

WEST MEADOW SUBDIVISION, PHASE 1

J-342

BEING LOT 4 OF SOUTH MEADOW MINOR SUBDIVISION No. 294
 LOCATED IN THE SW ¼ SEC. 19, T.2S., R.6E., P.M.M.
 CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

Center ¼ corner,
 Section 19



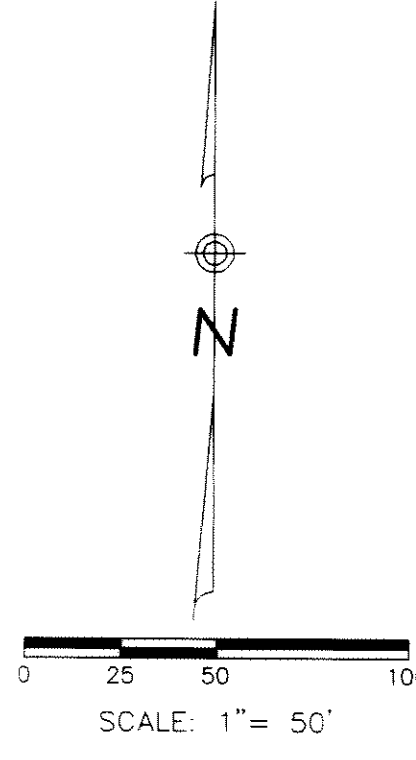
- LEGEND**
- FOUND 5/8" REBAR w/YPC
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED: "R.H.CENTER 5653 ES"
 - ⊙ FOUND CENTER ¼ SECTION CORNER AS NOTED.
 - ⊙ FOUND ¼ SECTION CORNER AS NOTED.
 - YPC YELLOW PLASTIC (SURVEY) CAP
 - MONUMENT BOX

- Notes:**
1. There shall be no direct access onto Graf Street from any lot.
 2. Due to the relatively high ground water table within the subdivision, it is not recommended that structures with full or daylight basements be constructed.
 3. See the final site grading plan for minimum top of foundation elevation for each lot.
 4. A 20 foot wide public pedestrian access easement is hereby granted to the public over and across the 5 foot wide trails. Said easements do not encroach on any adjacent lot.
 5. A soils report recommending foundation type shall be provided to the City Building Division at the time of building permit application for each lot.

YARD SETBACK

FRONT YARD	20', "F" Denotes Front Yard
SIDE YARD	5'
REAR YARD	20'
CORNER YARD	15', 20' Lots 10 & 14

SETBACK DISTANCES SHALL BE SUBJECT TO THE SETBACK REQUIREMENTS IN EFFECT AT THE TIME OF LOT DEVELOPMENT.



Basis of Bearings: The east line of the SW ¼, Section 19 being S 00°11' 14" E.

Prepared By
Rocky Mountain Engineers
 Civil Engineering & Land Surveying
 1700 West Koch Street, Suite 7
 Bozeman, Montana 59715 406-586-4854

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 08/10/2002 02:18P
 Shelley Vance-Gallatin Co MT PLT 23 66

FINAL PLAT
WEST MEADOW SUBDIVISION, PHASE 1

J-342

LOT 4 OF SOUTH MEADOW MINOR SUBDIVISION No. 294
LOCATED IN THE SW¼ SEC. 19, T.2S., R.6E., P.M.M.
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

CERTIFICATE OF DEDICATION

The undersigned property owner, does hereby certify that it has 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:

A tract of land located within the Southwest Quarter of Section 19, Township 2 South, Range 6 East of the Principal Meridian of Montana, City of Bozeman, Gallatin County, Montana, being Lot 4 of South Meadow Minor Subdivision No. 294.

Said tract of land containing 19.4458 Acres, along with and subject to all existing easements.

The above-described tract of land is to be known and designated as West Meadow Subdivision, Phase 1, City of Bozeman, Gallatin County, Montana; and the lands included in all streets, alleys, park, and 20' wide public pedestrian access easements over and across the 5 foot wide trails as shown on said plat are hereby granted and donated to the City of Bozeman for the public use and enjoyment.

The undersigned hereby grants unto each and every person, corporation, or firm, whether public or private, providing or offering to provide telephone, 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.

Dated this 7th day of August, A.D., 2002.

West Meadows, L.L.C., A Montana Limited Liability Company
By: Potter Clinton Development, Inc., A Wyoming Corporation, its Managing Member

Michael E. Potter, President
Thomas L. Clinton, Vice-President

STATE OF MONTANA)
County of Gallatin)

On this 7th day of August, 2002, before me a notary public in and for said state personally appeared Michael E. Potter and Thomas L. Clinton, known to me to be the President and Vice-President of Potter Clinton Development, Inc., the managing member of West Meadows, L.L.C., the company that executed the within instrument and acknowledged to me that they executed the same for and on behalf of said company.

Terri Zullo
Notary Public for the State of Montana
Terri Zullo
Notary Name Printed
Bozeman, Montana
Residing at
April 10, 2003
My Commission Expires

CERTIFICATE OF MORTGAGEES

First Security Bank, the undersigned mortgagee, does hereby join in and consent to the described plat, releasing its respective liens, claims, or encumbrances as to any portion of said lands now being platted into streets, avenues, alleys, parks, or other public uses which are dedicated to the the City of Bozeman for public use and enjoyment.

