FINAL PLAT OF SUNDANCE SPRINGS SUBDIVISION PHASE 1A

J-256

A TRACT OF LAND LOCATED IN THE NE1/4, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST AND THE NW1/4, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

OWNERS/DEVELOPERS:
SUNDANCE SPRINGS DEVELOPMENT, L.L.C.
POTTER CLINTON DEVELOPMENT, INC., ADMINISTRATIVE MEMBER
901 TECHNOLOGY BLVD. SUITE 2
BOZEMAN, MT 59715

PURPOSE:
CREATE 66 SINGLE FAMILY LOTS

BASIS OF BEARING

CENTER LINE OF SECTION 30
BEARING – N 89° 09' 13" W
C.O.S. 1735

CERTIFICATE OF DEDICATION

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

SUNDANCE SPRINGS SUBDIVISION PHASE 1A

The following tract of land located in the NE 1/4 Section 25, Township 2 South, Range 5 East and the NW 1/4 Section 30, Township 2 South, Range 6 East, P.M.M., Gallatin County, Montana, and being more particularly described as follows:

Beginning at the N 1/4 corner of said Section 30.

Thence South 00° 35' 54" West, along the North South quarter line, a distance of 2601.66 feet;

Thence North 89° 08' 57" West, a distance of 214.72 feet;

Thence South 00° 35' 54" West, a distance of 19.92 feet;

Thence South 89° 09' 13" East, a distance of 214.50 feet;

Thence South 00° 35' 54" West, along the North–South quarter line, a distance of 30.10 feet, to the center of said Section 30;

Thence North 89° 09' 13" West, along the East–West quarter line, a distance of 1212.92 feet;

Thence North 14° 57' 13" West, a distance of 239.53 feet;

Thence North 00° 49' 47" East, a distance of 813.33 feet;

Thence North 89° 10' 06" West, a distance of 1012.29 feet;

Thence South 37° 41' 29" West, a distance of 527.02 feet;

Thence North 65° 58' 14" West, a distance of 24.09 feet;

Thence South 35° 58' 51" West, a distance of 751.56 feet;

Thence South 00° 35' 48" East, a distance of 30.20 feet;

Thence South 89° 24' 12" West along the East West quarter line, a distance of 1214.84 feet;

Thence North 27° 58' 38" East, a distance of 705.69 feet;

Thence along a non-tangent curve to the left, Curve B, having a radial bearing of North 66° 49' 26" West, having a central angle of 12° 52' 32", a radius of 1522.39 feet, and an arc distance of 342.11 feet;

Thence North 89° 49' 42" East, a distance of 643.07 feet;

Thence North 61° 45' 51" East, a distance of 60.00 feet;

Thence North 28° 07' 16" West, a distance of 250.15 feet;

Thence North 61° 52' 44" East, a distance of 248.56 feet;

Thence North 41° 44' 32" East, a distance of 490.31 feet;

Thence South 89° 43' 09" East, a distance of 849.84 feet;

Thence North 05° 42' 30" West, a distance of 55.58 feet;

Thence North 15° 35' 42" West, a distance of 566.73 feet;

Thence North 00° 56' 44" East, a distance of 60.00 feet;

Thence South 89° 21' 22" East, a distance of 278.71 feet;

Thence North 00° 07' 34" East, a distance of 318.80 feet;

Thence South 89° 12' 55" East, a distance of 1777.73 feet to the Point of Beginning.

Said tract contains 147.13 acres more or less and is subject to all easements of record.

The above described tract of land is to be known and designated as SUNDANCE SPRINGS SUBDIVISION, PHASE 1A, City of Bozeman, Gallatin County, Montana; and the lands included in all streets, public parks, public street and utility easements, and trails shown on said plat are hereby granted and donated to the City of Bozeman for the public use and enjoyment. The roadways dedicated to the public are accepted for public use, but the City accepts no responsibility for maintaining the same. The owner agrees that the city has no obligation to maintain the roads hereby dedicated to public use.

DATED this 24 day of June A.D., 1998

[signature]
SUNDANCE SPRINGS DEVELOPMENT, L.L.C. DATE
By Potter Clinton Development, Inc., Administrative Member

STATE OF Montana
COUNTY OF Gallatin

On this 24 day of June 1998, before me personally appeared Mike Potter, whose identity is personally known to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he is, the Ad. Member of SUNDANCE SPRINGS DEVELOPMENT, L.L.C. and that he executed the same on behalf of SUNDANCE SPRINGS DEVELOPMENT, L.L.C.

Linda M. Nelson
Notary Public for the State of
residing at Bozeman MT
My commission expires 11/3/01

CONSENT OF MORTGAGEE

We, FIRST SECURITY BANK, the undersigned mortgagees, 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 uses which are dedicated to the City of Bozeman for the public use and enjoyment.

Dated this 25 day of June A.D. 1998.

FIRST SECURITY BANK
[signature]

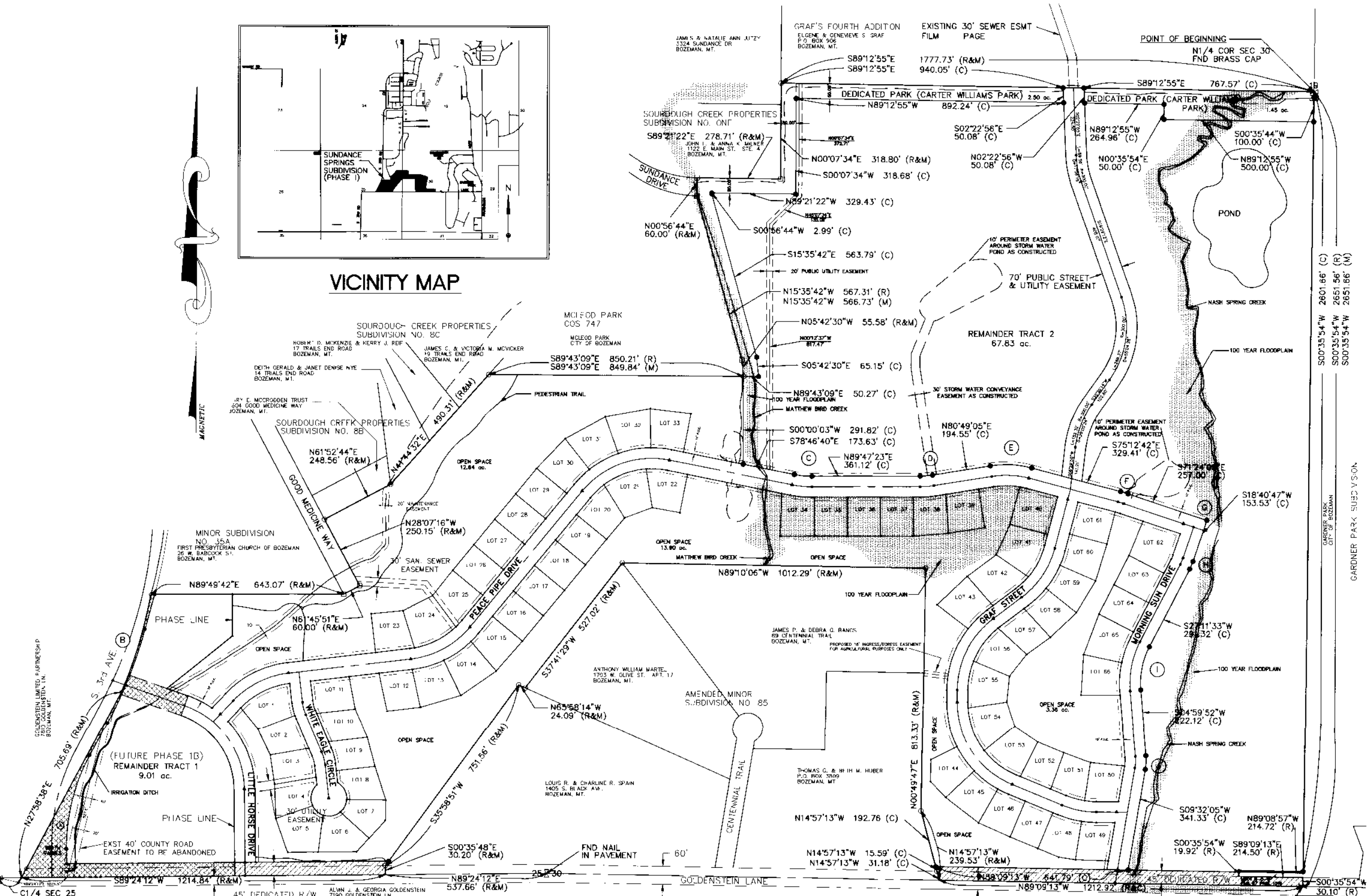
STATE OF Montana
COUNTY OF Gallatin

On this 25 day of June 1998, before me personally appeared [signature] whose identity is personally known to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he is, the Sr. Vice Pres. of FIRST SECURITY BANK and that he executed the same on behalf of FIRST SECURITY BANK.

