accompanying plat or Certificate of Survey 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. (SEE 28194)

Dated this 7th day of March, 2018.
Kimberly Buchanan
 Kimberly Buchanan, Deputy
 Treasurer of Gallatin County

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The Plat of Pioneer Crossing Subdivision, Phase IIA, located in Gallatin County, Montana, is within the Town of Manhattan, Montana, a third-class municipality, and within the planning area of the Manhattan growth policy which was adopted pursuant to Section 7-101-021 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 8th day of March, 2018.
Dennis L. Foreman
 Director of PDES-Works, Town of Manhattan, Montana

CERTIFICATE OF FINAL PLAT APPROVAL

The Council of the town of Manhattan, Montana, does hereby certify that it has examined this subdivision plat and, having found the same to conform to law, approves it, and hereby accepts the dedication to public use of any and all lands shown on this plat as being dedicated to such use.

Dated this 8th day of March, 2018.
Manhattan Council
 Council of the Town of Manhattan
Ann Humphrey
 Town Clerk/Treasurer

CERTIFICATE OF CLERK & RECORDER

I, Charlotte Mills, Clerk & Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 11:35 o'clock, (A.M. or P.M.), this 15th day of March, A.D., 2018, in Book of Plats 3, Page 621, Records of the Clerk & Recorder.

Dated this 15th day of March, 2018.
Charlotte Mills
 Charlotte Mills
 Clerk & Recorder

