

SURVEY PURPOSE: TO CREATE 24 LOTS.

THE COMMISSIONER OF THIS SURVEY IS SPANISH MEADOWS DEVELOPMENT, LLC

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, gas, cable television, 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.

PLAT OF SPANISH MEADOWS SUBDIVISION

J-464

A TRACT OF LAND BEING TRACT B & TRACT C OF CERTIFICATE OF SURVEY NO. 228 LOCATED IN THE NORTHWEST QUARTER AND IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 4 EAST, P.M.M. GALLATIN COUNTY, MONTANA

TOTAL AREA: 60.046 ACRES

60' COUNTY ROAD EASEMENT BY PETITION NO. 8

Notes:

- There is a 150' setback from the ordinary high water mark of Dry Creek. The location of Dry Creek affecting the setback shown was surveyed in July of 2004 and is subject to natural change. With the exception of trails, right-of-way, and ditch easements, the natural vegetation within 10 feet of the Dry Creek banks shall be left undisturbed. Fences are prohibited within the 150' setback.
- That portion of the r/w of Willow Park Drive located west of the property line is a public road easement recorded on Doc. #2255244.
- All lots within this subdivision are intended to have legal and physical access.
- Covenants for this subdivision are required to state that: Individual lot accesses shall be built to the standards of section 7.6 of the Gallatin County Subdivision Regulations.
- As required by Condition of Approval No. 11: "All internal lots shall be limited to one driveway access. Each access shall be at least 75 feet from the nearest intersecting county road."
- Covenants for this subdivision are required to state that: "All building pads shall be raised one foot above existing ground with sloping such that the drainage is away from the homes."
- There is a Public Access Easement and an easement for construction and maintenance of trails within all of Park A, Park B and the Park of this subdivision. The above listed tracts are credited toward park dedication. Said tracts and Open Space C are intended to be conveyed to the Owners Association.

CERTIFICATE OF DEDICATION

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

DESCRIPTION:

A tract of land being Tract B and Tract C of Certificate of Survey No. 228, said tract being located in the Northwest Quarter and the Northeast Quarter of Section 1, Township 2 South, Range 4 East, Principal Meridian Montana, Gallatin County, Montana and being further described as follows:

Beginning at the northwest corner of said Tract B; thence North 89°53'00" East, along the north line of Section 1, a distance of 1990.78 feet; thence South 00°00'34" East, along the east line of said Tract C, a distance of 1315.29 feet; thence North 89°42'15" West, along the north line of Certificate of Survey No. 10974, a distance of 1955.57 feet; thence North 00°11'58" East, along the east line of Tract A of said Certificate of Survey No. 228, a distance of 1305.70 feet to the Point of Beginning.

The described tract is as shown on the accompanying plat and contains 60.046 acres, more or less. The described tract is along with and subject to any existing easements.

The above described tract of land is to be known and designated as the PLAT OF SPANISH MEADOWS SUBDIVISION, Gallatin County, Montana and the lands included in all roads, overways, alleys, and parks or public squares shown on said plat are hereby granted and devoted to the use of the public forever. The roadways dedicated to the public are accepted for public use, but the County accepts no responsibility for maintaining the same. The owner(s) agree(s) that the County has no obligation to maintain the roads hereby dedicated to public use.

CERTIFICATE OF WAIVER

I (we), the undersigned, property owners of this Subdivision, do hereby waive the right to protest creation of Rural Improvement Districts, Fire Districts or Fire Service Areas, Local Improvement Districts, the creation of a Sewer or Water District, and annexation into the City of Bozeman. In doing so, we do not waive any 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 all tracts within this Subdivision.