Linda M. Nelson
Notary Public for the State of MT
residing at Bozeman MT
My commission expires 11/3/01

LEGEND

- FOUND US PUBLIC LAND SURVEY SECTION CORNER
- FOUND US PUBLIC LAND SURVEY QUARTER SECTION CORNER
- ● SET 5/8" REBAR W/YPC MARKED MORRISON–MAIERLE
- ○ FOUND 5/8" REBAR W/YELLOW CAP
- □ FOUND 1" PIPE
- ■ CALCULATED POINT, NO MONUMENT SET
- △ SET MONUMENT BOX
- P.U.E. PUBLIC UTILITY EASEMENT
- (M) MEASURED DATA
- (R) RECORD DATA C.O.S. 1735
- (C) CALCULATED DATA
- BSL BUILDING SETBACK LINE
- (A) SEE CURVE TABLE FOR METES AND BOUNDS
- RIGHT OF–WAY DEDICATED WITH SUNDANCE SPRINGS PHASE 1A ALONG GOLDENSTEIN LANE
- PUBLIC STREET AND UTILITY EASEMENT LOCATED IN REMAINDER TRACT 1



SITE IMPROVEMENT DATA:

PHASE 1A ROADS: 13.69 ACRES
PHASE 1A LOTS: 22.76 ACRES
OPEN SPACE: 29.90 ACRES
PARK: 3.94 ACRES
REMAINDER 1: 9.01 ACRES
REMAINDER 2: 67.83 ACRES
TOTAL AREA: 147.13 ACRES

CURVE DATA:

CURVE	RADIUS	DELTA	LENGTH
A	655.00'	28°34'26"	326.65'
B	1522.39'	12°52'32"	342.11'
C	296.17'	11°25'57"	59.10'
D	265.00'	08°58'18"	41.49'
E	335.00'	23°50'28"	139.40'
F	335.00'	03°49'02"	22.32'
G	335.00'	03°24'40"	19.94'
H	185.00'	08°30'46"	27.49'
I	265.00'	32°11'25"	148.88'
J	185.00'	14°31'57"	46.92'

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

NOTES:

1. THE PUBLIC PEDESTRIAN TRAIL, NOT LOCATED WITHIN DEDICATED PARK, IS LOCATED WITHIN A 20-FOOT PERPETUAL PUBLIC EASEMENT AND IS INTENDED FOR THE USE OF PEDESTRIANS ONLY. ALIGNMENT SHOWN APPROXIMATE. 10' EASEMENT IS EACH SIDE OF ACTUAL TRAIL CENTERLINE AS CONSTRUCTED AND SUBJECT TO MINOR REALIGNMENT IN THE FUTURE.
2. DUE TO THE RELATIVELY HIGH GROUNDWATER TABLE WITHIN THE SUBDIVISION, IT IS NOT RECOMMENDED THAT STRUCTURES WITH FULL OR DAYLIGHT BASEMENTS BE CONSTRUCTED.
3. DIRECT ACCESS TO GOLDENSTEIN LANE AND SOUTH THIRD AVENUE SHALL NOT BE ALLOWED FOR ANY LOTS FRONTING THOSE STREETS.
4. ALL IRRIGATION DITCHES ARE LOCATED WITHIN A MAINTENANCE EASEMENT. ALIGNMENT SHOWN IS APPROXIMATE – 10' EASEMENT IS EACH SIDE OF THE IRRIGATION DITCH AS CONSTRUCTED AND SUBJECT TO MINOR REALIGNMENT IN THE FUTURE.
5. ALL OPEN SPACE FALLS WITHIN AN EASEMENT GRANTING THE CITY OF BOZEMAN ACCESS FOR PUBLIC UTILITY PURPOSES, WHICH WOULD BE LIMITED TO DRILLING A WELL OR WELLS FOR DRINKING WATER SUPPLY.
6. A 50-FOOT SETBACK IS REQUIRED FROM MATTHEW BIRD CREEK AND NASH SPRING CREEK.
7. SIDEWALKS: UPON THE THIRD ANNIVERSARY OF THE PLAT RECORDATION FOR SUNDANCE SPRINGS SUBDIVISION, PHASE 1, ANY LOT OWNER WHO HAS NOT CONSTRUCTED SIDEWALK ACROSS THEIR LOT(S), FRONTAGE(S), SHALL WITHOUT FURTHER NOTICE CONSTRUCT SIDEWALK FOR THEIR LOT(S) REGARDLESS OF WHETHER OTHER IMPROVEMENTS HAVE BEEN MADE ON THE LOT(S).
8. FLOOD PLAIN DEVELOPMENT PERMITS ARE REQUIRED FOR LOTS 34-41 PRIOR TO ANY DEVELOPMENT.

UTILITY EASEMENT

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, or cable television 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 "Public Utility Easement" to have and to hold forever.

Dated this 24 day of June 1998.

[signature]
SUNDANCE SPRINGS DEVELOPMENT, L.L.C.
Potter Clinton Development, Inc., Administrative Member

KEITH S. BELDEN 10692ES MONTANA PROF. ENGINEER & LAND SURVEYOR

CERTIFICATE OF SURVEYOR

I, the undersigned, Keith S. Belden, A Professional Engineer and Land Surveyor, do hereby certify that between June 1997 and June, 1998 I surveyed Sundance Springs Subdivision Phase 1A, and platted same as shown on the accompanying plat and as described in accordance with the provisions of the Montana Subdivision and Platting Act, Section 76-3-101 through 76-3-625, M.C.A., and the Bozeman Area Subdivision Regulations.

Dated this 24th day of June, 1998.

Keith S. Belden
Keith S. Belden
#10692 ES

CERTIFICATE OF COMPLETION

I, Michael Potter, of Sundance Springs Development, L.L.C., and I, Keith S. Belden, a Registered Professional Engineer licensed to practice in the State of Montana, do hereby certify that the following improvements, required as conditions of approval of Sundance Springs Subdivision Phase 1A, have been installed or financially guaranteed in accordance with the approved plans and specifications: Water, Sewer, Drainage, Streets, Street Signs & Sidewalks. 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.

Keith S. Belden 6/24/98
Keith S. Belden, #10692 ES Date
Morrison–Maierle, Inc.

[signature] 6/24/98 Date
SUNDANCE SPRINGS DEVELOPMENT, L.L.C.
Potter Clinton Development, Inc., Administrative Member

Phillip J. Forbes 7.7.98
Phillip J. Forbes Date
Director of Public Service,
City of Bozeman

APPROVED [signature]
City Attorney

STATE OF Montana
COUNTY OF Gallatin

On this 24 day of June 1998, before me personally appeared Mike Potter, whose identity is personally known to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he is, the Ad. Member of SUNDANCE SPRINGS DEVELOPMENT, L.L.C. and that he executed the same on behalf of SUNDANCE SPRINGS DEVELOPMENT, L.L.C.

Linda M. Nelson
Notary Public for the State of
residing at Bozeman MT
My commission expires 11/3/01

CERTIFICATE OF COUNTY TREASURER

I, JEFF KRAUSS, 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 25th day of June A.D. 1998.

By: [signature], Deputy
JEFF KRAUSS
Treasurer of Gallatin County

CERTIFICATE OF DIRECTOR OF PUBLIC SERVICE

I, Phillip J. Forbes, 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 law, approve it, and hereby accept the dedication to the City of Bozeman for public use any and all lands shown on the plat as being dedicated to such use.

DATED this 7th day of July, A.D., 1998.

Phillip J. Forbes
Phillip J. Forbes
Director of Public Service,
City of Bozeman

[signature]
City Attorney

document #368876

CERTIFICATE OF CLERK AND RECORDER

I, SHELLEY VANCE, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 3:37 o'clock, (a.m. or p.m.), this 8th day of July 1998, and recorded in Book J of Plats on Page 256, Records of the Clerk and Recorder, Gallatin County, Montana.

[signature]
Deputy
Shelley Vance
Shelley Vance

CERTIFICATE OF RELEASE OF SANITARY RESTRICTIONS

The SUNDANCE SPRINGS SUBDIVISION PHASE 1A, City of Bozeman, Gallatin County, Montana, is within the City of Bozeman, Montana, Master Plan area and can be provided with municipal facilities for the supply of water, disposal of sewage and solid waste. Therefore, under the provisions of Section 76-4-124(1), M.C.A., this subdivision is not subject to sanitary restrictions.

DATED this 7th date of July A.D. 1998.

