

WEST MEADOW SUBDIVISION, PHASE 1

J-342

BEING 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

Center X, corner,
 Section 19



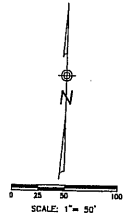
- LEGEND**
- FOUND 5/8" REBAR w/YPC
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP
 - ⊙ MARKED "X" CENTER CORNER AS NOTED.
 - ⊙ FOUND CENTER X SECTION CORNER AS NOTED.
 - ⊙ FOUND X SECTION CORNER AS NOTED.
 - YPC YELLOW PLASTIC (SURVEY) CAP
 - MONUMENT BOX

- Notes:**
1. There shall be no direct access onto Gruff 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' Denotes Front Yard
 SIDE YARD 5'
 REAR YARD 25'
 CORNER YARD 15', 20' Lots 10 & 14

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



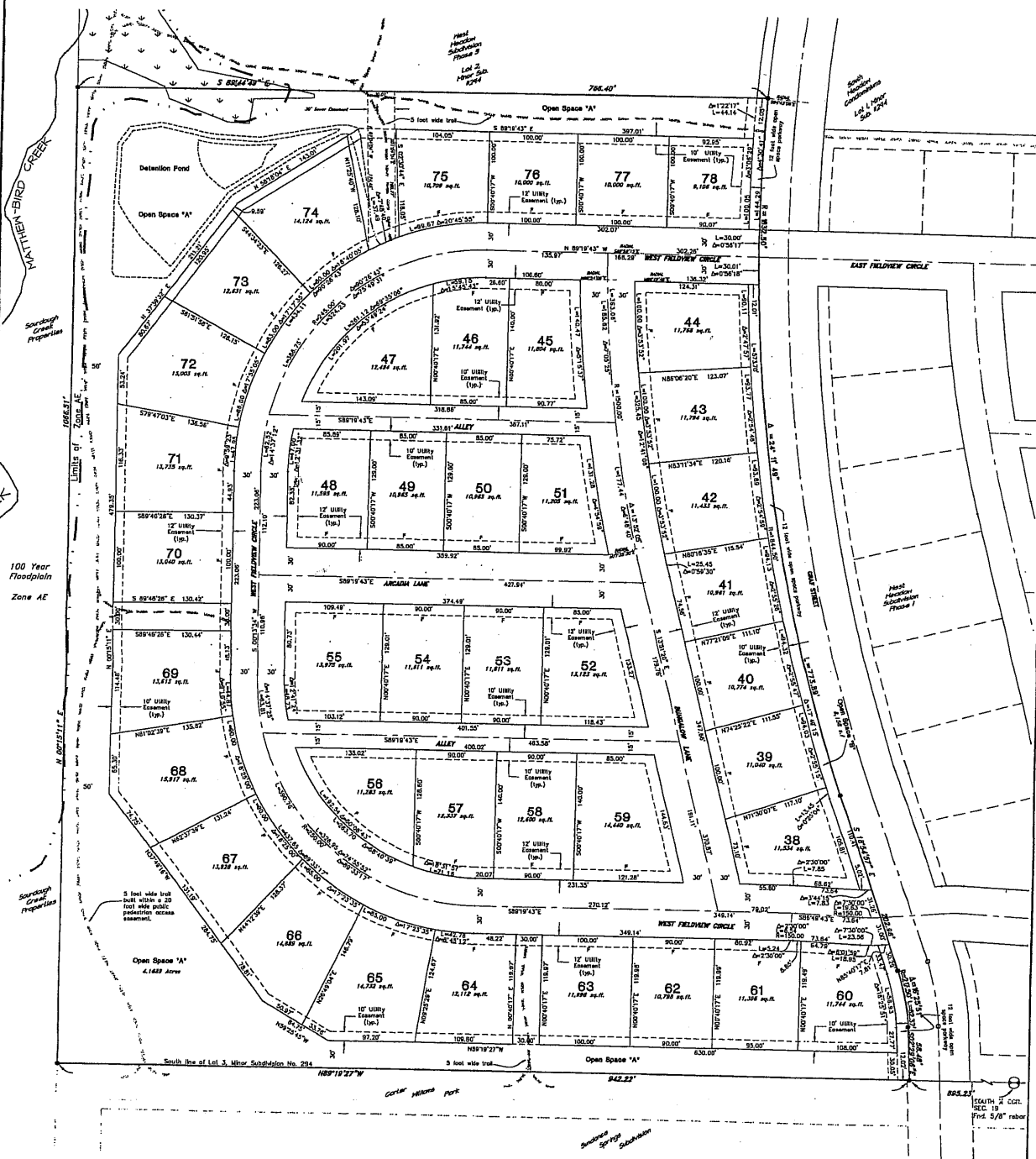
Basis of Bearings: The seal line of the SW¼, Section 19 being S 00°11' 14" E.