CERTIFICATE OF EXCLUSION FROM HEALTH DEPARTMENT REVIEW

We certify that the Park and Open Space in Block 2, and Parks A & B are excluded from review by the Department of Environmental Quality and by the Gallatin County Health Department pursuant to A.R.M. 17.36.605 (2)(a) a parcel that has no existing facilities for water supply, wastewater disposal, or solid waste disposal, if no new facilities will be constructed on the parcel;

Dated this 24th day of May, 2007

Owner: SPANISH MEADOWS DEVELOPMENT, LLC

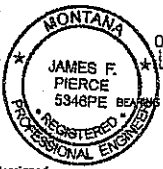
By: Mark Lewis, Manager Mark Lewis
Name & Title Signature

CERTIFICATE OF COMPLETION

I (we), Mark Lewis a (an) Manager of Spanish Meadows Development, LLC, and James F. Pierce, 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 the PLAT OF SPANISH MEADOWS SUBDIVISION, have been installed in substantial conformance with the approved plans and specifications: WILLOW PARK DRIVE, MEADOWLAND DRIVE, PLEASANT VIEW DRIVE, & PRESERVE STREET IMPROVEMENTS, FIRE FILL SITE IMPROVEMENTS.

Completion of the following items is financially guaranteed and is covered by the improvements agreement accompanying this plat: BAXTER LANE IMPROVEMENTS, MONFORTON ROAD IMPROVEMENTS

Subscribed: Mark Lewis 5/24/07
Jim Pierce 5/23/07
Professional Engineer Date
Montana License No. 5346 PE



COMPUTED AREAS (SQUARE FEET)

DESCRIPTION	LOTS	OPEN SPACE	PARK	TOTAL
BLOCK 1	677,128	-	839,590	1,516,888
BLOCK 2	231,400	2,012	50,217	283,629
BLOCK 3	256,632	-	100,888	457,820
SUBTOTAL	1,265,458	2,012	890,465	2,257,835
STREETS	-	-	-	357,880
TOTAL	-	-	-	2,615,815

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°42'15"W	55.96'
L2	N89°42'15"W	55.96'
L3	S89°42'15"E	35.96'
L4	S89°42'15"E	35.96'
L5	N89°17'45"E	30.00'
L6	S89°17'45"W	30.00'
L7	S89°42'15"E	67.00'
L8	N89°17'45"E	30.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	288°18'37"	249.81'	S89°17'45"W	60.00'
C2	180.00'	32°33'28"	105.42'	N16°58'42"E	103.92'
C3	120.00'	90°00'00"	188.80'	N44°42'13"W	189.71'
C4	180.00'	90°00'00"	286.72'	N22°53'42"W	142.48'
C5	50.00'	143°07'48"	124.90'	S71°18'09"E	94.87'
C6	100.00'	90°00'00"	157.26'	N48°14'41"E	141.55'
C7	250.00'	32°36'58"	149.61'	S73°29'15"W	147.48'
C8	100.00'	32°36'58"	58.67'	N73°29'15"E	57.83'
C9	100.00'	32°36'58"	58.67'	S72°53'48"E	57.83'
C10	250.00'	32°36'58"	149.61'	N22°53'42"W	142.48'
C11	100.00'	32°36'58"	58.67'	N73°29'15"E	57.83'
C12	250.00'	32°36'58"	149.61'	S72°53'48"E	147.48'
C13	100.00'	32°36'58"	58.67'	N73°29'15"E	57.83'
C14	250.00'	32°36'58"	149.61'	S72°53'48"E	147.48'
C15	100.00'	32°36'58"	58.67'	S73°29'15"W	57.83'
C16	180.00'	12°22'53"	38.90'	N83°30'48"W	38.82'
C17	150.00'	32°45'39"	68.24'	N71°42'11"W	64.80'
C18	180.00'	32°33'04"	105.40'	N69°32'50"W	103.92'
C19	150.00'	63°30'59"	140.10'	N23°33'43"W	138.07'
C20	180.00'	28°40'23"	83.80'	N59°26'07"W	83.04'
C21	180.00'	17°23'41"	54.85'	N68°44'05"W	54.44'
C22	100.00'	09°20'17"	11.06'	N86°39'08"W	11.05'
C23	100.00'	27°18'43"	42.61'	N68°43'37"W	42.18'