Phillip J. Forbes
Phillip J. Forbes
Director of Public Service
City of Bozeman

[signature]
City Attorney

MORRISON MAIERLE, INC.
An Employee-Owned Company

DRAWN BY: JAU	DATE: 6/23/98
CHECKED BY: KSB	DRAWING NO.: SUN1P1_1.DWG
JOB NO.: 2336.013/030/0310	SHEET 1 OF 3

J-256

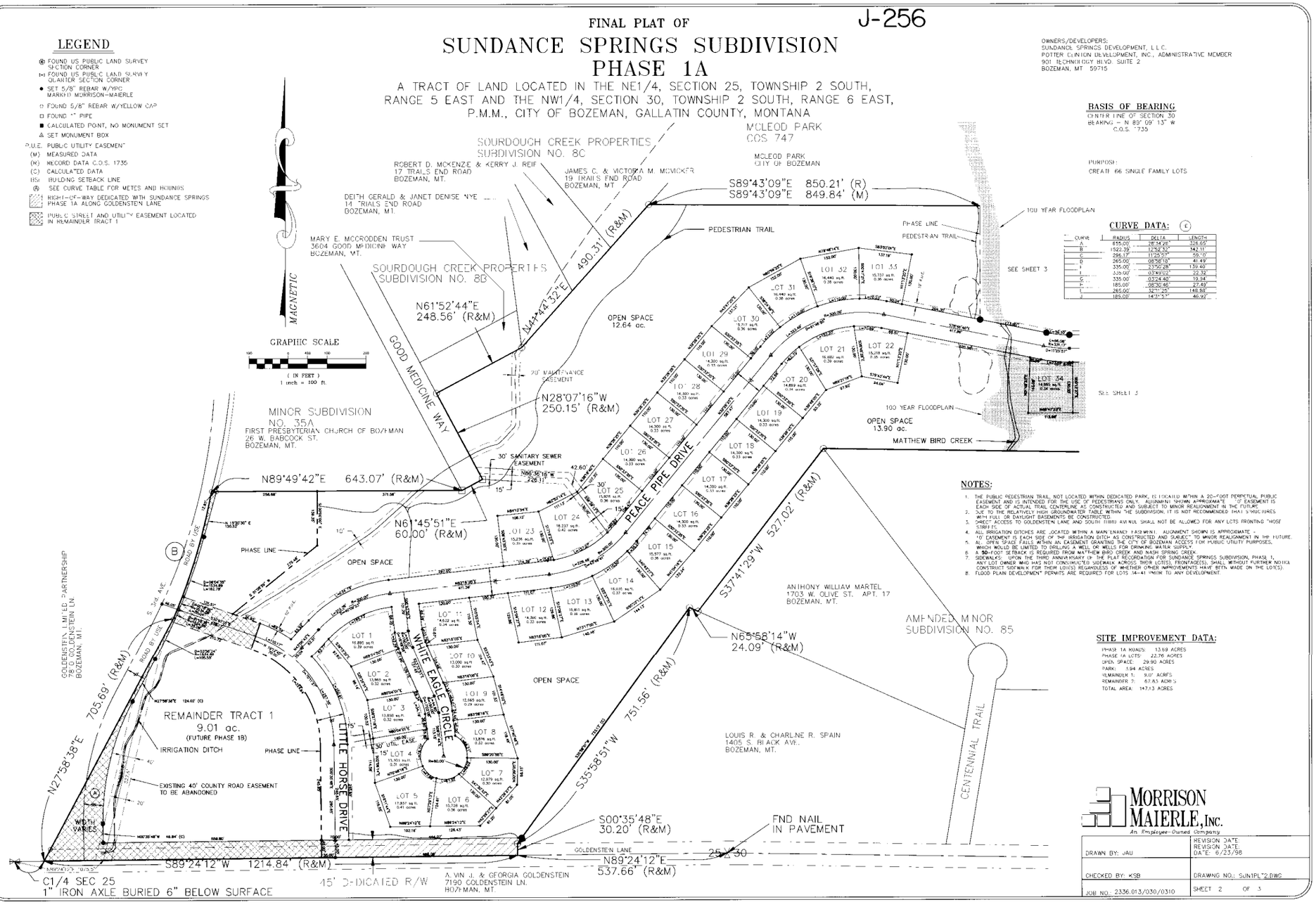
SUNDANCE SPRINGS SUB., PH. 1A

J-256

FINAL PLAT OF

SUNDANCE SPRINGS SUBDIVISION
PHASE 1A

A TRACT OF LAND LOCATED IN THE NE1/4, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST AND THE NW1/4, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA



MORRISON MAIERLE, INC.
An Employee-Owned Company

DRAWN BY: JAU	REVISION DATE: REVISION DATE: DATE: 6/23/98
CHECKED BY: KSB	DRAWING NO.: SUN1PL"2.DWG
JOB NO.: 2336.013/030/0310	SHEET 2 OF 3

J-256

SUNDANCE SPRINGS SUB., PH. IA

J-256

FINAL PLAT OF
SUNDANCE SPRINGS SUBDIVISION
PHASE 1A

A TRACT OF LAND LOCATED IN THE NE1/4, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST AND THE NW1/4, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

OWNERS/DEVELOPERS:
SUNDANCE SPRINGS DEVELOPMENT, L.L.C.
POTTER CLINTON DEVELOPMENT, INC., ADMINISTRATIVE MEMBER
901 TECHNOLOGY BLVD. SUITE 2
BOZEMAN, MT 59715

PURPOSE:
CREATE 66 SINGLE FAMILY LOTS

LEGEND

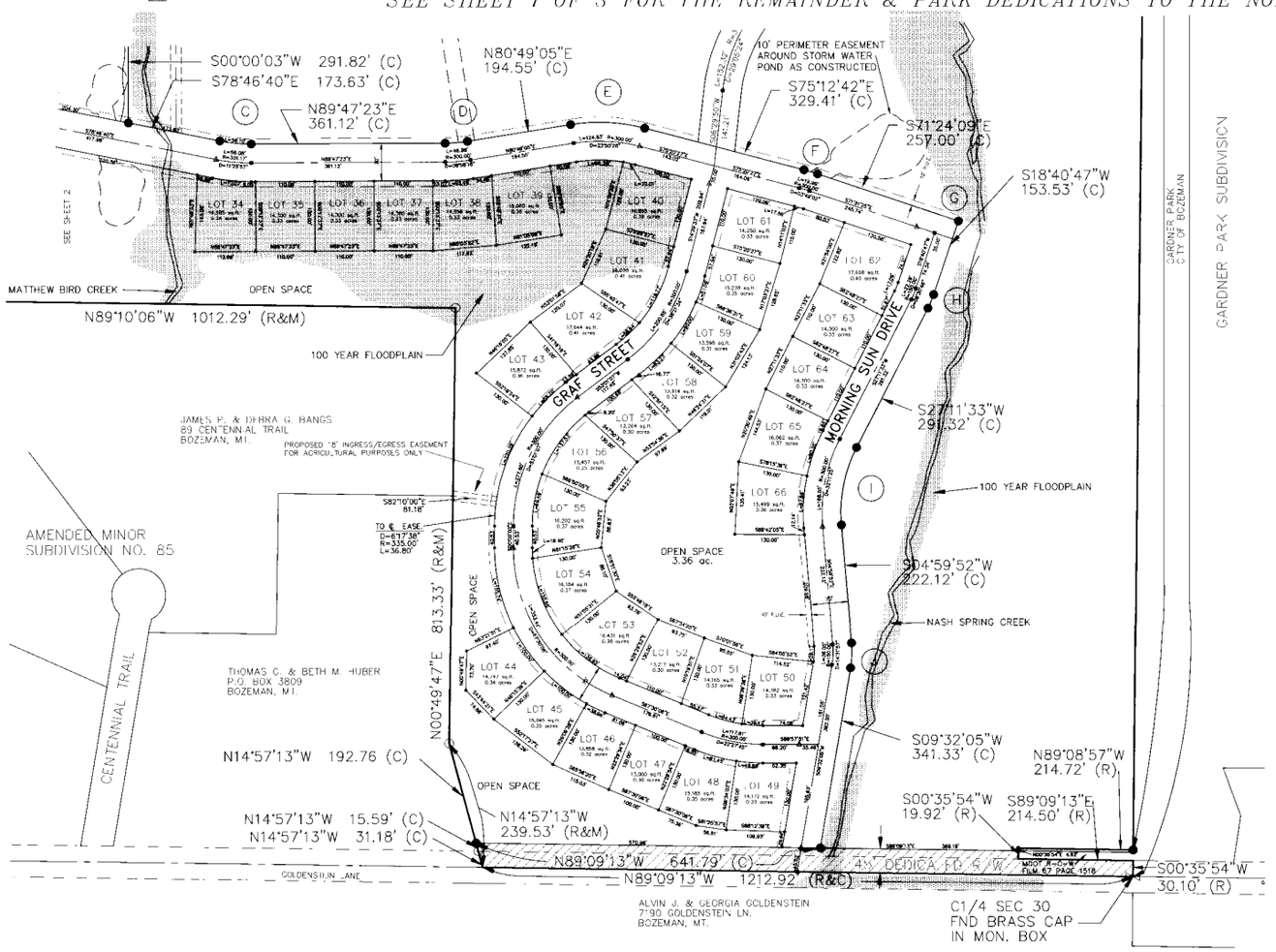
- FOUND US PUBLIC LAND SURVEY SECTION CORNER
- FOUND US PUBLIC LAND SURVEY QUARTER SECTION CORNER
- SET 5/8" REBAR W/YPC MARKED MORRISON-MAIERLE
- FOUND 5/8" REBAR W/YELLOW CAP
- FOUND 1" PIPE
- CALCULATED POINT, NO MONUMENT SET
- SET MONUMENT BOX

P.U.E. PUBLIC UTILITY EASEMENT
(M) MEASURED DATA
(R) RECORD DATA C.O.S. 1735
(C) CALCULATED DATA
BSL BUILDING SETBACK LINE
(#) SEE CURVE TABLE FOR METES AND BOUNDS
RIGHT-OF-WAY DEDICATED WITH SUNDANCE SPRINGS PHASE 1A ALONG GOLDENSTEIN LANE
PUBLIC STREET AND UTILITY EASEMENT LOCATED IN REMAINDER TRACT 1

BASIS OF BEARING

CENTER LINE OF SECTION 30
BEARING = N 89° 09' 13" W
C.O.S. 1735

SEE SHEET 1 OF 3 FOR THE REMAINDER & PARK DEDICATIONS TO THE NORTH



MAGNETIC

GRAPHIC SCALE

100 0 100 200
(IN FEET)
1 inch = 100 ft.

CURVE DATA:

CURVE	RADIUS	DELTA	LENGTH
A	655.00'	28°34'26"	326.60'
B	1522.39'	12°52'33"	34.21'
C	296.17'	11°25'57"	59.10'
D	265.00'	08°58'18"	41.49'
E	335.00'	23°50'28"	139.40'
F	335.00'	03°49'09"	22.32'
G	335.00'	03°24'49"	19.94'
H	185.00'	08°30'46"	27.49'
I	265.00'	32°17'25"	148.86'
J	185.00'	14°31'57"	46.92'

SITE IMPROVEMENT DATA:

PHASE 1A ROADS: 13.69 ACRES
PHASE 1A LOTS: 22.76 ACRES
OPEN SPACE: 29.90 ACRES
PARK: 3.94 ACRES
REMAINDER 1: 9.01 ACRES
REMAINDER 2: 67.83 ACRES
TOTAL AREA: 147.13 ACRES

NOTES:

1. THE PUBLIC PEDESTRIAN TRAIL NOT LOCATED WITHIN DEDICATED PARK, IS LOCATED WITHIN A 20-FOOT PERPETUAL PUBLIC EASEMENT AND IS INTENDED FOR THE USE OF PEDESTRIANS ONLY. ALIGNMENT SHOWN APPROXIMATE – 10' EASEMENT IS EACH SIDE OF ACTUAL TRAIL CENTERLINE AS CONSTRUCTED AND SUBJECT TO MINOR REALIGNMENT IN THE FUTURE.
2. DUE TO THE RELATIVELY HIGH GROUNDWATER TABLE WITHIN THE SUBDIVISION, IT IS NOT RECOMMENDED THAT STRUCTURES WITH FULL OR DAYLIGHT BASEMENTS BE CONSTRUCTED.
3. DIRECT ACCESS TO GOLDENSTEIN LANE AND SOUTH THIRD AVENUE SHALL NOT BE ALLOWED FOR ANY LOTS FRONTING THOSE STREETS.
4. ALL IRRIGATION DITCHES ARE LOCATED WITHIN A MAINTENANCE EASEMENT. ALIGNMENT SHOWN IS APPROXIMATE – 10' EASEMENT IS EACH SIDE OF THE IRRIGATION DITCH AS CONSTRUCTED AND SUBJECT TO MINOR REALIGNMENT IN THE FUTURE.
5. ALL OPEN SPACE FALLS WITHIN AN EASEMENT GRANTING THE CITY OF BOZEMAN ACCESS FOR PUBLIC UTILITY PURPOSES, WHICH WOULD BE LIMITED TO DRILLING A WELL OR WELLS FOR DRINKING WATER SUPPLY.
6. A 50' FOOT SETBACK IS REQUIRED FROM MATTHEW BIRD CREEK AND NASH SPRING CREEK.
7. SIDEWALKS: UPON THE THIRD ANNIVERSARY OF THE PLAT RECORDATION FOR SUNDANCE SPRINGS SUBDIVISION, PHASE 1, ANY LOT OWNER WHO HAS NOT CONSTRUCTED SIDEWALK ACROSS THEIR LOT(S) FRONTAGE(S), SHALL WITHOUT FURTHER NOTICE CONSTRUCT SIDEWALK FOR THEIR LOT(S) REGARDLESS OF WHETHER OTHER IMPROVEMENTS HAVE BEEN MADE ON THE LOT(S).
8. FLOOD PLAIN DEVELOPMENT PERMITS ARE REQUIRED FOR LOTS 34-41 PRIOR TO ANY DEVELOPMENT.

