

PLAT of OAK MEADOWS SUBDIVISION

BEING TRACT A OF CERTIFICATE OF SURVEY No. 2439 SITUATED IN THE SW1/4 SECTION 1, T2S, R5E, P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

J - 459

OWNER
B.A.M. PROPERTIES, LLC
6263 S 600 W
HYRUM, UT 84319

PURPOSE
TO CREATE 52 LOTS FOR
RESIDENTIAL USE

CERTIFICATE OF DEDICATION, GRANT OF UTILITY EASEMENTS

We, the undersigned property owners, do hereby certify that 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:

Tract A of Certificate of Survey No. 2439 situated in the SW1/4 Section 1, T2S, R5E, P.M.M., City of Bozeman, Gallatin County, Montana.

Said tract contains 20.072 acres, more or less, and is subject to all existing easements, whether of record or apparent on the ground.

The above tract of land is to be known and designated as Oak Meadows Subdivision, City of Bozeman, Gallatin County, Montana, and the lands included in all streets, avenues, alleys, and parks or public squares shown on said plat are hereby granted and donated the City of Bozeman for the public use and enjoyment. Unless specifically listed herein, the lands included in all streets, avenues, alleys, and parks or public squares dedicated to the public are accepted for public use, but the City accepts no responsibility for maintaining the same. The owners agree that the City has no obligation to maintain the lands included in all streets, avenues, alleys, and parks or public squares hereby dedicated to public use. The lands included in all streets, avenues, alleys, and parks or public squares dedicated to the public for which the City accepts responsibility for maintenance include streets, avenues, and alleys.

The undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, internet, cable television or other similar utility or service, 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 hold forever.

Dated this 12 day of January, A.D., 2007.

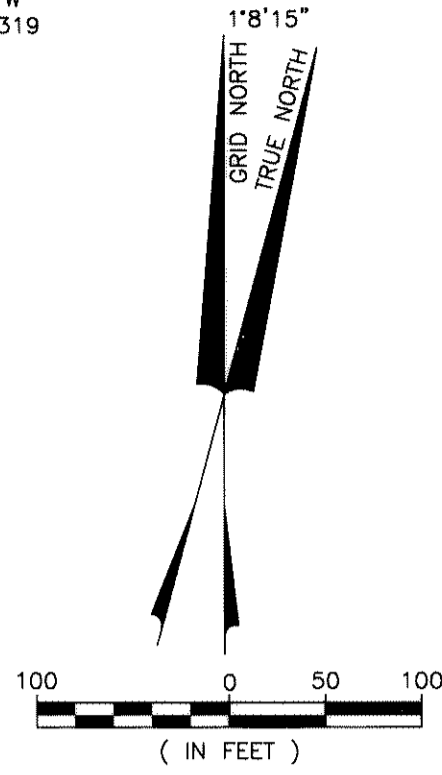
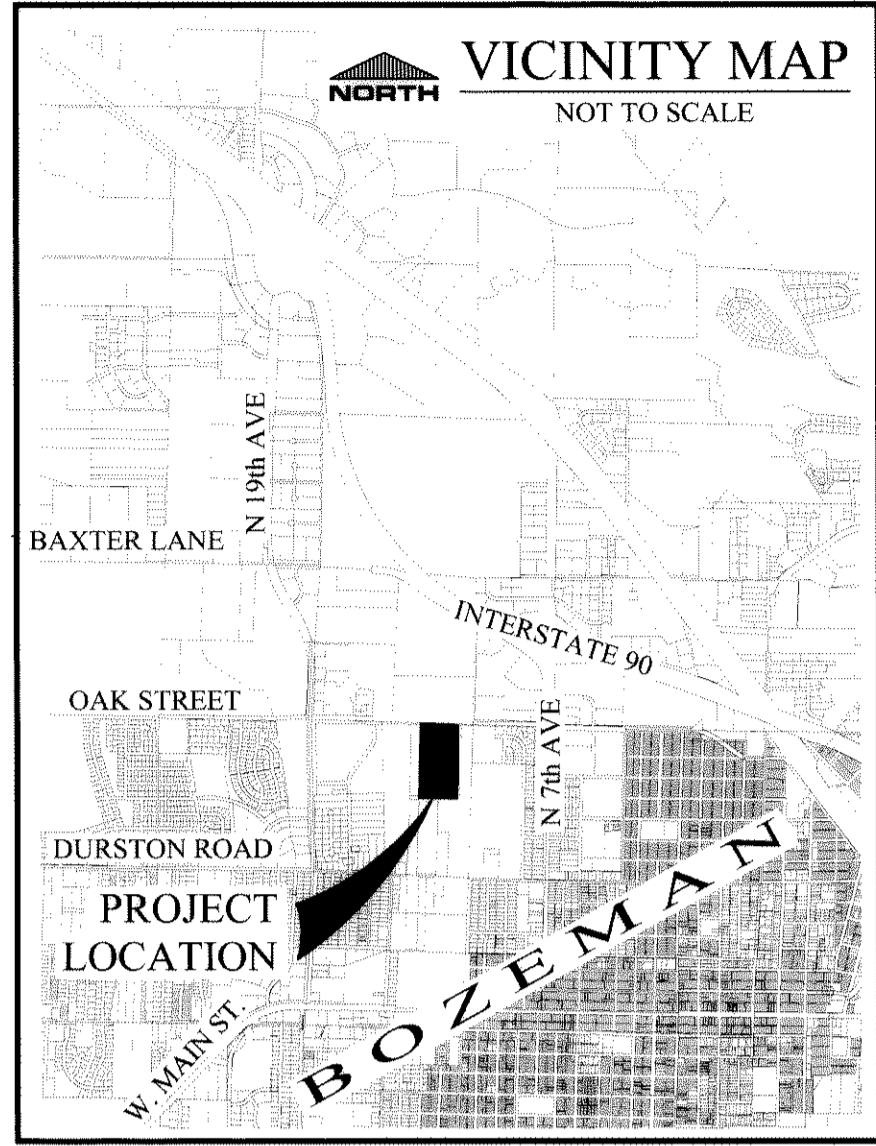
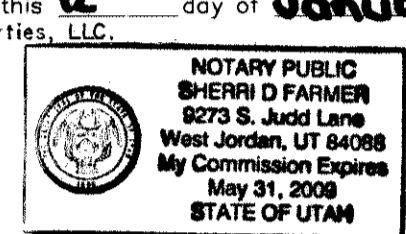
B.A.M. PROPERTIES, LLC
Steve Miller

