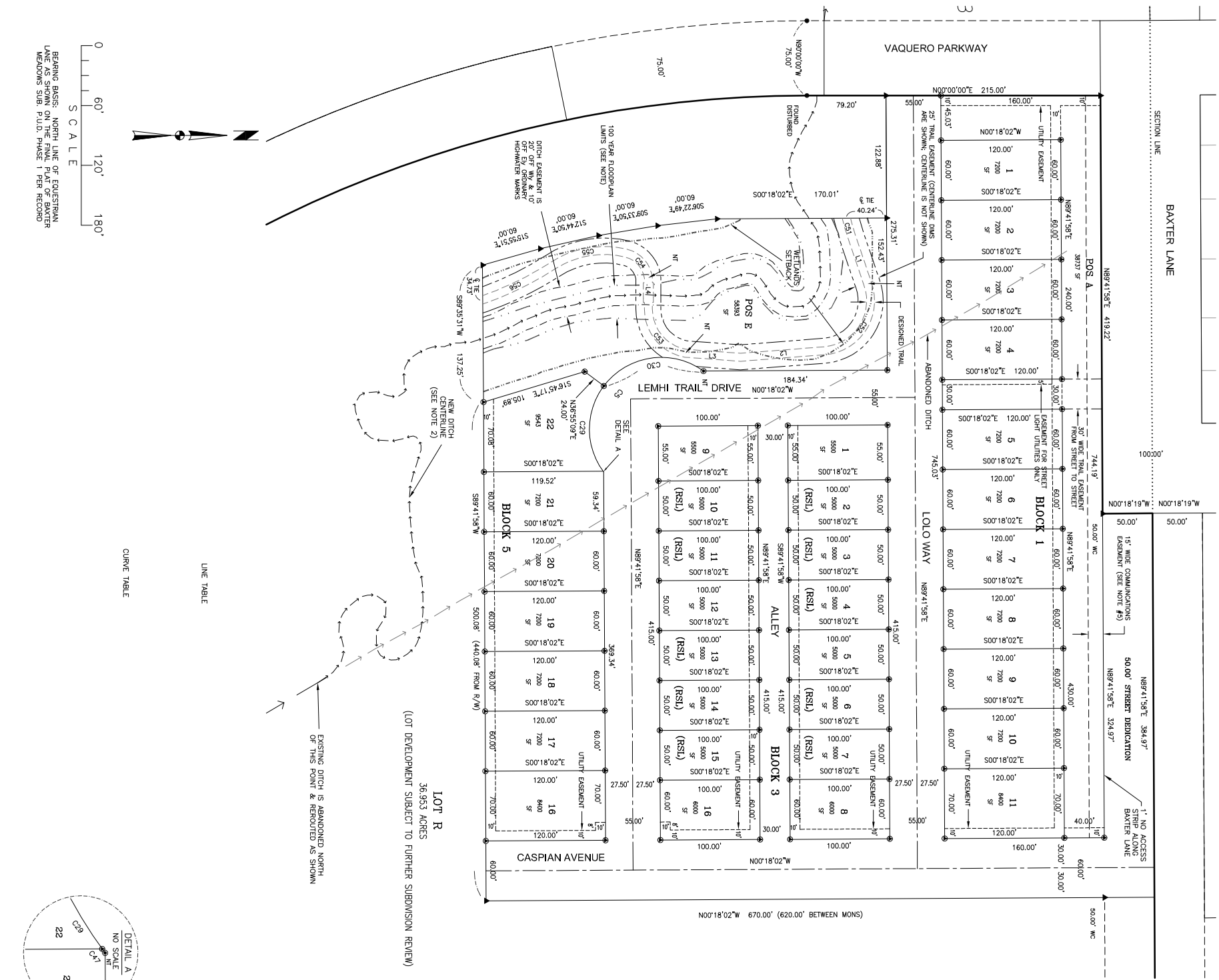


SURVEY PURPOSE: TO CREATE 34 LOTS, 2 PRIVATE OPEN SPACE PARCELS & 1 LOT FOR FURTHER SUBDIVISION. THE COMMISSIONER OF THIS SURVEY IS PC DEVELOPMENT.

PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 4A

A PARCEL OF LAND BEING LOT 3 OF MINOR SUBDIVISION NO. 400 LOCATED IN THE NE 1/4 OF SECTION 3, T2S, R5E P.M.M. CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