MORRISON MAIERLE, INC.
An Employee-Owned Company

DRAWN BY: JAU	REVISION DATE: REVISION DATE: DATE: 6/23/98
CHECKED BY: KSB	DRAWING NO.: SUNTPLT3.DWG
JOB NO.: 2336.013/030/0310	SHEET 3 OF 3

FINAL PLAT OF
SUNDANCE SPRINGS SUBDIVISION PHASE 1B

J-257

A TRACT OF LAND LOCATED IN THE NE1/4, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

OWNERS/DEVELOPERS:
SUNDANCE SPRINGS DEVELOPMENT, L.L.C.
POTTER CLINTON DEVELOPMENT, INC., ADMINISTRATIVE MEMBER
4135 VALLEY COMMONS DRIVE
BOZEMAN, MT 59718

PURPOSE:
CREATE 2 COMMERCIAL LOTS

BASIS OF BEARING
CENTER LINE OF SECTION 30
BEARING – N 89° 09' 13" W
C.O.S. 1735

CERTIFICATE OF DEDICATION

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

SUNDANCE SPRINGS SUBDIVISION PHASE 1B

A tract of land located in the NE 1/4, Section 25, Township 2 South, Range 5 East, P.M.M., City of Bozeman, Gallatin County, Montana, being more particularly described as follows:

Commencing at the Center one-quarter corner of said Section 25, along the east-west mid-section line of said Section 25, North 89°24'12" East a distance of 922.74 feet to the True Point of Beginning;

Thence leaving said mid-section line North 27°58'38" East a distance of 705.69 feet;

Thence, along a non tangent curve to the left having a radial bearing of North 66°49'26" West, a central angle of 12°52'32", a radius of 1522.39 feet and an arc length of 342.11 feet;

Thence North 89°49'42" East a distance of 271.51 feet;

Thence South 00°00'00" East a distance of 139.35 feet;

Thence South 57°08'29" West a distance of 279.48 feet;

Thence South 70°47'15" East a distance of 74.85 feet;

Thence South 19°12'45" West a distance of 70.00 feet to a non-tangent curve to the right;

Thence along said curve having a tangent bearing in of South 70°47'15" East, a central angle of 70°11'27", a radius of 265.00 feet, and an arc length of 324.64 feet to a tangent;

Thence South 00°35'48" a distance of 290.65 feet to a point on the said east-west mid-section line of said Section 25, also being the centerline of Goldenstein Lane;

Thence along said mid-section line South 89°24'12" West a distance of 711.75 feet to the True Point of Beginning;

Said tract contains 9.0 acres, more or less, and is subject to all easements of record.

The above described tract of land is to be known and designated as SUNDANCE SPRINGS SUBDIVISION, PHASE 1B, City of Bozeman, Gallatin County, Montana; and the lands included in all streets, public parks, public street and utility easements, and trails shown on said plat are hereby granted and donated to the City of Bozeman for the public use and enjoyment. The roadways dedicated to the public are accepted for public use, but the City accepts no responsibility for maintaining the same. The owner agrees that the city has no obligation to maintain the roads hereby dedicated to public use.

DATED this 24 day of June A.D., 1998

[signature]
SUNDANCE SPRINGS DEVELOPMENT, L.L.C. DATE
By Potter Clinton Development, Inc., Administrative Member

STATE OF Montana
COUNTY OF Gallatin

On this 24 day of June 1998, before me personally appeared Mike Potter, whose identity is personally known to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he is, the Ad. Member of SUNDANCE SPRINGS DEVELOPMENT, L.L.C. and that he executed the same on behalf of SUNDANCE SPRINGS DEVELOPMENT, L.L.C.

Linda M. Nelson
Notary Public for the State of
residing at Bozeman MT
My commission expires 11/3/01

CONSENT OF MORTGAGEE

We, FIRST SECURITY BANK, the undersigned mortgagees, 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 uses which are dedicated to the City of Bozeman for the public use and enjoyment.

Dated this 25 day of June A.D. 1998.

FIRST SECURITY BANK
[signature] Sr. VP

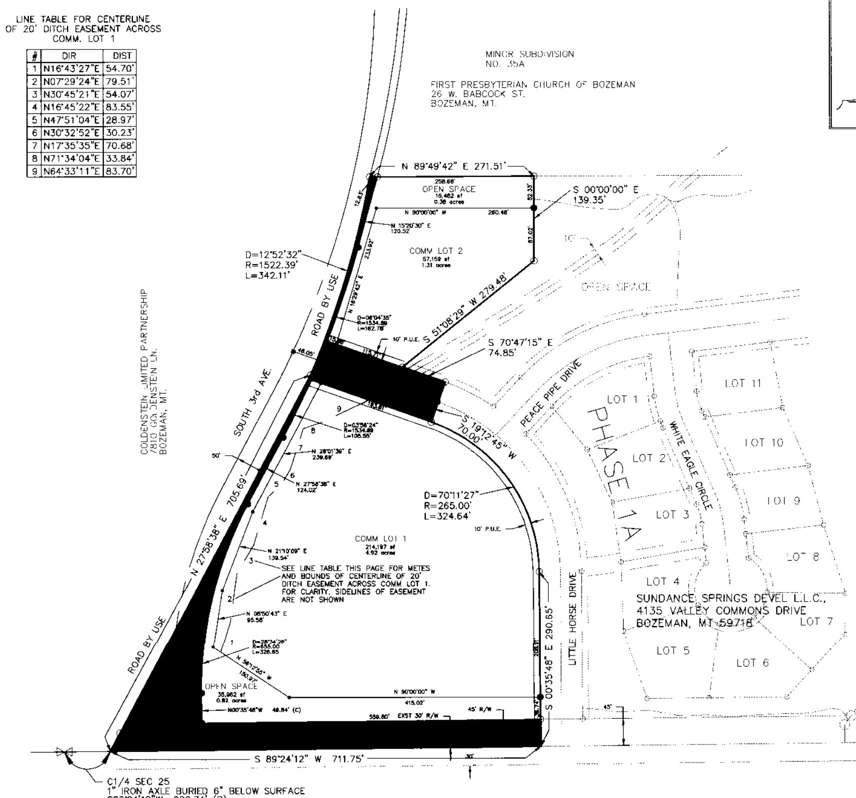
STATE OF Montana
COUNTY OF Gallatin

On this 25 day of June 1998, before me personally appeared [signature], whose identity is personally known to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he is, the Sr. Vice Pres of FIRST SECURITY BANK and that he executed the same on behalf of FIRST SECURITY BANK.

Linda M. Nelson
Notary Public for the State of Montana
residing at Bozeman MT
My commission expires 11/3/01

LINE TABLE FOR CENTERLINE OF 20' DITCH EASEMENT ACROSS COMM. LOT 1

#	DIR	DIST
1	N16°43'27"E	54.70'
2	N07°29'24"E	79.51'
3	N30°45'21"E	54.07'
4	N16°45'22"E	83.55'
5	N47°51'04"E	28.97'
6	N30°32'52"E	30.23'
7	N17°35'35"E	70.68'
8	N71°34'04"E	33.84'
9	N64°33'11"E	83.70'



LEGEND

- FOUND US PUBLIC LAND SURVEY SECTION CORNER
- FOUND US PUBLIC LAND SURVEY QUARTER SECTION CORNER
- SET 5/8" REBAR W/YPC MARKED MORRISON-MAIERLE
- FOUND 5/8" REBAR W/YELLOW CAP
- FOUND 1" PIPE
- CALCULATED POINT, NO MONUMENT SET
- SET MONUMENT BOX

P.U.E. PUBLIC UTILITY EASEMENT

RIGHT-OF-WAY DEDICATED WITH SUNDANCE SPRINGS PHASE 1B

MAGNETIC

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

SITE IMPROVEMENT DATA:

PHASE 1B RIGHT OF WAY:	1.58 ACRES
PHASE 1B LOTS:	6.23 ACRES
PHASE 1B OPEN SPACE:	1.20 ACRES
TOTAL AREA PHASE 1B:	9.0 ACRES

NOTES:

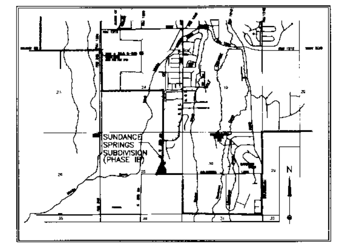
1. ALL OF THE OPEN SPACE IN PHASE 1B IS ALSO A PEDESTRIAN TRAIL EASEMENT AS WELL AS A DITCH MAINTENACE AND ACCESS EASEMENT
2. DUE TO THE RELATIVELY HIGH GROUNDWATER TABLE WITHIN THE SUBDIVISION, IT IS NOT RECOMMENDED THAT STRUCTURES WITH FULL OR DAYLIGHT BASEMENTS BE CONSTRUCTED.
3. DIRECT ACCESS TO GOLDENSTEIN LANE AND SOUTH THIRD AVENUE SHALL NOT BE ALLOWED FOR ANY LOTS FRONTING THOSE STREETS.
4. ALL OPEN SPACE FALLS WITHIN AN EASEMENT GRANTING THE CITY OF BOZEMAN ACCESS FOR PUBLIC UTILITY PURPOSES, WHICH WOULD BE LIMITED TO DRILLING A WELL OR WELLS FOR DRINKING WATER SUPPLY.
5. SIDEWALKS: UPON THE THIRD ANNIVERSARY OF THE PLAT RECORDATION FOR SUNDANCE SPRINGS SUBDIVISION, PHASE 1B, ANY LOT OWNER WHO HAS NOT CONSTRUCTED SIDEWALK ACROSS THEIR LOT(S), FRONTAGE(S), SHALL WITHOUT FURTHER NOTICE CONSTRUCT SIDEWALK FOR THEIR LOT(S) REGARDLESS OF WHETHER OTHER IMPROVEMENTS HAVE BEEN MADE ON THE LOT(S).
6. ALL COMMERCIAL STRUCTURES MUST BE FULLY PROTECTED WITH AN APPROVED FIRE SPRINKLER SYSTEM.