By: Steve Miller
Its: Managing Member

STATE OF Utah
COUNTY OF Salt Lake

This instrument was acknowledged before me on this 12 day of January, A.D., 2007, by Steve Miller as Managing Member of B.A.M. Properties, LLC.

Sherril D. Farmer
Notary Public for the State of UT
Residing at W. Jordan
My commission expires May 31, 2009

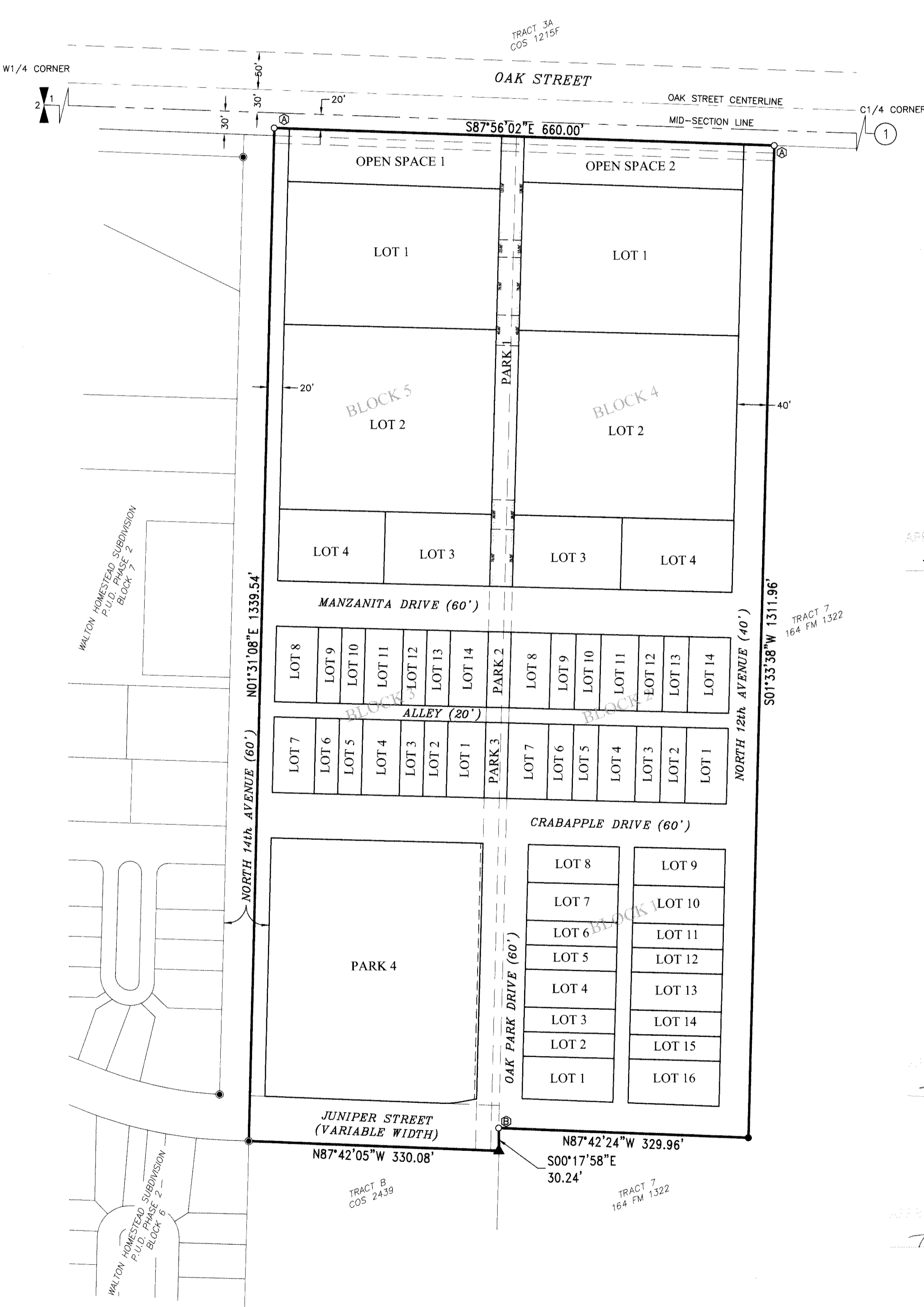


BASIS OF BEARING
BEARINGS FOR THIS PLAT ARE GRID,
DERIVED FROM GPS OBSERVATIONS WITH
SURVEY-GRADE RECEIVERS AND
REFERENCED TO THE MERIDIAN AT WGS84
NORTH LATITUDE 45°41'21"
WEST LONGITUDE 111°03'18"
CONVERGENCE = 1"8'15"

AREA SUMMARY

GROSS AREA = 874,326 SqFt (20.072 Acres)
RIGHT-OF-WAY AREA = 220,688 SqFt (5.067 Acres)
OPEN SPACE AREA = 36,998 SqFt (0.849 Acres)
PARK AREA = 119,654 SqFt (2.747 Acres)
NET LOT AREA = 496,987 SqFt (11.409 Acres)

LEGEND	
○	SET REBAR W/ OPC MARKED "MORRISON MAIERLE, INC. 11371LS"
▲	FOUND REBAR W/ GPC MARKED "MORRISON MAIERLE, INC. 14456LS"
●	FOUND REBAR W/ YPC MARKED "MORRISON MAIERLE, INC. 10062LS"