TOTAL AREA: 47.613 ACRES

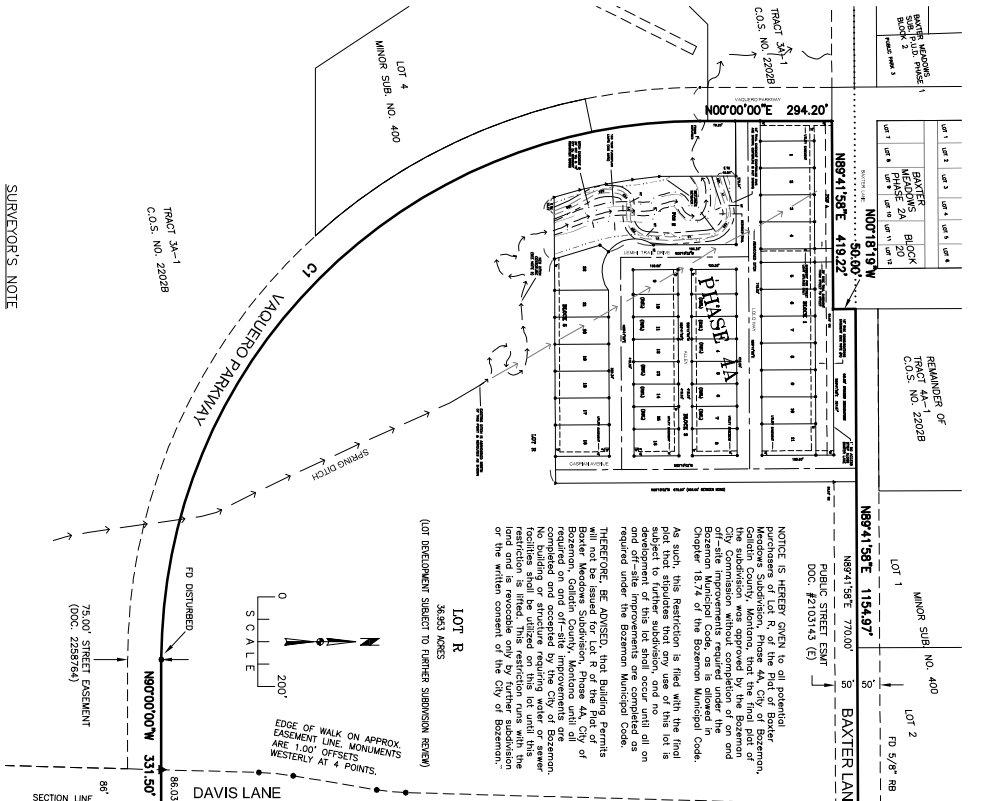
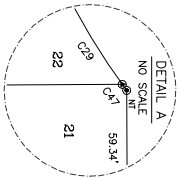


LINE TABLE

LINE	BEARING	DISTANCE
1	N00°00'00"W	215.00'
2	N00°18'02"W	120.00'
3	S00°18'02"E	120.00'
4	N00°18'02"E	120.00'
5	S00°18'02"E	120.00'
6	N00°18'02"E	120.00'
7	S00°18'02"E	120.00'
8	N00°18'02"E	120.00'
9	S00°18'02"E	120.00'
10	N00°18'02"E	120.00'
11	S00°18'02"E	120.00'
12	N00°18'02"E	120.00'
13	S00°18'02"E	120.00'
14	N00°18'02"E	120.00'
15	S00°18'02"E	120.00'
16	N00°18'02"E	120.00'
17	S00°18'02"E	120.00'
18	N00°18'02"E	120.00'
19	S00°18'02"E	120.00'
20	N00°18'02"E	120.00'
21	S00°18'02"E	120.00'
22	N00°18'02"E	120.00'

CURVE TABLE

LINE	BEARING	DISTANCE	ANGLE
1	N00°00'00"W	215.00'	0°00'00"
2	N00°18'02"W	120.00'	18°02'00"
3	S00°18'02"E	120.00'	180°00'00"
4	N00°18'02"E	120.00'	0°00'00"
5	S00°18'02"E	120.00'	180°00'00"
6	N00°18'02"E	120.00'	0°00'00"
7	S00°18'02"E	120.00'	180°00'00"
8	N00°18'02"E	120.00'	0°00'00"
9	S00°18'02"E	120.00'	180°00'00"
10	N00°18'02"E	120.00'	0°00'00"
11	S00°18'02"E	120.00'	180°00'00"
12	N00°18'02"E	120.00'	0°00'00"
13	S00°18'02"E	120.00'	180°00'00"
14	N00°18'02"E	120.00'	0°00'00"
15	S00°18'02"E	120.00'	180°00'00"
16	N00°18'02"E	120.00'	0°00'00"
17	S00°18'02"E	120.00'	180°00'00"
18	N00°18'02"E	120.00'	0°00'00"
19	S00°18'02"E	120.00'	180°00'00"
20	N00°18'02"E	120.00'	0°00'00"
21	S00°18'02"E	120.00'	180°00'00"
22	N00°18'02"E	120.00'	0°00'00"



SURVEYOR'S NOTE
 Lot R is the platted remainder created by this phase in compliance with City of Bozeman Administrative Policy No. 2007-01.

NOTICE IS HEREBY GIVEN to all interested parties that the plat of Lot R, as shown on this plat, is subject to the provisions of the City of Bozeman Municipal Code, Chapter 18.74 of the Bozeman Municipal Code. As such, this restriction is filed with the final plat of this lot and shall occur until all on lot improvements are completed. The City of Bozeman, Montana, is the owner of the land and is revocable only by further subdivision or the written consent of the City of Bozeman.