UTILITY EASEMENT

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, or cable television 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 "Public Utility Easement" to have and to hold forever.

Dated this 24 day of June 1998.

[signature]
SUNDANCE SPRINGS DEVELOPMENT, L.L.C.
Potter Clinton Development, Inc., Administrative Member



VICINITY MAP

CERTIFICATE OF SURVEYOR

I, the undersigned, Keith S. Belden, A Professional Engineer and Land Surveyor, do hereby certify that between June 1997 and June, 1998 I surveyed Sundance Springs Subdivision Phase 1B, and platted same as shown on the accompanying plat and as described in accordance with the provisions of the Montana Subdivision and Platting Act, Section 76-3-101 through 76-3-625, M.C.A., and the Bozeman Area Subdivision Regulations.

Dated this 24th day of June 1998.

Keith S. Belden
Keith S. Belden
#10692 ES

CERTIFICATE OF COMPLETION

I, Michael Potter of Sundance Springs Development, L.L.C., and I, Keith S. Belden, a Registered Professional Engineer licensed to practice in the State of Montana, do hereby certify that the following improvements, required as conditions of approval of Sundance Springs Subdivision Phase 1B, have been installed or financially guaranteed in accordance with the approved plans and specifications: Water, Sewer, Drainage, Streets, Street Signs & Sidewalks. 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.

Keith S. Belden 6/24/98
Keith S. Belden, #10692 ES Date
Morrison-Maierle, Inc.

[signature] 6/24/98 Date
SUNDANCE SPRINGS DEVELOPMENT, L.L.C.
Potter Clinton Development, Inc., Administrative Member

Phillip J. Forbes 7.7.98
Phillip J. Forbes Date
Director of Public Service,
City of Bozeman

APPROVED AS TO FORM
Paul [signature]
City Attorney

STATE OF Montana
COUNTY OF Gallatin

On this 24 day of June 1998, before me personally appeared Mike Potter, whose identity is personally known to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he is, the Ad. Member of SUNDANCE SPRINGS DEVELOPMENT, L.L.C. and that he executed the same on behalf of SUNDANCE SPRINGS DEVELOPMENT, L.L.C.

Linda M. Nelson
Notary Public for the State of
residing at Bozeman MT
My commission expires 11/3/01

CERTIFICATE OF COUNTY TREASURER

I, JEFF KRAUSS, 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 25th day of June A.D., 1998.

By: [signature], Deputy
JEFF KRAUSS
Treasurer of Gallatin County

CERTIFICATE OF DIRECTOR OF PUBLIC SERVICE

I, Phillip J. Forbes, 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 law, approve it, and hereby accept the dedication to the City of Bozeman for public use any and all lands shown on the plat as being dedicated to such use.

DATED this 7th day of July, A.D., 1998.

Phillip J. Forbes
Phillip J. Forbes
Director of Public Service,
City of Bozeman

APPROVED AS TO FORM
Paul [signature]
City Attorney

document # 368882

CERTIFICATE OF CLERK AND RECORDER

I, SHELLEY VANCE, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 4:03 o'clock, (a.m. or p.m.), this 8 day of July 1998, and recorded in Book J of Plats on Page 257, Records of the Clerk and Recorder, Gallatin County, Montana.

[signature]
Deputy

Shelley Vance

CERTIFICATE OF RELEASE OF SANITARY RESTRICTIONS

The SUNDANCE SPRINGS SUBDIVISION PHASE 1B, City of Bozeman, Gallatin County, Montana, is within the City of Bozeman, Montana, Master Plan area and can be provided with municipal facilities for the supply of water, disposal of sewage and solid waste. Therefore, under the provisions of Section 76-4-124(1), M.C.A., this subdivision is not subject to sanitary restrictions.

DATED this 7th date of July A.D., 1998.

Phillip J. Forbes
Phillip J. Forbes
Director of Public Service
City of Bozeman

APPROVED AS TO FORM
Paul [signature]
City Attorney

MORRISON MAIERLE, INC.
An Employee Owned Company

DRAWN BY: JAU	DATE: 6/22/98
CHECKED BY: KSR	DRAWING NO.: SUN1BPLT.DWG
JOB NO.: 2336.013/030/0310	SHEET 1 OF 1

J-294

SUNDANCE SPRINGS SUB., PH. 2B

FINAL PLAT FOR SUNDANCE SPRINGS SUBDIVISION PHASE 2B

LOCATED IN A PORTION OF THE NW1/4 OF SECTION 30, T2S, R6E, P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

OWNERS:
SUNDANCE SPRINGS DEVELOPMENT, L.L.C.
POTTER CLINTON DEVELOPMENT, INC., ADMINISTRATIVE MEMBER
4135 VALLEY COMMONS DR. SUITE A
BOZEMAN, MT 59718

PURPOSE
CREATE 58 SINGLE FAMILY LOTS IN PHASE 2B AND CONNECT FOUR MILES AND BOUNDS CALLS IN PHASE 1A.

J-294

-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:

A tract of land located in the northwest 1/4 of Section 30, Township 2 South, Range 6 East, P.M.M., City of Bozeman, Gallatin County, Montana, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 30;

thence along the North-South mid-section line of said Section 30, South 00°35'54" West a distance of 100.00 feet, to the True Point of Beginning;

Thence continuing along said North South mid section line of Section 30, South 00°35'54" West a distance of 1167.22 feet;

Thence North 89°24'06" West a distance of 358.56 feet;

Thence South 18°40'47" West a distance of 150.00 feet, to the North right-of-way of Peace Pipe Drive;

Thence through the following nine (9) courses along said North right-of-way of Peace Pipe Drive;

(1) Thence North 71°31'25" West a distance of 210.86 feet;

(2) Thence along an arc 22.32 feet, said arc being concave to the South with a radius of 335.00 feet, and a central angle of 03°49'02";

(3) Thence North 75°20'27" West a distance of 307.10 feet;

(4) Thence along an arc 139.40 feet, said arc being concave to the South with a radius of 335.00 feet, and a central angle of 23°50'28";

(5) Thence South 80°49'05" West a distance of 194.55 feet;

(6) Thence along an arc 41.50 feet, said arc being concave to the North with a radius of 265.00 feet, and a central angle of 08°58'18";

(7) Thence South 89°47'23" West a distance of 361.12 feet;

(8) Thence along an arc 59.10 feet, said arc being concave to the North with a radius of 296.17 feet, and a central angle of 11°25'57";

(9) Thence North 78°46'40" West a distance of 176.85 feet;

Thence North 00°00'03" East a distance of 291.82 feet;

Thence South 89°43'09" East a distance of 50.27 feet;

Thence North 05°42'30" West a distance of 65.15 feet;

Thence North 15°35'42" West a distance of 563.79 feet;

Thence North 00°56'44" East a distance of 2.99 feet;

Thence South 89°21'22" East a distance of 279.43 feet;

Thence North 00°07'34" East a distance of 318.68 feet;

Thence South 89°10'55" East a distance of 892.24 feet;

Thence North 02°22'56" West a distance of 50.08 feet, to the North line of said Section 30;

Thence along said North line of Section 30, South 89°12'55" East a distance of 70.10 feet;

Thence South 02°22'56" East a distance of 50.08 feet;

Thence South 89°12'55" East a distance of 264.96 feet;

Thence South 00°35'54" West a distance of 50.00 feet;

Thence South 89°12'55" East a distance of 500.00 feet, to the True Point of Beginning.

Containing 52.86 acres, more or less, and is subject to all easements of record.

The above described tract of land is to be known and designated as Sundance Springs Subdivision Phase 2B, 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 to the City of Bozeman for the public use and enjoyment.

Dated this 28 day of June, A.D. 2000

By: [signature] 6-28-00
Sundance Springs Development, L.L.C. Date
By Potter Clinton Development, L.L.C., Administrative Member

STATE OF Montana
COUNTY OF Gallatin

On this 28 day of June before me personally appeared Michael Potter whose identity is personally known to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he is the member of Sundance Springs Development, L.L.C. and that he executed the same on behalf of Sundance Springs Development, L.L.C.

Connie J. Thompson
Notary Public for the State of Montana
residing at Belgrade
My commission expires 9-19-2002

UTILITY EASEMENT

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, or cable television 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 "Public Utility Easement" to have and to hold forever.

Dated this 28 day of June, 2000.

[signature]
SUNDANCE SPRINGS DEVELOPMENT, L.L.C.
Potter Clinton Development, Inc., Administrative Member

-CONSENT OF MORTGAGEE-

We, FIRST SECURITY BANK, the undersigned mortgagees, 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 uses which are dedicated to the City of Bozeman for the public use and enjoyment.

Dated this 30 day of June, A.D., 2000.

FIRST SECURITY BANK

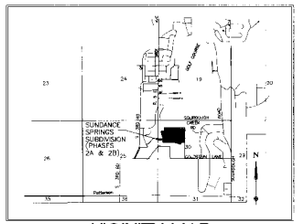
[signature]

STATE OF MONTANA)
: ss
COUNTY OF Gallatin)

This instrument was acknowledged before me on [illegible] by [illegible] of First Security Bank.