●	FOUND REBAR W/ YPC MARKED "R. CENTER 5653S"
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
O.S.	OPEN SPACE
GPC	GREEN PLASTIC CAP
OPC	ORANGE PLASTIC CAP
YPC	YELLOW PLASTIC CAP
○	FOUND REBAR W/ GPC DURING INITIAL SURVEY. CONSTRUCTION HAS SINCE DESTROYED SAID MONUMENT.
○	FOUND REBAR W/ YPC DURING INITIAL SURVEY. CONSTRUCTION HAS SINCE DESTROYED SAID MONUMENT.

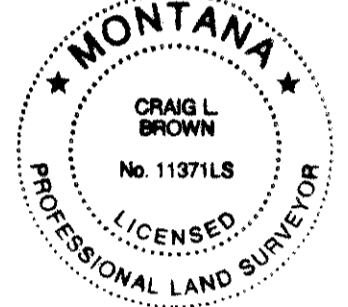


CERTIFICATE OF SURVEYOR

I, the undersigned, Craig L. Brown, a Professional Land Surveyor, do hereby certify that between February 9, 2006, and December 31, 2006, I surveyed Oak Meadows Subdivision and platted the same as shown on the accompanying plat and as described 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 Unified Development Ordinance. I further certify that due to public improvements construction, monuments which have not been set by the filing date of this instrument will be set by June 1, 2007, in accordance with ARM 24.183.1101(1)(d).