Dated this 12 day of August, A.D., 2002.

Gary Sisson
First Security Bank
Gary Sisson, Senior Vice President

STATE OF MONTANA)
County of Gallatin)

On this 12th day of August, 2002, before me a notary public in and for said state personally appeared Gary Sisson, known to me to be the Senior Vice President of First Security Bank, the corporation that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said corporation.

Phyllis C Conner
Notary Public for the State of Montana
Phyllis C Conner
Notary Name Printed
Bozeman
Residing at
July 12, 2004
My Commission Expires

CERTIFICATE OF MORTGAGEES

Eugene Graf III, Yvonne Graf Jarrett and Estate of Genevieve S. Graf, the undersigned mortgagees, do hereby join in and consent to the described plat, releasing their respective liens, claims, or encumbrances as to any portion of said lands now being platted into streets, avenues, alleys, parks, or other public uses which are dedicated to the the City of Bozeman for public use and enjoyment.

Dated this 22nd day of August, A.D., 2002.

Eugene Graf III
Yvonne Graf Jarrett
Eugene Graf III
Co-Personal Representative of the Estate of Genevieve S. Graf
Yvonne Graf Jarrett
Co-Personal Representative of the Estate of Genevieve S. Graf

STATE OF MONTANA)
County of Gallatin)

On this 22nd day of August, 2002, before me a notary public in and for said state personally appeared Gene Graf III and Yvonne Graf Jarrett, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same as individuals and as co-personal representatives for the estate of Genevieve S. Graf.

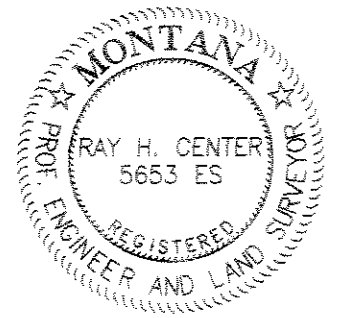
Jackie Lucas
Notary Public for the State of Montana
Jackie Lucas
Notary Name Printed
Bozeman, MT
Residing at
My Commission Expires: 11-16-2003

CERTIFICATE OF SURVEYOR

I, Ray H. Center, the undersigned Professional Engineer and Land Surveyor, do hereby certify that between July 16, 2002 and July 30, 2002, West Meadow Subdivision, Phase 1 was surveyed under my supervision, and the same was platted as shown on the accompanying plat and as described, 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 Bozeman Area Subdivision Regulations.

Dated this 24 day of August, A.D., 2002.

Ray H. Center
Ray H. Center, Montana Registration No. 5653 ES



CERTIFICATE OF COUNTY TREASURER

I, Anna Rosenberry, 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 12th day of August, A.D., 2002.

Anna Rosenberry
Treasurer of Gallatin County

CERTIFICATE OF REMOVAL OF SANITARY RESTRICTIONS

This Subdivision is within the City of Bozeman, Montana, Master Plan and can be provided with municipal facilities for the supply of water and disposal of sewage and solid waste. Therefore, under provisions of Section 76-4-124(1), M.C.A., this subdivision is not subject to sanitary restriction clearance.

Dated this 10th day of September, A.D., 2002.

Debbie Arkell
Director of Public Service, City of Bozeman

APPROVED AS TO FORM
Terri Zullo, Notary
City of Bozeman

CERTIFICATE OF DIRECTOR OF PUBLIC SERVICE

I, Debbie Arkell, Director of Public Service for the City of Bozeman, Montana, do hereby certify that the accompanying plat has been duly examined and has found the same to conform to law, approve it, and hereby accept the dedication to the City of Bozeman for public use of any and all lands shown on the plat as being dedicated to such use.

Dated this 10th day of September, A.D., 2002.

Debbie Arkell
Director of Public Service, City of Bozeman

APPROVED AS TO FORM
Terri Zullo, Notary
City of Bozeman

CERTIFICATE OF CLERK AND RECORDER

I, _____, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 2:16 o'clock P.M. this 10 day of September, A.D., 2002, and recorded in Book 1 of Plats, on Page 342, Records of the Clerk and Recorder, Gallatin County, Montana.

Document No. 2080681



Clerk and Recorder

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, Michael E. Potter, Subdivider, and I, Ray H. Center, a Registered Engineer and Land Surveyor licensed to practice in the State of Montana, do hereby certify that the following improvements, required as a condition(s) of approval of West Meadow Subdivision, Phase 1, have been installed in conformance with the approved plans and specifications: (Sanitary Sewer, Water, Storm Drainage, and Streets.) The Subdivider hereby warrants against defects in these improvements for a period of one year from this date. The Subdivider 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 warranty.

West Meadows, L.L.C., By: Michael E. Potter
Director of Public Service, City of Bozeman
Ray H. Center, Mont. Registration No. 5653ES
Date: 8/7/02
Date: 9/10/2002
Date: 8/8/02

APPROVED AS TO FORM
Terri Zullo, Notary
City of Bozeman