[signature]
Notary Public for the State of Montana
Residing at Bozeman, MT
My commission expires 8-5-03

LYNN M. FLANAGAN NOTARIAL SEAL STATE OF MONTANA



VICINITY MAP

NOTES:

* EXCESSIVE POLICE AND FIRE DEPARTMENT RESPONSE TIMES HAVE BEEN IDENTIFIED IN THIS AREA. THIS RISK WILL CONTINUE UNTIL SUCH TIME AS NEW OR RELOCATED FACILITIES ARE PROVIDED CLOSER TO THIS AREA.

* DUE TO THE RELATIVELY HIGH GROUNDWATER TABLE WITHIN THE SUBDIVISION, IT IS NOT RECOMMENDED THAT STRUCTURES WITH FULL OR DAYLIGHT BASEMENTS BE CONSTRUCTED.

* ALL OPEN SPACE FALLS WITHIN AN EASEMENT GRANTING THE CITY OF BOZEMAN ACCESS FOR PUBLIC UTILITY PURPOSES, WHICH WOULD BE LIMITED TO DRILLING A WELL OR WELLS FOR DRINKING WATER SUPPLY.

* A 50' SETBACK IS REQUIRED FROM MATTHEW BIRD CREEK AND NASH SPRING CREEK.

* SIDEWALKS: UPON THE THIRD ANNIVERSARY OF THE PLAT RECORDATION FOR SUNDANCE SPRINGS SUBDIVISION, PHASE 2B, ANY LOT OWNER WHO HAS NOT CONSTRUCTED SIDEWALK ACROSS THEIR LOT(S), FRONTAGE(S), SHALL WITHOUT FURTHER NOTICE CONSTRUCT SIDEWALK FOR THEIR LOT(S) REGARDLESS OF WHETHER OTHER IMPROVEMENTS HAVE BEEN MADE ON THE LOT(S).

SURVEYORS NOTE: The courses identified with the bold symbol (B) correct those courses as shown on the Final Plat for Sundance Springs Subdivision 1A filed on July 8, 1998.

(AB) AND 5000
INDICATES CROSS SECTION LOCATIONS AND FLOOD ELEVATIONS OBTAINED FROM 1988 FEMA FLOOD INSURANCE MAP PANEL 16 OF 21, AS SUCH 100 YEAR FLOOD ELEVATION CONTOURS SHOWN ARE APPROXIMATE. REFER TO 1988 FEMA FIRM MAP FOR FURTHER DETAIL.

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.
(PRIOR TO REDUCTION)

2018396
Page: 1 of 3
06/11/2000 01:36P
Shelley Vance-Gallatin Co MT PLAT $4.00
Shelley Vance
Deputy

CERTIFICATE OF SURVEYOR

I, the undersigned, Keith S. Belden, A Professional Engineer and Land Surveyor, do hereby certify that between May 1, 2000 and July 1, 2000, I surveyed Sundance Springs Subdivision Phase 2B, 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, Section 76 3 101 through 76 3 625 M.C.A., and the Bozeman Area Subdivision Regulations.

Dated this 5th day of JULY, 2000.

[signature]
Keith S. Belden
#10092 ES

KEITH S. BELDEN 10092ES REGISTERED LAND SURVEYOR

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, Keith S. Belden, of Sundance Springs Development, L.L.C., and I, Bruce L. Foley, a Registered Professional Engineer licensed to practice in the State of Montana, do hereby certify that the following improvements, required as a condition of approval of Sundance Springs Subdivision Phase 2B, have been installed in conformance with the approved plans and specifications: Water, Sewer, Drainage, Streets, Street Signs & Sidewalks.
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.

Bruce L. Foley PE 6/30/00
Bruce L. Foley, #11019 PE Date
Morrison-Maierle, Inc.

BRUCE L. FOLEY No. 11019PE REGISTERED PROFESSIONAL ENGINEER STATE OF MONTANA

[signature]
SUNDANCE SPRINGS DEVELOPMENT, L.L.C.
Potter Clinton Development, Inc., Administrative Member

[signature] 6-30-00
Debra H. Arkell Date
Director of Public Service,
City of Bozeman

APPROVED AS TO FORM
[signature]
City Attorney

STATE OF Montana
COUNTY OF Gallatin

On this 28 day of June 2000, before me personally appeared Michael Potter whose identity is personally known to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he is the member of SUNDANCE SPRINGS DEVELOPMENT, L.L.C. and that he executed the same on behalf of SUNDANCE SPRINGS DEVELOPMENT, L.L.C.

Connie J. Thompson
Notary Public for the State of Montana
residing at Belgrade
My commission expires 9-19-2002

CERTIFICATE OF COUNTY TREASURER

I, JEFF KRAUSS, 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 30th day of JUNE A.D., 2000.

Kimberly L. Buchanan DEPUTY
JEFF KRAUSS
Treasurer of Gallatin County

CERTIFICATE OF DIRECTOR OF PUBLIC SERVICE

I, Debra H. Arkell, 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, approves it, and hereby accepts the dedication to the City of Bozeman for the public use of and all lands shown on the plat as being dedicated to such use.

DATED this 8th day of August, A.D., 2000.

[signature]
Debra H. Arkell
Director of Public Service,
City of Bozeman

APPROVED AS TO FORM
[signature]
City Attorney

CERTIFICATE OF RELEASE OF SANITARY RESTRICTIONS

The SUNDANCE SPRINGS SUBDIVISION, PHASE 2B, Gallatin County, Montana, is within the City of Bozeman, Montana Master Plan area, and can be provided with municipal facilities for the supply of water and disposal of sewage and solid waste. Therefore, under the provisions of Section 76 4 124(1), M.C.A., this subdivision is not subject to sanitary restrictions.

DATED this 8th day of June, A.D., 2000.

[signature]
Debra H. Arkell
Director of Public Service
City of Bozeman

APPROVED AS TO FORM
[signature]
City Attorney

CERTIFICATE OF CLERK AND RECORDER

I, SHELLEY VANCE, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 1:36 o'clock, (a.m. or p.m.), this 11th day of January 2000 and recorded in Book J of Plats on Page 294, Records of the Clerk and Recorder, Gallatin County, Montana. # 2018396

Deputy

Shelley Vance

ACREAGE SUMMARY TABLE

OPEN SPACE	RIGHT-OF-WAY	LOTS	TOTAL
27.12 AC	5.84 AC	19.90 AC	52.86 AC

BASIS OF BEARING
SOUTH LINE OF THE NW1/4 OF SECTION 30
BEARING = NORTH 89°09'30" WEST
FROM CERTIFICATE OF SURVEY NO. 1735

MORRISON MAIERLE, Inc.
ENGINEERS SURVEYORS PLANNERS SINCE 1945
An Employee Owned Company
P.O. Box 1113 301 Technology Blvd. Bozeman, MT 59771 • Phone (406) 587-0701 Fax (406) 587-1176

PROJECT NO. 2336.015/010/0310

1/4 SEC.	SECTION	TOWNSHIP	RANGE
NW 1/4	30	2 S	6 E

FIELD WORK:
DRAWN BY: KW
CHECKED BY:
DATE: 06/30/00
SCALE: 1"=200'
CLIENT:

GALLATIN COUNTY
PRINCIPAL MERIDIAN, MONTANA
SHEET 1 OF 2

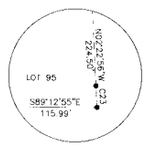
FINAL PLAT FOR SUNDANCE SPRINGS SUBDIVISION PHASE 2B

J-294

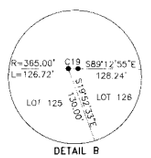
LOCATED IN A PORTION OF THE NW1/4 OF SECTION 30, T2S, R6E, P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