Dated this 17th day of January, 2007.

Craig L. Brown
Craig L. Brown, #1371 LS
Morrison-Maierle, Inc.



CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, Steve Miller, and I, James R. Nickleson, 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 Oak Meadows Subdivision have been installed in conformance with the approved plans and specifications.

- Water Improvements
- Sewer Improvements
- Road Improvements

The following improvements have not been completed, but are subject to an improvements agreement and financial guarantee:

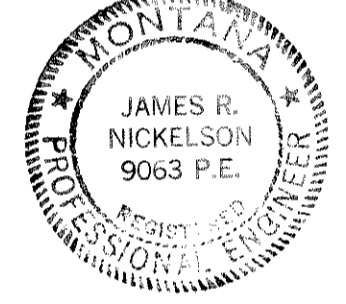
- Sidewalks
- Signs & striping
- Storm drainage improvements
- Park land improvements

The subdivider hereby warrants against defects in these improvements for a period of two years 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.

Dated 01/16/07
Steve Miller, B.A.M. Properties, LLC

Dated 01/16/07
James R. Nickleson, #9063 PE
Morrison-Maierle, Inc.

Dated 3-16-2007
Debra H. Arkell
Director of Public Service



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 are paid.

Dated this 17th day of January, 2007.

Kimberly Buchanan
Kimberly Buchanan
Treasurer of Gallatin County

CERTIFICATE ACCEPTING CASH-DONATION-IN-LIEU OF LAND DEDICATION

Inasmuch as dedication of park land within the platted area of Oak Meadows Subdivision would be undesirable for park and playground purposes, it is hereby ordered by the City Commission of the City of Bozeman, that 1.14 acres land dedication for park purposes be waived and that cash-in-lieu, in the amount of \$222,600.00 dollars, be accepted 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 Unified Development Ordinance.

DATED this 6th day of March, 2007.

Debra H. Arkell
Debra H. Arkell
City of Bozeman Director of Public Service

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

Oak Meadows Subdivision, Gallatin County, Montana, is within the City of Bozeman, Montana, a first-class municipality, and is within the planning area of the Bozeman growth policy which was adopted pursuant to Section 76-1-601 et seq., M.C.A., and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of Section 76-4-125(2)(a), M.C.A., this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this 6th day of March, A.D., 2007.

Debra H. Arkell
Debra H. Arkell
Director of Public Service

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 has found the same to conform to the law, approve its, and hereby accepts the dedication to the City of Bozeman for the public use of any and all lands shown on the plat being dedicated to such use.

Dated this 6th day of March, A.D., 2007.

Debra H. Arkell
Debra H. Arkell
Director of Public Service

CERTIFICATE OF CLERK & RECORDER

I, Charlotte Mills, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 4:02 o'clock, (a.m., or p.m.), this 23rd day of March, A.D., 2007, and recorded in Book J - 459, of Plots on Page 2260491 (Document No. 2260491) Records of the Clerk and Recorder, Gallatin County, Montana.

Charlotte Mills
Charlotte Mills
Clerk and Recorder of Gallatin County

GENERAL NOTES

- DUE TO HIGH GROUND WATER LEVELS, FULL OR PARTIAL BASEMENTS ARE NOT RECOMMENDED.
- ANY NON-RESIDENTIAL DEVELOPMENT ON LOT 1 OF BLOCK 4 AND LOT 1 OF BLOCK 5 WILL REQUIRE P.U.D. REVIEW AND APPROVAL.



CONSENT OF MORTGAGEES
We, the undersigned mortgagees or encumbrancers do hereby join in and consent to the described plat, releasing our respective liens, claims or encumbrances as to any portion of said lands now being platted into streets, avenues, parks or other public areas which are dedicated to the City of Bozeman for the public use and enjoyment.

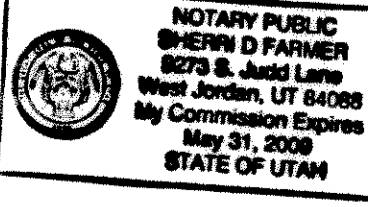
Dated this 12 day of January, A.D., 2006.

