

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

CERTIFICATE OF DEDICATION

I (we), the undersigned property owner(s), do hereby certify that I (we) have caused to be surveyed, subdivided and platted into lots, blocks, streets, and alleys, and other divisions and dedications, as shown by the plat hereunto included, the following described tract of land, to-wit:

DESCRIPTION:

A parcel of land being Lot 3 of Minor Subdivision No. 400, located in the Northeast Quarter of Section 3, Township 2 South, Range 5 East, Principal Meridian Montana, City of Bozeman, Gallatin County, Montana.

The described parcel contains 47.613 acres, more or less, and is along with and subject to any existing easements.

The above described tract of land is to be known and designated as PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 4A, City of Bozeman, Gallatin County, Montana; and the lands included in all streets, overuses, 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, overuses, alleys, and parks or public lands dedicated to the public are accepted for public use, but the City accepts no responsibility for maintaining the condition of the lands included in all streets, overuses, alleys and parks or public lands hereby dedicated to public use. The lands included in all streets, overuses, alleys, and parks or public lands dedicated to the public for which the City accepts responsibility for maintenance include: BAXTER LANE.

The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, electric power lines, heating, cable television and/or similar utilities, the right to use the public lands shown on this plat for their 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 \_\_\_ day of \_\_\_\_\_, 200\_\_

Owner: BAXTER MEADOWS WEST, LLC  
By: POTTER CLINTON DEVELOPMENT, INC., THE MANAGING MEMBER OF BAXTER MEADOWS WEST, LLC

Michael E. Potter, President \_\_\_\_\_ Thomas L. Clinton, Vice President \_\_\_\_\_

STATE OF MONTANA  
County of Gallatin

On this \_\_\_ day of \_\_\_\_\_, 20\_\_ , before me the undersigned Notary Public for the State of Montana, personally appeared Michael E. Potter, known to me to be the President of Potter Clinton Development, Inc., the Managing Member of Baxter Meadows West, LLC, and the person whose name is subscribed to the within instrument and acknowledged to me that he executed the within instrument for and on behalf of Baxter Meadows West, LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

(SEAL)

Notary Public for the State of MONTANA  
Printed Name \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission expires \_\_\_\_\_

STATE OF MONTANA  
County of Gallatin

On this \_\_\_ day of \_\_\_\_\_, 20\_\_ , before me the undersigned Notary Public for the State of Montana, personally appeared Thomas L. Clinton, known to me to be the Vice President of Potter Clinton Development, Inc., the Managing Member of Baxter Meadows West, LLC, and the person whose name is subscribed to the within instrument and acknowledged to me that he executed the within instrument for and on behalf of Baxter Meadows West, LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

(SEAL)

Notary Public for the State of MONTANA  
Printed Name \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission expires \_\_\_\_\_

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

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, Michael E. Potter, President and I, Thomas L. Clinton, Vice President, both of Potter Clinton Development, Inc., and I, Keith E. Worrig, 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(s) of approval of the PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 4A 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: water, sewer and stormdrain infrastructure, base course and cushion gravel, curb and gutter and asphalt street improvements. Financially Guaranteed Improvements: Landscaping, streetlights, public and private sidewalks, street signage, striping and detention pond work.

The subdivder hereby warrants against defects in these improvements for a period of two years from the date of acceptance by the City of Bozeman. The subdivder 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 monovity.

By: \_\_\_\_\_ Michael E. Potter Date: \_\_\_\_\_

By: \_\_\_\_\_ Thomas L. Clinton Date: \_\_\_\_\_

By: \_\_\_\_\_ Montana Lic. No. 15161 PE Date: \_\_\_\_\_

By: \_\_\_\_\_ Director of Public Service Date: \_\_\_\_\_

CONSENT OF MORTGAGEE(S)

I (we), the undersigned mortgagee(s) or encumbrancee(s), do hereby join in and consent to the described plat, releasing my (our) respective liens, claims or equities, and acknowledging that the improvements shown on the plat are public streets, sidewalks, alleys or other public uses which are dedicated to the City of Bozeman for the public use and enjoyment.

By: BANK OF BOZEMAN

Dated this \_\_\_ day of \_\_\_\_\_, 200\_\_

Name & Title \_\_\_\_\_ Signature \_\_\_\_\_

STATE OF MONTANA  
County of Gallatin

On this \_\_\_ day of \_\_\_\_\_, 200\_\_ , before me the undersigned Notary Public for the State of Montana, personally appeared \_\_\_\_\_ of BANK OF BOZEMAN, known to me to be the \_\_\_\_\_ and the person whose name is subscribed to the within instrument and acknowledged to me that he executed the within instrument for and on behalf of BANK OF BOZEMAN.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

(SEAL)

Notary Public for the State of MONTANA  
Printed Name \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

CERTIFICATE OF SURVEYOR

I, the undersigned, Steven C. Anderson, Professional Land Surveyor, do hereby certify that I, or Steven C. Anderson, on 2007 & August 30, 2007, the PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 4A, was surveyed and shown on the direct supervision, and platted the same as is described and shown on the accompanying plat or certificate of survey in accordance with the provisions of the Montana Subdivision and Platting Act, §76-3-101 through 76-3-625, M.C.A., and the Bozeman Municipal Code.

I further certify, that all monuments will be set upon or prior to completion of construction or when responsible weather-related site conditions exist, but no later than May 31, 2008.

Dated this \_\_\_ day of \_\_\_\_\_, 200\_\_

Steven C. Anderson  
Montana License No. 12251 LS

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.

Dated this \_\_\_ day of \_\_\_\_\_, 200\_\_

Deputy Treasurer \_\_\_\_\_

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The PLAT OF BAXTER MEADOWS SUBDIVISION, PHASE 4A, Gallatin County, Montana, is within the City of Bozeman, Montana, a first-class municipality, and within the boundaries of the City of Bozeman, Montana, as defined by Ordinance No. §76-1-801 et seq., MCA, and can be provided with adequate storm drainage and adequate municipal facilities. Therefore, under the provisions of §76-4-125(2)(d) MCA, this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this \_\_\_ day of \_\_\_\_\_, 200\_\_.

Director of Public Service  
City of Bozeman, Montana

CERTIFICATE OF DIRECTOR OF PUBLIC SERVICE

I, Director of Public Service, City of Bozeman, Montana, do hereby certify that the accompanying plat has been duly examined and that the same to conform to the law, approve it, and hereby accept 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 \_\_\_ day of \_\_\_\_\_, 200\_\_.

Director of Public Service  
City of Bozeman, Montana

CERTIFICATE OF 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 of Records and Information on \_\_\_\_\_ of \_\_\_\_\_, 200\_\_ and recorded in Book \_\_\_\_\_ of Plats or Records of the Clerk and Recorder, Gallatin County, Montana.

Deputy Clerk and Recorder \_\_\_\_\_

SHEET 2 OF 2

516-PH4A-PLAT.dwg

	DRAWN BY: KLS/SA	DATE: 10/19/07	QUALITY CHECK:
	SURVEYED BY: THOMAS, DEAN & HOSKINS, INC.	JOB NO. B05-016	FIELD BOOK 15048 14123
ENGINEERING CONSULTANTS			
GREAT FALLS--BOZEMAN--KAUSPELL			
MONTANA WASHINGTON DENVER			