J-294

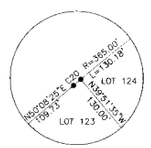
SUNDANCE SPRINGS SUB., PH. 2B



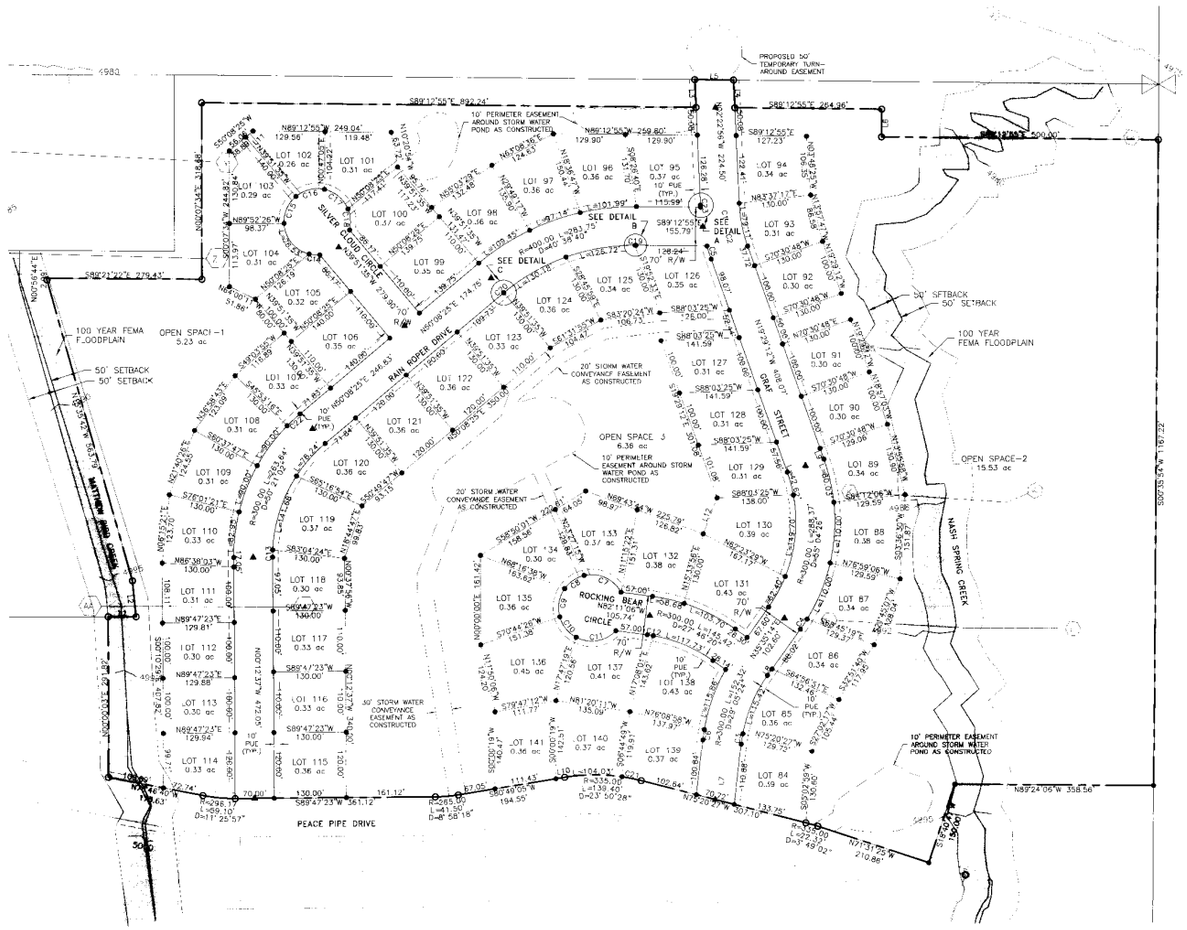
DETAIL A



DETAIL B



DETAIL C



LINE TABLE

LINE	BEARING	LENGTH
L1	S89°43'09"E	50.27'
L2	N05°42'30"W	65.15'
L3	N02°22'56"E	50.08'
L4	S02°22'56"E	50.08'
L5	S89°12'55"E	70.11'
L6	S00°35'54"W	50.00'
L7	N68°29'50"E	141.21'
L8	N35°35'14"E	14.58'
L9	N19°29'12"W	20.30'
L10	S80°49'05"W	16.07'
L11	N50°08'25"E	17.11'
L12	N2°25'51"E	69.60'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	300.00'	41.19'	7°52'01"
C2	300.00'	48.37'	9°14'15"
C3	265.00'	19.12'	4°08'06"
C4	335.00'	21.98'	3°45'31"
C5	335.00'	24.89'	4°15'27"
C6	335.00'	19.16'	3°16'40"
C7	60.00'	78.58'	75°02'10"
C8	60.00'	43.39'	41°26'09"
C9	60.00'	53.48'	51°04'19"
C10	60.00'	48.47'	46°17'15"
C11	60.00'	78.33'	74°47'53"
C12	265.00'	10.72'	2°19'04"
C13	265.00'	12.95'	2°48'03"
C14	60.00'	19.63'	18°44'48"
C15	60.00'	54.97'	52°29'30"
C16	60.00'	54.97'	52°29'30"
C17	60.00'	57.21'	54°37'56"
C18	60.00'	38.95'	37°11'27"
C19	365.00'	1.78'	0°16'33"
C20	365.00'	0.27'	0°02'30"
C21	335.00'	35.37'	6°02'58"
C22	335.00'	31.44'	5°22'37"
C23	335.00'	3.92'	0°40'12"

LEGEND

- FOUND US PUBLIC LAND SURVEY 1/4 SECTION CORNER
- ● SET 1 1/4" YPC MK'D MORRISON MAIERLE, INC.
- ○ FOUND 1 1/4" YPC MK'D MORRISON MAIERLE, INC.
- □ FOUND 1" PIPE
- ■ FOUND BRASS CAP IN MONUMENT BOX
- ▲ SET MONUMENT BOX

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.
(PRIOR TO REDUCTION)

BASIS OF BEARING
SOUTH LINE OF THE NW1/4 OF SECTION 30
BEARING – NORTH 89°09'30" WEST
FROM CERTIFICATE OF SURVEY NO. 1735

2018396
Page: 2 of 2
06/11/2000 01:26P

MORRISON MAIERLE, Inc.
an Professional Corporation
ENGINEERS SCIENTISTS SURVEYORS PLANNERS SINCE 1960
P.O. Box 1113 35 Technology Dr. Bozeman, MT 59771 • Phone (406) 587-0515 Fax (406) 587-1570

PROJECT NO: 2336.015/010/0310

1/4 SEC.	SECTION	TOWNSHIP	RANGE
NW 1/4	30	2 S	6 E

FIELD WORK:
DRAWN BY: KW
CHECKED BY:
DATE: 06/27/00
SCALE: 1" = 100'
CLIENT:

GALLATIN COUNTY
PRINCIPAL MERIDIAN, MONTANA
SHEET 2 OF 2

H:\2336\015\ACAD\PLAT\2336-015-PLAT-2B.DWG

J-309

SUNDANCE SPRINGS SUB. SOUTHEAST

THE FINAL PLAT OF SUNDANCE SPRINGS SUBDIVISION SOUTHEAST

LOCATED IN A PORTION OF THE NW1/4 OF SECTION 30, T2S, R6E, P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

J-309

OWNERS:
SUNDANCE SPRINGS DEVELOPMENT, L.L.C.
POTTER CLINTON DEVELOPMENT, INC., ADMINISTRATIVE MEMBER
4135 VALLEY COMMONS DR. SUITE A
BOZEMAN, MT 59718

PURPOSE:
CREATE 10 SINGLE FAMILY LOTS WITH OPEN SPACE

ZONING: RS – SUNDANCE SPRINGS P.U.D.

-CERTIFICATE OF DEDICATION-

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:

A tract of land located in the northwest 1/4 of Section 30, Township 2 South, Range 6 East, P.M.M., City of Bozeman, Gallatin County, Montana, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 30,

Thence along the North–South mid section line of said Section 30, South 00°35'54" West a distance of 1267.22 feet, to the True Point of Beginning,

Thence continuing along said North–South mid–section line of Section 30, South 00°35'54" West a distance of 1334.34 feet, to the North right–of–way of Goldenstein Lane;

Thence through the following three (3) courses along said north right–of–way line of Goldenstein Lane;

(1) Thence North 89°09'13" West a distance of 214.50 feet;

(2) Thence South 00°35'54" West a distance of 5.00 feet;

(3) Thence North 89°09'13" West a distance of 369.19 feet; to the east right–of–way of Morning Sun Drive;

Thence through the following seven (7) courses along said east right–of–way of Morning Sun Drive

(1) Thence North 09°32'05" East a distance of 341.34 feet to the beginning of a tangent curve;

(2) Thence along an arc 46.92 feet, said arc being concave to the west with a radius of 185.00 feet and a central angle of 14°31'57";

(3) Thence North 04°59'52" West a distance of 222.12 feet to the beginning of a tangent curve;

(4) Thence along an arc 148.88 feet, said arc being concave to the east with a radius of 265.00 feet and a central angle of 32°11'25";

(5) Thence North 7°11'33" East a distance of 291.52 feet to the beginning of a tangent curve;

(6) Thence along an arc 27.49 feet, said arc being concave to the northwest with a radius of 185.00 feet and a central angle of 08°30'46";

(7) Thence North 18°40'47" East a distance of 144.46 feet, to the north right–of–way of Peace Pipe Drive;

Thence along said north right–of–way of Peace Pipe Drive, North 71°31'25" West a distance of 70.00 feet;

Thence North 18°40'47" East a distance of 150.00 feet;

Thence South 89°24'06" East a distance of 358.56 feet, to the True Point of Beginning.

Said Tract contains 14.96 acres, more or less, and is subject to all easements of record.

The above described tract of land is to be known and designated as Sundance Springs Subdivision Southeast, 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 to the City of Bozeman for the public use and enjoyment.

Dated this 15th day of Nov, A.D. 2000

By: [signature] 11/15/2000
Sundance Springs Development, L.L.C. Date
By Potter Clinton Development, L.L.C., Administrative Member

STATE OF Montana
COUNTY OF Gallatin

On this 15 day of November 2000 before me personally appeared Michael E. Potter whose identity is personally known to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he is the Managing Member of Sundance Springs Development, L.L.C. and that he executed the same on behalf of Sundance Springs Development, L.L.C.

Connie J. Thompson
Notary Public for the State of Montana
residing at Belgrade MT
My commission expires 9-19-2002

UTILITY EASEMENT

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, or cable television 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 "Public Utility Easement" to have and to hold forever.

Dated this 15th day of Nov, 2000.

[signature]
SUNDANCE SPRINGS DEVELOPMENT, L.L.C.
Potter Clinton Development, Inc., Administrative Member

ACREAGE SUMMARY TABLE

OPEN SPACE–1	0.60 AC
OPEN SPACE–2	10.02 AC
LOTS	4.34 AC
TOTAL	14.96 AC

VICINITY MAP
NO SCALE

LEGEND

●	SET 1 1/4" YPC MK'D MORRISON MAIERLE, INC.
O	FOUND 1 1/4" YPC MK'D MORRISON MAIERLE, INC.
C	FOUND 1" PIPE
■	FOUND BRASS CAP IN MONUMENT BOX
▲	SET MONUMENT BOX
P.U.E.	PUBLIC UTILITY EASEMENT
CL	CENTERLINE
R/W	RIGHT OF WAY

NOTES:

* THE PUBLIC PEDESTRIAN/BICYCLIST TRAIL, NOT LOCATED WITHIN DEDICATED PARK, IS LOCATED WITHIN A 20–FOOT PERPETUAL PUBLIC EASEMENT AND IS INTENDED FOR THE USE OF PEDESTRIANS AND BICYCLISTS ONLY. ALIGNMENT SHOWN APPROXIMATE – 20' EASEMENT IS 10' EACH SIDE OF ACTUAL TRAIL CENTERLINE AS CONSTRUCTED AND SUBJECT TO MINOR REALIGNMENT IN THE FUTURE.

* EXCESSIVE POLICE AND FIRE DEPARTMENT RESPONSE TIMES HAVE BEEN IDENTIFIED IN THIS AREA. THIS RISK WILL CONTINUE UNTIL SUCH TIME AS NEW OR RELOCATED FACILITIES ARE PROVIDED CLOSER TO THIS AREA.