MAGNETBANK
T. Caplan
By: TODD P. CAHOON

STATE OF UT
COUNTY OF Salt Lake

This instrument was acknowledged before me on this 12 day of January, A.D., 2006, by Todd Cahoon of Magnetbank.

Sherril D. Farmer
Notary Public for the State of UT
Residing at W. Jordan
My commission expires May 31, 2009

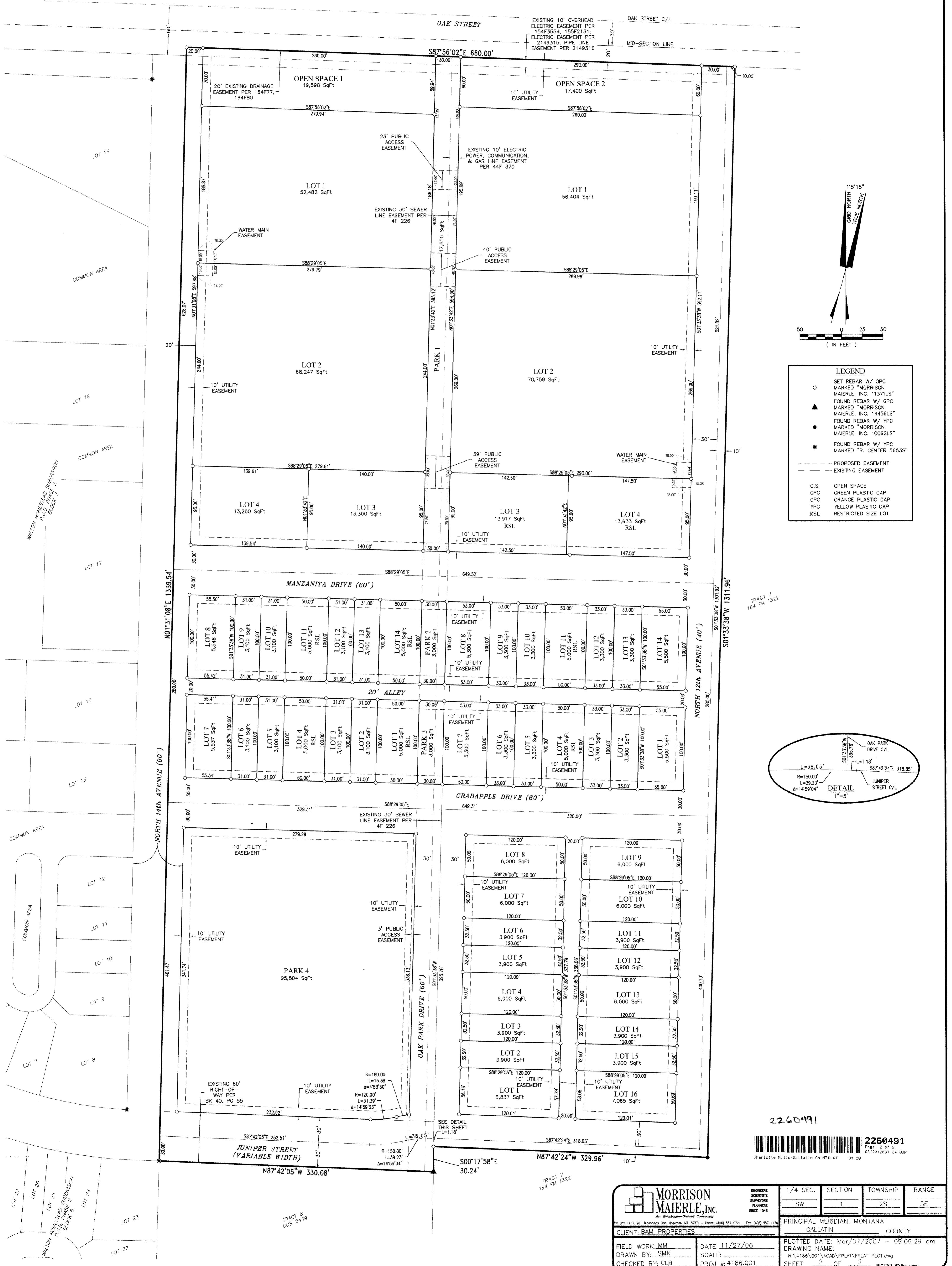


 MORRISON MAIERLE, INC. ENGINEERS SURVEYORS PLANNERS SINCE 1945 An Employee-Owned Company 20 Box 1113, 901 Technology Blvd, Bozeman, MT 59711 • Phone: (406) 587-0271 Fax: (406) 587-1175	1/4 SEC.	SECTION	TOWNSHIP	RANGE
	SW	1	2S	5E
CLIENT: B.A.M. PROPERTIES, LLC	PRINCIPAL MERIDIAN, MONTANA GALLATIN COUNTY			
