

STAFF REQUESTED BY OWNER TO COMPLETE THIS
 AND 1. OPEN SPACE TRACT FROM AN EXISTING TRACT OF
 OWNERS, BRIDGER VALE, LLC
 USED NET. DOC. NO. 258473

DRAWING DATE: 03/11/21
C&H
 ENGINEERING AND SURVEYING, INC.
 1000 N. 28TH STREET, SUITE 100
 BOZEMAN, MONTANA 59717
 PHONE: (406) 552-1114 FAX: (406) 552-1118
 WWW.CANDHSURVEYING.COM

CERTIFICATE OF DEDICATION
 I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots, blocks, parks, open space parcels, streets and alleys, and other divisions and dedications, as shown by the plat hereto inclosed, the following described tract of land, to wit:

CERTIFICATE OF COMPLETION OF WATER RELATED IMPROVEMENTS
 I, Andrew Ebbighausen, member of Bridger Vale, LLC, Inc., hereby certify that the following improvements, required to meet the requirements of Chapter 38 of the Montana Code Annotated, have been installed and accepted by the City of Bozeman, Montana, and that the City of Bozeman, Montana, has accepted the improvements and the City hereby accepts possession of all public infrastructure improvements, subject to the above indicated warranty.

Remainder of Section 31, Township 1 South, Range 6 East of P.M.M., Gallatin County, Montana.
 Area = 32,895 square feet, 6.4944 acres or 26,281.8 square meters. Subject to existing easements.
 The above described tract of land is to be known and designated as BRIDGER VALE SUBDIVISION P.U.D., City of Bozeman, Gallatin County, Montana; and the public use and enjoyment. Unless specifically listed herein, the lands included in all streets, easements, 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 City hereby certifies that the improvements are installed in accordance with the City of Bozeman, Montana, Code, and that the City hereby accepts possession of all public infrastructure improvements, subject to the above indicated warranty.

The following are hereby granted and approved before me on this 21st day of March, 2021, by Andrew Ebbighausen, as member of Bridger Vale, LLC, a Montana limited liability company.
 This instrument was signed and acknowledged before me on this 21st day of March, 2021, by Andrew Ebbighausen, as member of Bridger Vale, LLC, a Montana limited liability company.
 My commission expires: _____

LEGAL DESCRIPTION
 Remaining Tract GLR-1 as shown on Certificate of Survey No. 1221, and being a portion of the 62.24 acre Tract shown on Certificate of Survey No. 572 of Section 31, Township 1 South, Range 6 East of P.M.M., Gallatin County, Montana, and located at the Southwest Corner of Section 31, Township 1 South, Range 6 East of P.M.M., Gallatin County, Montana.

CERTIFICATE OF TRANSFER OF OWNERSHIP & CONVEYANCE TO PUBLIC
 I, Andrew Ebbighausen, member of Bridger Vale, LLC, Inc., hereby certify that the following improvements, required to meet the requirements of Chapter 38 of the Montana Code Annotated, have been installed and accepted by the City of Bozeman, Montana, and that the City of Bozeman, Montana, has accepted the improvements and the City hereby accepts possession of all public infrastructure improvements, subject to the above indicated warranty.

GRANT OF PUBLIC ACCESS EASEMENT
 The undersigned hereby grants to the public, for public use forever, a public access easement over and across all of Open Space Lot 1, Block 4, as shown on this plat.

CERTIFICATE OF SURVEYOR
 I, Mark A. Chandler, Professional Engineer and Land Surveyor, No. 59185, do hereby certify that I have surveyed the above described tract of land in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-102, M.C.A., and the Bozeman Municipal Code.

Dated this 21st day of March, 2021.
 Andrew Ebbighausen, member of Bridger Vale, LLC

Dated this 21st day of March, 2021.
 Mark A. Chandler, Professional Engineer and Land Surveyor, No. 59185

CONSENT OF MORTGAGEE
 We, the undersigned mortgages or encumbrances, do hereby join in consent to the described plat, releasing our respective liens, claims or encumbrances as to any portion of said land now being platted into streets, avenues, parks or other public uses which are dedicated to the City of Bozeman for the public use and enjoyment.