Prepared By
Rocky Mountain Engineers
 Civil Engineering & Land Surveying
 700 West Sixth Street, Suite 100
 Bozeman, Montana 59715 (406)542-1430
 Drawing File Name: W-294-DWG 06/09/2002

2080661
 2080661
 SHEET 1 OF 2

WEST MEADOW SUBDIVISION, PHASE 2

BEING LOT 3 OF SOUTH MEADOW MINOR SUBDIVISION No. 294
LOCATED IN THE SW/4 SEC. 19, T.25., R.6E., P.M.M.
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA



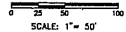
Note:
The streets within West Meadow Subdivision, Phase 2 are private streets (West Meadow Circle, Arcadia Lane, and Burdow Lane). The streets dedicated to the public are occupied for public use, but the City of Bozeman accepts no responsibility for maintaining the same. The carrier agrees that the City has no obligation to maintain the roads dedicated on this plot to public use.

- LEGEND
- FOUND 5/8" REBAR w/YELLOW PLASTIC CAP
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED: "REBAR/STAY" 90x90" AT ALL LOT CORNERS, POINTS OF CURVE AND POINTS OF TANGENCY
- MONUMENT BOX
- PEDESTRIAN TRAIL
- WETLANDS

YARD SETBACK table with columns for FRONT YARD, SIDE YARD, REAR YARD, CORNER YARD and corresponding dimensions (e.g., 20', 5' Denotes Front Yard).

- 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 lot. Said easements do not encroach on any adjacent lot.
5. A soils report recommending foundation type shall be provided to the City Building Division of the time of building permit application for each lot.
6. Based on the F.E.M.A. Letter of Map Amendment - Determination Document, dated May 21, 2003, the portions of Lots 47, 48, and 67-74 that were shown within Zone "X" on Community Flood Number 3000028-0016C, Flood Insurance Rate Map for Bozeman, Montana, have been determined to be out of the Special Flood Hazard Area.

2133500
Rocky Mountain Engineers



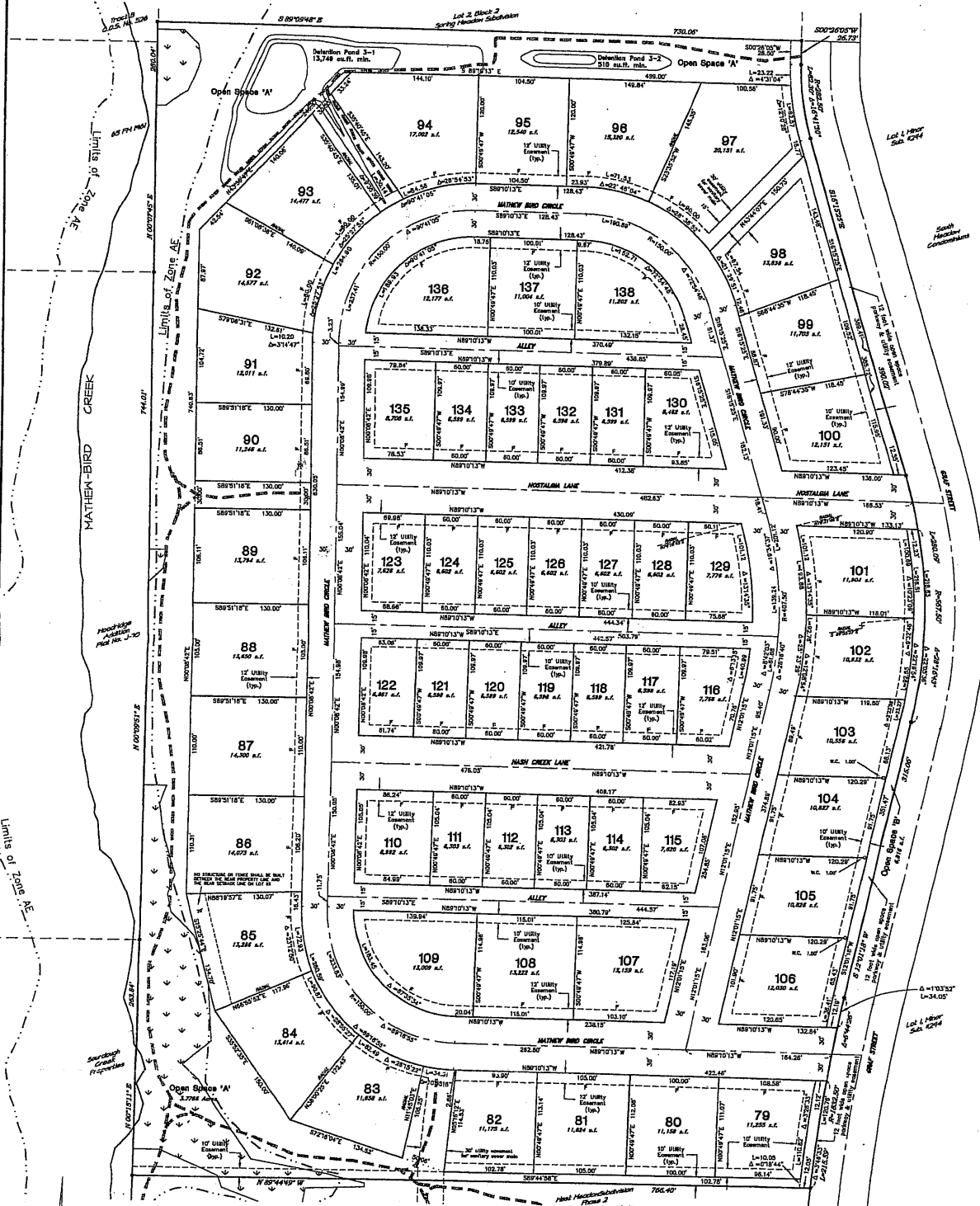
Rocky Mountain Engineers
1700 West High Street, Suite 7
Bozeman, Montana 59713 (406)584-1829