FIELD WORK: MMI	DATE: 01/11/07	PLOTTED DATE: Jan/11/2007 - 01:35:01 pm		
DRAWN BY: SMR	SCALE:	DRAWING NAME:		
CHECKED BY: CLB	PROJ #: 4186.001	SHEET 1 OF 2 PLOTTED BY: smd		

PLAT of OAK MEADOWS SUBDIVISION

BEING TRACT A OF CERTIFICATE OF SURVEY No. 2439 SITUATED IN THE SW1/4 SECTION 1, T2S, R5E, P.M.M., CITY OF
BOZEMAN, GALLATIN COUNTY, MONTANA

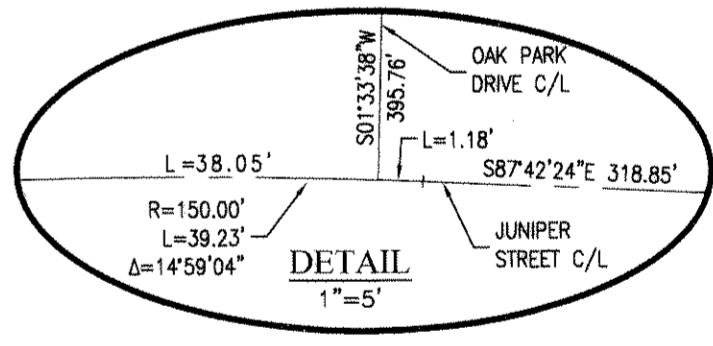
J - 459



LEGEND

- SET REBAR W/ OPC MARKED "MORRISON MAIERLE, INC. 11371LS"
- ▲ FOUND REBAR W/ GPC MARKED "MORRISON MAIERLE, INC. 14456LS"
- FOUND REBAR W/ YPC MARKED "MORRISON MAIERLE, INC. 10062LS"
- FOUND REBAR W/ YPC MARKED "R. CENTER 56535"
- - - PROPOSED EASEMENT
- EXISTING EASEMENT