CERTIFICATE OF ENVIRONMENTAL QUALITY REVIEW
 BRIDGER VALE SUBDIVISION P.U.D., 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 pursuant to 76-1-127 M.C.A., the 2,735,845 AFE is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this 21st day of March, 2021.
 Bridger Vale, LLC

Dated this 21st day of March, 2021.
 Mark A. Chandler, Professional Engineer and Land Surveyor, No. 59185

APPROVED AS TO FORM
 City Attorney

APPROVED AS TO FORM
 City Attorney

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS
 I, Director of Public Works, City of Bozeman, do hereby certify that the accompanying Plat has been duly examined and has found the same to be in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-102, M.C.A., and the Bozeman Municipal Code, and that the City of Bozeman, Montana, hereby certifies that the improvements are installed in accordance with the City of Bozeman, Montana, Code, and that the City hereby accepts possession of all public infrastructure improvements, subject to the above indicated warranty.

CERTIFICATE OF COUNTY TREASURER
 I, Jennifer Blanton, 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 in full.

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CERTIFICATE OF CLERK AND RECORDER
 I, Eric Sorenson, Clerk and Recorder 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 in full.

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 City Attorney

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 03/11/21 11:11 AM

CONDITIONS OF APPROVAL AND ADDITIONAL CERTIFICATES J-686 BRIDGER VALE SUBDIVISION P.U.D. REMAINING TRACT GLR-1 OF COS 1221 LOCATED IN THE SW 1/4, SECTION 31, T. 1 S., R. 6 E. OF P.M.M., GALLATIN COUNTY, MONTANA

CONDITIONS OF APPROVAL FOR BRIDGER VALE SUBDIVISION P.U.D. LOCATED IN THE SW 1/4 OF SECTION 31, T. 1 S., R. 6 E. OF P.M.M., GALLATIN COUNTY, MONTANA

Permit to AMU 241831107 (4) ... (A) The applicant shall be responsible for the maintenance, repair, and replacement of all improvements... (B) The applicant shall be responsible for the maintenance, repair, and replacement of all improvements...

Dated this 29 day of April, 2021. BRIDGER VALE, LLC By: Andrew Eshgigian, member

This instrument was signed or acknowledged before me on this 29th day of March, 2021, by Andrew Eshgigian, as member of Bridger Vale, LLC, a Montana limited liability company.



CASH-IN-LIEU OF WATER RIGHTS It is hereby affirmed that cash-in-lieu of water rights has been provided as detailed below prior to the filing of the Final Plat for BRIDGER VALE SUBDIVISION...

- 1. Block 2, Lots 1-18: 18 single family townhouse lots (SR) (4,232 acre-feet) of cash-in-lieu of water rights.
2. Lot 1, Block 1 (future commercial lot): 0.10 acre-foot for boulevard irrigation.
3. Open Space Lot 1 - 0.15 acre-foot for boulevard irrigation.
4. City Payment Lot: 1.38 acre-foot of cash-in-lieu of water rights.
5. Open Space Lot 1 - 0.15 acre-foot for boulevard irrigation.
6. Interest: TOTAL 6,650 acre-feet x \$4000/AF = \$26,600,000

A total payment of \$26,600,000 was received by the City of Bozeman on 5/13/21 (City of Bozeman Receipt No. JFC0288)

LOT CORNER MONUMENTATION NOTE Because electric, gas, and phone utilities are not installed on lots at the date of the signing of this plat, lot corners have not been set and will be set within 180 days of the filing of this plat.



DRAWING DATE: 03/11/21 BRIDGER VALE SUB SHEET 3 OF 3

- 1. Ownership of all open space lots, areas and trails, and responsibility of maintenance thereof and for city assessments levied on the open space lands shall be that of the property owners' association.
2. Identified and potential environmental hazards exist within the Bridger Vale Subdivision P.U.D. See Phase I Environmental Site Assessment Report by WGM Group...
3. Any future structures must be built above-grade and have a sub-slab vapor mitigation system or equivalent designed and certified by a professional engineer...
4. All standard residential approvals shall be constructed on all public street frontages of a property prior to occupancy of any structure on the property...
5. All open spaces shall be maintained in accordance with the following:
6. No crawl spaces or basements will be allowed due to high groundwater.
7. All development within Bridger Vale PUD Subdivision must comply with Declaration of Covenants, Conditions and Restrictions Bridger Vale Subdivision, Section II - Institutional Controls (Doc. No. 1235811).