* DUE TO THE RELATIVELY HIGH GROUNDWATER TABLE WITHIN THE SUBDIVISION, IT IS NOT RECOMMENDED THAT STRUCTURES WITH FULL OR DAYLIGHT BASEMENTS BE CONSTRUCTED

* ALL OPEN SPACE FALLS WITHIN AN EASEMENT GRANTING THE CITY OF BOZEMAN ACCESS FOR PUBLIC UTILITY PURPOSES, WHICH WOULD BE LIMITED TO DRILLING A WELL OR WELLS FOR DRINKING WATER SUPPLY.

* A 50' SETBACK IS REQUIRED FOR NASH SPRING CREEK.

* SIDEWALKS, UPON THE THIRD ANNIVERSARY OF THE PLAT RECORDATION FOR SUNDANCE SPRINGS SUBDIVISION SOUTHEAST, ANY LOT OWNER WHO HAS NOT CONSTRUCTED SIDEWALK ACROSS THEIR LOT(S), FRONTAGE(S), SHALL WITHOUT FURTHER NOTICE CONSTRUCT SIDEWALK FOR THEIR LOT(S) REGARDLESS OF WHETHER OTHER IMPROVEMENTS HAVE BEEN MADE ON THE LOT(S).

* RESIDENTIAL LOTS #1–#10 LAY WITHIN THE AREA OF A FILLED HISTORIC CREEK BED. PROSPECTIVE BUYERS ARE ADVISED TO SEEK ADVICE OF A LICENSED GEOTECHNICAL ENGINEER REGARDING SITE–SPECIFIC FOUNDATION DESIGN

-CONSENT OF MORTGAGEE-

We, FIRST SECURITY BANK, the undersigned mortgagees, 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 uses which are dedicated to the City of Bozeman for the public use and enjoyment.

Dated this 17 day of Nov A.D. 2000.

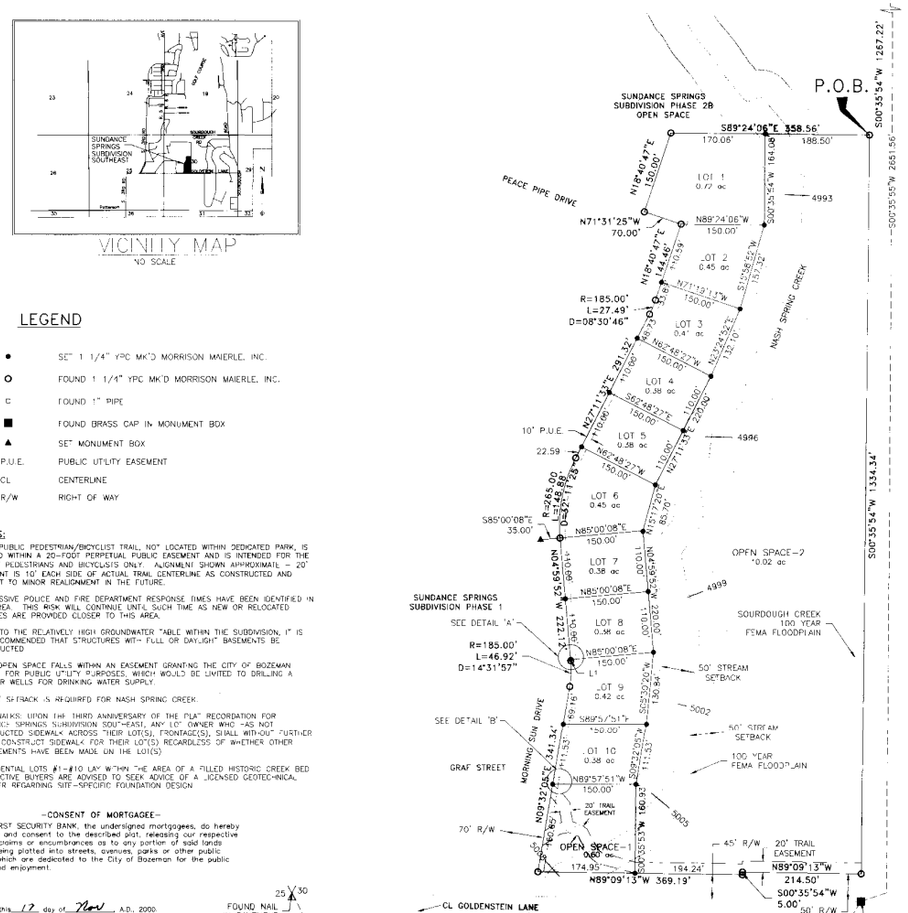
FIRST SECURITY BANK
[signature] SVP

STATE OF MONTANA)
COUNTY OF Gallatin) ss

This instrument was acknowledged before me on Nov 17, 2000 by _____ as _____ of _____.

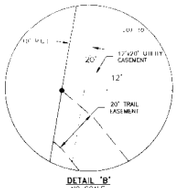
[signature]
Notary Public for the State of Montana
Residing at Bozeman MT
My commission expires July 12, 2004

PHYLLIS C. CONNER NOTARIAL SEAL STATE OF MONTANA



LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°59'52"W	2.12'

DETAIL 'A'
NO SCALE



DETAIL 'B'
NO SCALE

LEGEND

5005 ~ INDICATES 100 YEAR FLOOD ELEVATIONS OBTAINED FROM 1988 FEMA FLOOD INSURANCE MAP PANEL 16 OF 21, OR THE LETTER OF MAP REVISION (LOMR) FOR THE REALIGNMENT OF NASH SPRING CREEK.

100 YEAR FLOOD ELEVATION CONTOURS SHOWN ARE APPROXIMATE. REFER TO 1988 FEMA FIRM MAP OR LETTER OF MAP REVISION FOR FURTHER DETAIL.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.
(PRIOR TO REDUCTION)

CERTIFICATE OF SURVEYOR

I, the undersigned, Keith S. Belden, A Professional Engineer and Land Surveyor, do hereby certify that between May 1, 2000 and September 6, 2000, I surveyed under my supervision Sundance Springs Subdivision Southeast, 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, Section 76–3–101 through 76–4–132, M.C.A., and the Bozeman Area Subdivision Regulations.

Dated this 13th day of NOV, 2000

Keith S. Belden
#10692 ES

KEITH S. BELDEN 10692ES REGISTERED LAND SURVEYOR

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, _____, of Sundance Springs Development, L.L.C., and I, Bruce L. Foley, a Registered Professional Engineer licensed to practice in the State of Montana, do hereby certify that the following improvements, required as a condition of approval of Sundance Springs Subdivision Southeast, have been installed in conformance with the approved plans and specifications: Water, Sewer, Drainage, Streets, Street Signs & Sidewalks.
The subdivider hereby warrants against defects in these improvements for a period of one year from date of acceptance of these improvements by the City of Bozeman. 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 warranty.

Bruce L. Foley, #11019 PE 11/15/00 Date
Morrison–Maierle, Inc.

11/15/2000 Date
SUNDANCE SPRINGS DEVELOPMENT, L.L.C.
Potter Clinton Development, Inc., Administrative Member

BRUCE L. FOLEY No. 11019PE LICENSED PROFESSIONAL ENGINEER

APPROVED AS TO FORM
Assistant City Attorney

Debra H. Arkell Date 1-27-01
Director of Public Service,
City of Bozeman

STATE OF Montana
COUNTY OF Gallatin

On this 15 day of January 2000, before me personally appeared Michael E. Potter whose identity is personally known to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he is the Managing Member of SUNDANCE SPRINGS DEVELOPMENT, L.L.C. and that he executed the same on behalf of SUNDANCE SPRINGS DEVELOPMENT, L.L.C.

Connie J. Thompson
Notary Public for the State of Montana
residing at Belgrade MT
My commission expires 9-19-2002

CERTIFICATE OF COUNTY TREASURER

I, JEFF KRAUSS, 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 17 day of November, 2000.

JEFF KRAUSS
Treasurer of Gallatin County

CERTIFICATE OF DIRECTOR OF PUBLIC SERVICE

I, Debra H. Arkell, 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, approves it, and hereby accepts the dedication to the City of Bozeman for the public use of and all lands shown on the plat as being dedicated to such use.

Dated this 24th day of January, A.D. 2001

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

APPROVED AS TO FORM
Assistant City Attorney

CERTIFICATE OF RELEASE OF SANITARY RESTRICTIONS

The SUNDANCE SPRINGS SUBDIVISION SOUTHEAST, Gallatin County, Montana, is within the City of Bozeman, Montana Master Plan area, and can be provided with municipal facilities for the supply of water and disposal of sewage and solid waste. Therefore, under the provisions of Section 76–4–104(1), M.C.A., this subdivision is not subject to sanitary restrictions.

Dated this 24th date of Jan A.D. 2001

Debra H. Arkell
Director of Public Service
City of Bozeman

APPROVED AS TO FORM
Assistant City Attorney

2029296

CERTIFICATE OF CLERK AND RECORDER

I, SHELLEY VANCE, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 3:46 o'clock, (am or p.m.), this 27 day of January 2001, and recorded in Book 27 of Plats on Page 304, Records of the Clerk and Recorder, Gallatin County, Montana.

2029296
Page 1 of 1
01/29/2001 03:46P
Shelley Vance-Gallatin Co MT PLAT 10.00

BASIS OF BEARING
SOUTH LINE OF THE NW1/4 OF SECTION 30
BEARING – NORTH 89°09'13" W(S)
FROM CERTIFICATE OF SURVEY NO. 1735

MORRISON MAIERLE, INC.
ENGINEERS SCIENTISTS SURVEYORS PLANNERS SINCE 1945
An Employee–Owned Company
P.O. Box 1113 321 Kensington Road Bozeman, MT 59771 Phone (406) 587-4721 Fax (406) 587-9278

1/4 SEC.	SECTION	TOWNSHIP	RANGE
NW 1/4	30	2 S	6 E

PROJECT NO: 2336.016/010/0310

FIELD WORK:	DATE: 10/27/00
DRAWN BY: KDJ/KW	SCALE: 1"=100'
CHECKED BY: BLF	CLIENT:

GALLATIN COUNTY
PRINCIPAL MERIDIAN, MONTANA
SHEET 1 OF 1