O.S. OPEN SPACE
 GPC GREEN PLASTIC CAP
 OPC ORANGE PLASTIC CAP
 YPC YELLOW PLASTIC CAP
 RSL RESTRICTED SIZE LOT



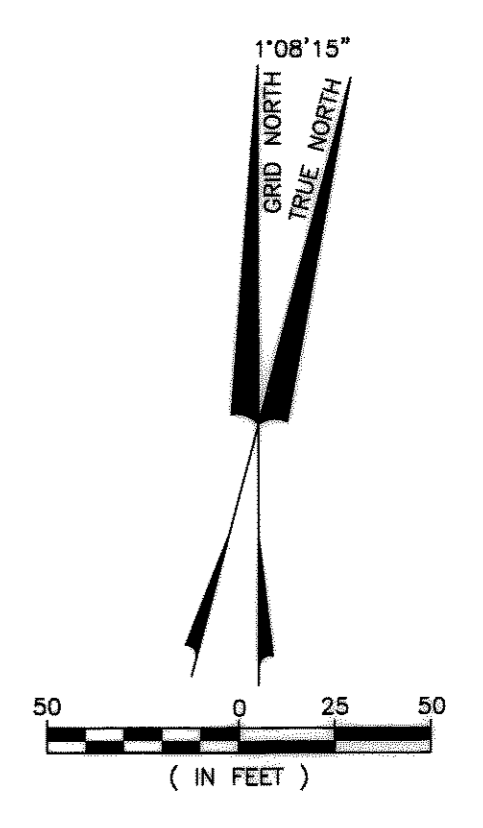
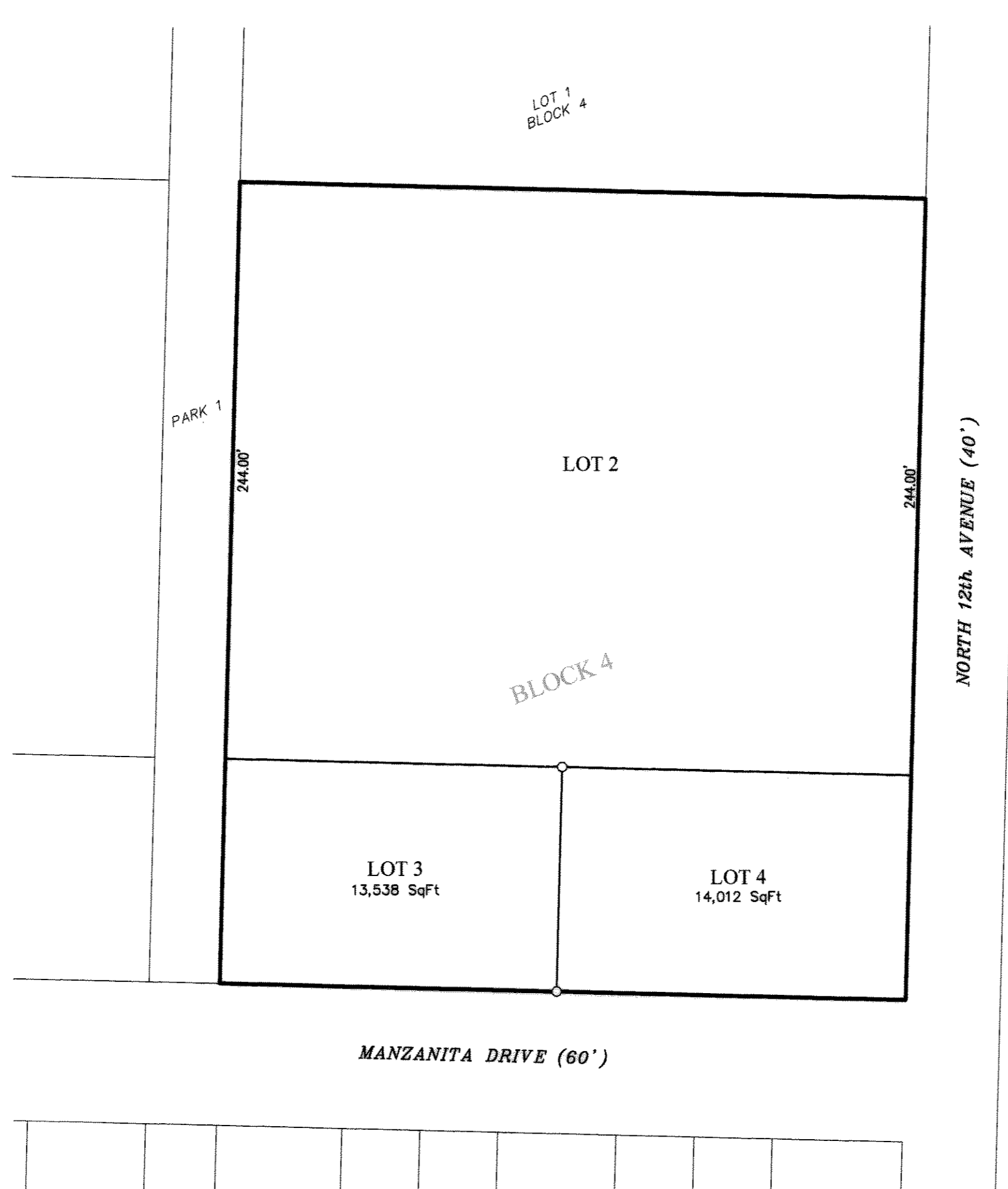
2260491

2260491
 Page: 2 of 2
 03/23/2007 04:00P
 Charlotte Hills-Gallatin Co MT PLAT

 MORRISON MAIERLE, INC. <small>An Employee-Owned Company</small> PO Box 1113, 601 Technology Blvd, Bozeman, MT 59711 • Phone: (406) 587-0721 Fax: (406) 587-1178	ENGINEER SURVEYOR PLANNER SINCE 1945	1/4 SEC. SW	SECTION 1	TOWNSHIP 2S	RANGE 5E
	PRINCIPAL MERIDIAN, MONTANA GALLATIN COUNTY				
CLIENT: BAM PROPERTIES		PLOTTED DATE: Mar/07/2007 - 09:09:29 am DRAWING NAME: N:\4186\001\ACAD\FPLAT\FPLAT PLOT.dwg		SHEET 2 OF 2	
FIELD WORK: MMI DRAWN BY: SMR CHECKED BY: CLB		DATE: 11/27/06 SCALE: PROJ #: 4186.001		PLOTTED BY: hockaday	