RECORDED DOCUMENTS Bridger Vale Annexation Agreement per Document # 2634481 Private Lot Stovecook Improvements Agreement per Document #

PARKLAND DEDICATION REQUIREMENT 20 PARCELS WITH PARKLAND UNITS (0.13) / 1,7987 ACRES = 11,3720 D.U. PER ACRE 4,000.00 ACRES TOTAL 17,000.00 ACRES 1,000.00 ACRES TOTAL 18,000.00 ACRES 1,000.00 ACRES TOTAL 19,000.00 ACRES 1,000.00 ACRES TOTAL 20,000.00 ACRES 1,000.00 ACRES TOTAL 21,000.00 ACRES 1,000.00 ACRES TOTAL 22,000.00 ACRES 1,000.00 ACRES TOTAL 23,000.00 ACRES 1,000.00 ACRES TOTAL 24,000.00 ACRES 1,000.00 ACRES TOTAL 25,000.00 ACRES 1,000.00 ACRES TOTAL 26,000.00 ACRES 1,000.00 ACRES TOTAL 27,000.00 ACRES 1,000.00 ACRES TOTAL 28,000.00 ACRES 1,000.00 ACRES TOTAL 29,000.00 ACRES 1,000.00 ACRES TOTAL 30,000.00 ACRES 1,000.00 ACRES TOTAL 31,000.00 ACRES 1,000.00 ACRES TOTAL 32,000.00 ACRES 1,000.00 ACRES TOTAL 33,000.00 ACRES 1,000.00 ACRES TOTAL 34,000.00 ACRES 1,000.00 ACRES TOTAL 35,000.00 ACRES 1,000.00 ACRES TOTAL 36,000.00 ACRES 1,000.00 ACRES TOTAL 37,000.00 ACRES 1,000.00 ACRES TOTAL 38,000.00 ACRES 1,000.00 ACRES TOTAL 39,000.00 ACRES 1,000.00 ACRES TOTAL 40,000.00 ACRES 1,000.00 ACRES TOTAL 41,000.00 ACRES 1,000.00 ACRES TOTAL 42,000.00 ACRES 1,000.00 ACRES TOTAL 43,000.00 ACRES 1,000.00 ACRES TOTAL 44,000.00 ACRES 1,000.00 ACRES TOTAL 45,000.00 ACRES 1,000.00 ACRES TOTAL 46,000.00 ACRES 1,000.00 ACRES TOTAL 47,000.00 ACRES 1,000.00 ACRES TOTAL 48,000.00 ACRES 1,000.00 ACRES TOTAL 49,000.00 ACRES 1,000.00 ACRES TOTAL 50,000.00 ACRES 1,000.00 ACRES TOTAL 51,000.00 ACRES 1,000.00 ACRES TOTAL 52,000.00 ACRES 1,000.00 ACRES TOTAL 53,000.00 ACRES 1,000.00 ACRES TOTAL 54,000.00 ACRES 1,000.00 ACRES TOTAL 55,000.00 ACRES 1,000.00 ACRES TOTAL 56,000.00 ACRES 1,000.00 ACRES TOTAL 57,000.00 ACRES 1,000.00 ACRES TOTAL 58,000.00 ACRES 1,000.00 ACRES TOTAL 59,000.00 ACRES 1,000.00 ACRES TOTAL 60,000.00 ACRES 1,000.00 ACRES TOTAL 61,000.00 ACRES 1,000.00 ACRES TOTAL 62,000.00 ACRES 1,000.00 ACRES TOTAL 63,000.00 ACRES 1,000.00 ACRES TOTAL 64,000.00 ACRES 1,000.00 ACRES TOTAL 65,000.00 ACRES 1,000.00 ACRES TOTAL 66,000.00 ACRES 1,000.00 ACRES TOTAL 67,000.00 ACRES 1,000.00 ACRES TOTAL 68,000.00 ACRES 1,000.00 ACRES TOTAL 69,000.00 ACRES 1,000.00 ACRES TOTAL 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97,000.00 ACRES 1,000.00 ACRES TOTAL 98,000.00 ACRES 1,000.00 ACRES TOTAL 99,000.00 ACRES 1,000.00 ACRES TOTAL 100,000.00 ACRES 1,000.00 ACRES TOTAL 101,000.00 ACRES 1,000.00 ACRES TOTAL 102,000.00 ACRES 1,000.00 ACRES TOTAL 103,000.00 ACRES 1,000.00 ACRES TOTAL 104,000.00 ACRES 1,000.00 ACRES TOTAL 105,000.00 ACRES 1,000.00 ACRES TOTAL 106,000.00 ACRES 1,000.00 ACRES TOTAL 