LEGEND

- SET 5/8" RB W/ 2" ACAP
- FD 5/8" RB, EXCEPT AS NOTED
- FD 3/4" EXCEPT AS NOTED
- ▲ SET 5/8" RB W/ YPC [12251 S]
- 5/8" RB AND YPC [12251 S] TO BE SET AT R/W POINTS OF CURVATURE & TANGENCY
- 1/2" RB AND RPD [12251 S] TO BE SET AT R/W POINTS OF CURVATURE & TANGENCY
- EXISTING EASEMENT
- UTILITY EASEMENT EXCEPT AS NOTED
- EXISTING DITCH
- DITCH EASEMENT
- ACAP ALUMINUM CAP
- YPC YELLOW PLASTIC CAP
- RB REBAR
- WC WITNESS CORNER
- FD FOUND
- [12251 S] SURVEYOR LICENSE NUMBER
- NT POINT OF NON-TANGENCY

CONSENT OF MORTGAGEE(S)

I (we), the undersigned mortgagee(s), do hereby join in and consent to the described plat, releasing my (our) respective liens, claims or encumbrances on to any portion of said lands now being platted into roads, overways, parks, or other public uses and dedicated to the use of the public forever.
Dated this 25 day of May, 2007

By: FIRST SECURITY BANK
Brian Gulack
BRUCE GERLOCK, EVP
Printed Name and Title

STATE OF Montana
County of Gallatin
On this 25 day of May, 2007, before me the undersigned Notary Public for the State of Montana, personally appeared Bruce Gerlock known to me to be the vice president of FIRST SECURITY BANK, 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 FIRST SECURITY BANK.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and date above written.
Joseph Oak
Notary Public for the State of Montana
Printed Name Joseph L. Oak
Residing at Bozeman
My Commission expires May 22, 2010

I, the undersigned, Steven C. Anderson, Professional Land Surveyor, do hereby certify that on or between July 19, 2004 and November 8, 2006, I surveyed the Subdivision or Certificate of Survey, and plotted the same as is described and shown on the accompanying plat 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 Gallatin County Subdivision Regulations.

I further certify that all monuments will be set upon or prior to completion of construction or when reasonable weather-related site conditions exist, but no later than May 31, 2007.
Dated this 16 day of May, 2007
Steven C. Anderson
Steven C. Anderson
Montana License No. 12251 LS

Steven C. Anderson
Professional Land Surveyor

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 subdivided have been paid.
Dated this 25 day of May, 2007

Kimberly Buchanan
Deputy Treasurer

CERTIFICATE OF COUNTY COMMISSIONERS

I, Chairman of the Board of County Commissioners, Gallatin County, Montana, do hereby certify that the accompanying plat has been duly examined and have found the same to conform to the law, approve it, and hereby accept the dedication to public use.
Dated this 28 day of June, 2007

James J. Johnson
Chairman, Board of County Commissioners

CERTIFICATE OF CLERK AND RECORDER

I, Charlotte (Miller) Mills, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 10:25 o'clock P.M. this 25 day of May, 2007, and recorded in Book 2271281 of Plats, on Page 444 of Document No. 2271281.
Record of the Clerk and Recorder, Gallatin County, Montana.
Charlotte Mills
Deputy Clerk and Recorder

2271281
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07/12/2007 10:28 AM
Charlotte Mills-Gallatin Co. PLAT 18.00

TD&H
THOMAS, DEAN & HOSKINS, INC.
ENGINEERING CONSULTANTS
GREAT FALLS-BOZEMAN-KALISPELL
SPOKANE LEWISTON MONTANA WASHINGTON IDAHO

DRAWN BY: sa, rd, eb DATE: 05/16/07 QUALITY CHECK: SK
SURVEYED BY: sa, tm JOB NO. B04-021 FIELDBOOK 135/1

SPANISH MEADOWS SUB