CORRECTED PLAT of LOTS 2, 3 & 4 in BLOCK 4 of OAK MEADOWS SUBDIVISION

BEING LOTS 2, 3 & 4 in BLOCK 4 of OAK MEADOWS SUBDIVISION SITUATED IN THE SW1/4 SECTION 1, T2S, R5E, P.M.M.,
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA



BASIS OF BEARING
BEARINGS FOR THIS PLAT ARE CONSISTENT WITH THE BEARINGS SHOWN ON THE PLAT OF OAK MEADOWS SUBDIVISION.

LEGEND

- SET REBAR W/ OPC MARKED "MORRISON MAIERLE, INC. 11371LS"
- O.S. OPEN SPACE
- OPC ORANGE PLASTIC CAP
- RSI RESTRICTED SIZE LOT

PURPOSE
THE PURPOSE OF THIS PLAT IS TO CORRECT THE DIMENSIONS OF THE EAST AND WEST LINES OF LOT 2, BLOCK 4, AND TO CORRECT THE AREAS OF LOTS 3 AND 4, BLOCK 4 OF OAK MEADOWS SUBDIVISION. THE PLAT OF OAK MEADOWS SUBDIVISION SHOWS THE DIMENSIONS OF THE EAST AND WEST LINES OF LOT 2 BEING 269.00' WHEREAS THE TRUE DIMENSIONS ARE 244.00'. SAID PLAT ALSO SHOWS THE AREA OF SAID LOTS 3 AND 4 TO BE 13,917 SqFt AND 14,012 SqFt, RESPECTIVELY, WHEREAS THE CORRECT AREAS ARE 13,538 SqFt AND 14,012 SqFt, RESPECTIVELY, AS SHOWN HEREON.

DESCRIPTION

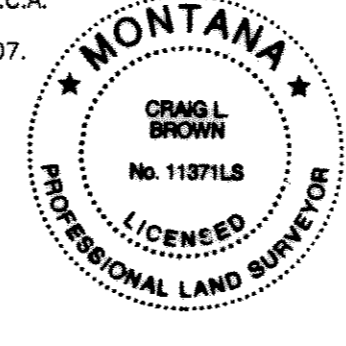
Lots 2, 3, and 4 in Block 4 of Oak Meadows Subdivision situated in the SW1/4 Section 1, T2S, R5E, P.M.M., City of Bozeman, Gallatin County, Montana, according to the official plat thereof on file with the Clerk & Recorder of Gallatin County, Montana.

CERTIFICATE OF SURVEYOR

I, the undersigned, Craig L. Brown, a Professional Land Surveyor, do hereby certify that on April 18, 2007, this corrected plat was prepared under my supervision in accordance with the provisions of the Montana Subdivision and Platting Act, §76-3-101 through §76-3-625, M.C.A.

Dated this 19th day of April, 2007.

Craig L. Brown
Craig L. Brown
MT Reg. No. 11371 LS
Morrison-Maierle, Inc.



CERTIFICATE OF CLERK & RECORDER

I, Charlotte Mills, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 2:21 o'clock, (a.m. or pm) this 20th day of April, A.D., 2007, and recorded in Book J 600 of Plats on Page 459A (Document No. 2263407) Records of the Clerk and Recorder, Gallatin County, Montana.

Charlotte Mills
Charlotte Mills
Clerk and Recorder of Gallatin County

2263407
Page: 1 of 1
04/20/2007 02:29P
Charlotte Mills-Gallatin Co MPLR 6.50

<p>MORRISON MAIERLE, INC. An Employee-Owned Company</p> <p>ENGINEERS SURVEYORS PLANNERS SINCE 1945</p>	1/4 SEC.	SECTION	TOWNSHIP	RANGE
	SW	1	2S	5E
PRINCIPAL MERIDIAN, MONTANA				
GALLATIN COUNTY				
CLIENT: BAM PROPERTIES	PLOTTED DATE: Apr/19/2007 - 12:58:34 pm			
FIELD WORK: MMI	DRAWING NAME:			
DRAWN BY: SMR	SCALE:			
CHECKED BY: CLB	PROJ #: 4186.001			
SHEET 1 OF 1 PLOTTED BY: rade				