LEGEND

- EXISTING EASEMENT
- UTILITY EASEMENT EXCEPT AS NOTED
- WATERCOURSE/METHOD SETBACK
- PRIVATE OPEN SPACE
- BOUNDARY/PHASE LINE
- RESTRICTED SIZE LOT (SEE NOTE)
- FD 1/2" RB AND RPC (12251 S)
- FD 5/8" RB W/ RPC (12251 S)
- EXCEPT AS NOTED
- ▲ SET 5/8 REBAR W/ RPC
- 5/8" RB AND RPC (12251 S) TO BE SET AT POINTS OF TANGENCY
- 1/2" RB AND RPC (12251 S) TO BE SET AT POINTS OF TANGENCY
- DITCH EASEMENT
- PUBLIC TRAIL EASEMENT
- SETBACK LINE
- ACAP ALUMINUM CAP
- YPC YELLOW PLASTIC CAP
- RB REBAR
- WC WINTESS CORNER
- FD FOUND
- [12251 S] MONUMENT CAP INFORMATION
- RPC RED PLASTIC CAP
- NT POINT OF NON-TANGENCY

HIGH GROUNDWATER NOTE
 Due to a relatively high ground water table within this subdivision, full or partial easements are not recommended. Buildings proposed for this subdivision shall be designed to accommodate the groundwater table. Certification regarding depth of ground water and soil conditions and proposed mitigation methods to be submitted with each Building Permit.

FLOODPLAIN NOTE
 The floodplain boundaries shown herein represent the approximate limits of the one hundred year floodplain as determined by a licensed engineer. The surveyor carrying this plat is not responsible for the accuracy of these boundaries. The floodplain boundaries are shown for informational purposes only and do not constitute a warranty of any kind. Larger, less frequent storms could occur at any time and result in flows that reach and exceed the established boundaries shown.

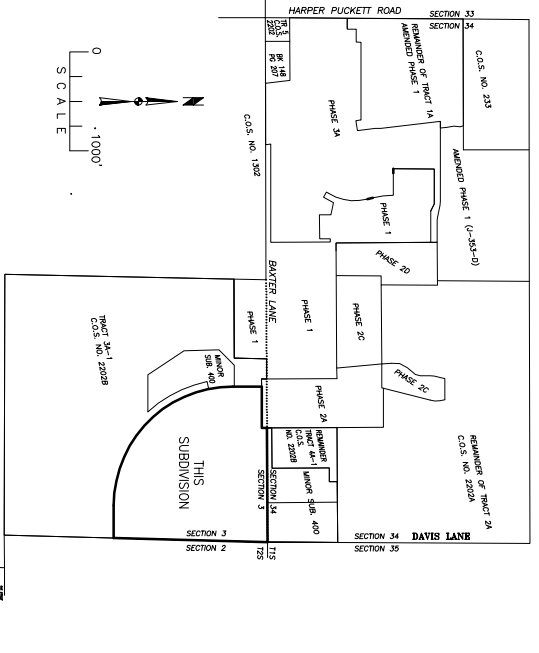
RSI LOT NOTE
 Dwellings constructed on lots designated as RSI (Restricted Size Lots) are subject to the square footage requirements of the Bozeman Municipal Code, including any sunset provisions therein.

SIDEWALK NOTE
 City standard residential sidewalks shall be constructed on all public street frontages of a property prior to occupying any structure on any phase of this subdivision. The sidewalk shall be constructed to the centerline of the street, without further notice, construct within 30 days, said sidewalk for their lot(s), regardless of whether other improvements have been made upon the lot.

GENERAL NOTES

1. Park dedication requirements for this plat were met in the Plat of Baxter Meadows Subdivision, Phase 3A.
2. The Private Open Space parcels are intended to be owned and maintained by the owners association, subject to public access only within the trail easements shown.
3. The relocated stream-ditch and the watercourse/method setbacks shown are based on a wetland mitigation design provided by PRS&K. The location of setbacks from natural features are subject to natural change.
4. Watercourse/method setbacks should be field verified.
5. There is an overhead electric line easement (Firm 95, Pages 287-270) shown on this plat. The location of this easement is unknown to the surveyor. The location of this easement is shown on the NE 1/4 of Section 3.
6. The S1/2NE 1/4 of Section 3 is shown on this plat. The location of this easement is shown on the NE 1/4 of Section 3.
7. The communications easement shown is for the exclusive use of Lightbulb Communications, Inc. and its successors in title.

BAXTER MEADOWS PHASES



TD&H
 ENGINEERING CONSULTANTS

GREAT FALLS—BOZEMAN—KAUSPELL
 MONTANA
 WASHINGTON
 DENVER

DRAWN BY: KLS/SA DATE: 10/19/07 QUALITY CHECK:
 SURVEYED BY: JOB NO. B05-016 FIELDBOOK 15048 14133

THOMAS, DEAN & HOSKINS, INC.
 ENGINEERING CONSULTANTS

516-P14A-PLAT.dwg
 SHEET 1 OF 2