107,000.00 ACRES 1,000.00 ACRES TOTAL 108,000.00 ACRES 1,000.00 ACRES TOTAL 109,000.00 ACRES 1,000.00 ACRES TOTAL 110,000.00 ACRES 1,000.00 ACRES TOTAL 111,000.00 ACRES 1,000.00 ACRES TOTAL 112,000.00 ACRES 1,000.00 ACRES TOTAL 113,000.00 ACRES 1,000.00 ACRES TOTAL 114,000.00 ACRES 1,000.00 ACRES TOTAL 115,000.00 ACRES 1,000.00 ACRES TOTAL 116,000.00 ACRES 1,000.00 ACRES TOTAL 117,000.00 ACRES 1,000.00 ACRES TOTAL 118,000.00 ACRES 1,000.00 ACRES TOTAL 119,000.00 ACRES 1,000.00 ACRES TOTAL 120,000.00 ACRES 1,000.00 ACRES TOTAL 121,000.00 ACRES 1,000.00 ACRES TOTAL 122,000.00 ACRES 1,000.00 ACRES TOTAL 123,000.00 ACRES 1,000.00 ACRES TOTAL 124,000.00 ACRES 1,000.00 ACRES TOTAL 125,000.00 ACRES 1,000.00 ACRES TOTAL 126,000.00 ACRES 1,000.00 ACRES TOTAL 127,000.00 ACRES 1,000.00 ACRES TOTAL 128,000.00 ACRES 1,000.00 ACRES TOTAL 129,000.00 ACRES 1,000.00 ACRES TOTAL 130,000.00 ACRES 1,000.00 ACRES TOTAL 131,000.00 ACRES 1,000.00 ACRES TOTAL 132,000.00 ACRES 1,000.00 ACRES TOTAL 133,000.00 ACRES 1,000.00 ACRES TOTAL 134,000.00 ACRES 1,000.00 ACRES TOTAL 135,000.00 ACRES 1,000.00 ACRES TOTAL 136,000.00 ACRES 1,000.00 ACRES TOTAL 137,000.00 ACRES 1,000.00 ACRES TOTAL 138,000.00 ACRES 1,000.00 ACRES TOTAL 139,000.00 ACRES 1,000.00 ACRES TOTAL 140,000.00 ACRES 1,000.00 ACRES TOTAL 141,000.00 ACRES 1,000.00 ACRES TOTAL 142,000.00 ACRES 1,000.00 ACRES TOTAL 143,000.00 ACRES 1,000.00 ACRES TOTAL 144,000.00 ACRES 1,000.00 ACRES TOTAL 145,000.00 ACRES 1,000.00 ACRES TOTAL 146,000.00 ACRES 1,000.00 ACRES TOTAL 147,000.00 ACRES 1,000.00 ACRES TOTAL 148,000.00 ACRES 1,000.00 ACRES TOTAL 149,000.00 ACRES 1,000.00 ACRES TOTAL 150,000.00 ACRES 1,000.00 ACRES TOTAL 151,000.00 ACRES 1,000.00 ACRES TOTAL 152,000.00 ACRES 1,000.00 ACRES TOTAL 153,000.00 ACRES 1,000.00 ACRES TOTAL 154,000.00 ACRES 1,000.00 ACRES TOTAL 155,000.00 ACRES 1,000.00 ACRES TOTAL 156,000.00 ACRES 1,000.00 ACRES TOTAL 157,000.00 ACRES 1,000.00 ACRES TOTAL 158,000.00 ACRES 1,000.00 ACRES TOTAL 159,000.00 ACRES 1,000.00 ACRES TOTAL 160,000.00 ACRES 1,000.00 ACRES TOTAL 161,000.00 ACRES 1,000.00 ACRES TOTAL 162,000.00 ACRES 1,000.00 ACRES TOTAL 163,000.00 ACRES 1,000.00 ACRES TOTAL 164,000.00 ACRES 1,000.00 ACRES TOTAL 165,000.00 ACRES 1,000.00 ACRES TOTAL 166,000.00 ACRES 1,000.00 ACRES TOTAL 167,000.00 ACRES 1,000.00 ACRES TOTAL 168,000.00 ACRES 1,000.00 ACRES TOTAL 169,000.00 ACRES 1,000.00 ACRES TOTAL 170,000.00 ACRES 1,000.00 ACRES TOTAL 171,000.00 ACRES 1,000.00 ACRES TOTAL 172,000.00 ACRES 1,000.00 ACRES TOTAL 173,000.00 ACRES 1,000.00 ACRES TOTAL 174,000.00 ACRES 1,000.00 ACRES TOTAL 175,000.00 ACRES 1,000.00 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