Basils of Bearings: the south line of Lot 3, Minor Subdivision No. 294 being North 89°19'27" West.

WEST MEADOW SUBDIVISION, PHASE 3

J-397

BEING LOT 2 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



- LEGEND**
- FOUND 5/8" REBAR w/ YELLOW PLASTIC CAP
 - SET 3/8" REBAR WITH YELLOW PLASTIC CAP MARKED: "PLACENTER 363.5" AT ALL LOT CORNER POINTS OF CURVE AND POINTS OF TANGENCY
 - PEDESTRIAN TRAIL
 - WETLANDS

AREA SUMMARY

LOT AREA	14,880 Acres
OPEN SPACE	2,823 Acres
STREET AREA	1,823 Acres
TOTAL	23,526 Acres

YARD SETBACK

FRONT YARD	20' - Double Front Yard
SIDE YARD	5' - EXCEPT Lots adjacent to lot corners shall have a 10' side yard setback
REAR YARD	10'
CORNER YARD	15'

Base of Bearings: The south line of Lot 2, Minor Subdivision No. 294 being South 89°44'49" East.

- Notes:**
- There shall be no direct access onto Graf Street from any lot.
 - Due to the relatively high ground water table within the subdivision, it is not recommended that structures with full or partial basements be constructed.
 - See the final site grading plan for minimum top of foundation elevation for each lot.
 - 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.
 - A soil report recommending foundation types shall be provided to the City Building Division at the time of building permit application for each lot.
 - Based on the F.E.M.A. Letter of Map Amendment - Determination Document, dated May 21, 2003, the portions of Lots 80 through 86, and 132 through 137 that were shown within Zone "X" on Community Panel Number 3000028-0016C, Flood Insurance Rate Map for Bozeman, Montana, have been determined to be out of the Special Flood Hazard Area.
 - The streets within West Meadow Subdivision, Phase 3 are private streets (Matney Blvd Circle, Nostalgia Lane, and Alamy Creek Lane). The streets dedicated to the public are accepted for public use, but the City of Bozeman accepts no responsibility for maintaining the same. The owner agrees that the City has no obligation to maintain the streets dedicated on this plat to public use.

Prepared By
Rocky Mountain Engineers
 Civil Engineering & Land Surveying
 1700 West Park Street, Suite 7
 Bozeman, Montana 59715 (406)265-4239
 Drawing File Name: 101-00001-001 10/20/2004

2173814
 Printed Permitted by the State of Montana