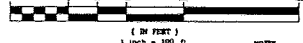


# PLAT OF CHURCHILL NORTH SUBDIVISION J-412

A TRACT OF LAND BEING LOT 4A OF MINOR SUBDIVISION No. 230B AND LOT 5A OF MINOR SUBDIVISION No. 230A SITUATED IN THE NW1/4 SECTION 13, T1S, R3E, P.M.M., GALLATIN COUNTY, MONTANA

FOR: ALLAN MILLER, HENRY OSTENHOUSE & CHURCHILL NORTH INC.  
BY: GASTON ENGINEERING AND SURVEYING

GRAPHIC SCALE



SEPTEMBER, 2004  
BOZEMAN, MONTANA

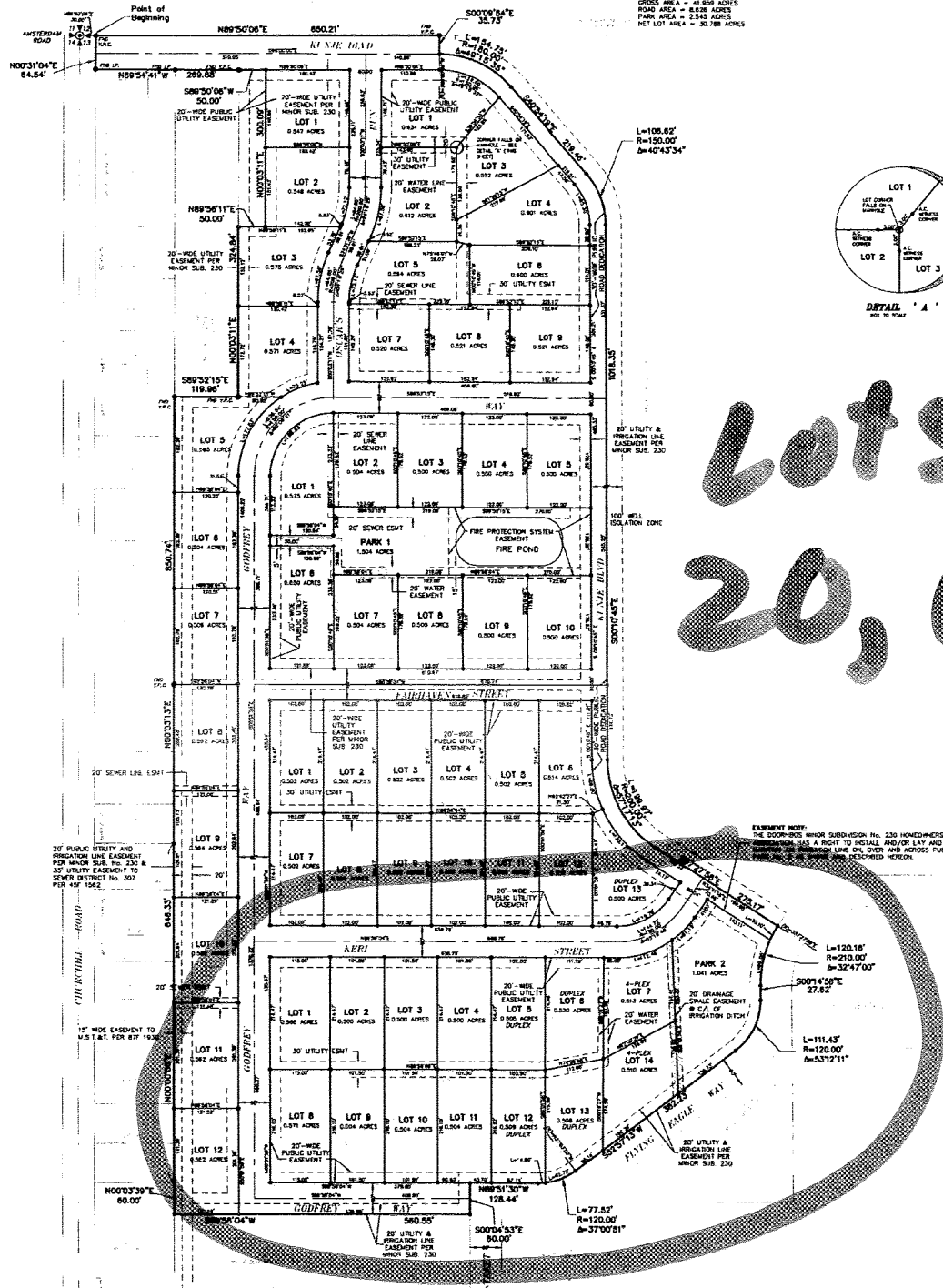
**LOT SUMMARY**  
51 SINGLE FAMILY LOTS  
5 DUPLEX LOTS (BLOCK 4, LOT 13 AND BLOCK 5, LOTS 5, 6, 12, 13)  
2 DUPLEX LOTS (BLOCK 5, LOTS 7, 14)  
2 PARKS

**NOTES**  
① = FOUND MONUMENT AS NOTED  
R = SET 3/8" DIA REBAR W/ IPC  
A.C. = ALUMINUM CAP  
(R) = RADIAL BEARING

**BASE OF BEARING**  
BEARINGS FOR THIS PLAT ARE BASED ON THE BEARINGS SHOWN ON THE PLAT OF MINOR SUBDIVISION No. 230

**AREA**  
GROSS AREA = 41.806 ACRES  
ROAD AREA = 8.826 ACRES  
PARK AREA = 2.563 ACRES  
NET LOT AREA = 30.788 ACRES

**LOT ACCESS STANDARDS**  
ALL LOT ACCESS SHALL BE BUILT TO THE STANDARDS OF SECTION 702 OF THE GALLATIN COUNTY SUBDIVISION REGULATORS.

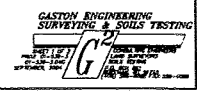


Lots = 20, 000

NW 1/4 COR SEC 13  
7 1/2" IRON ROD SET  
IN CONCRETE  
1/2" DIA

CHURCHILL ROAD

2204306  
GASTON ENGINEERING AND SURVEYING



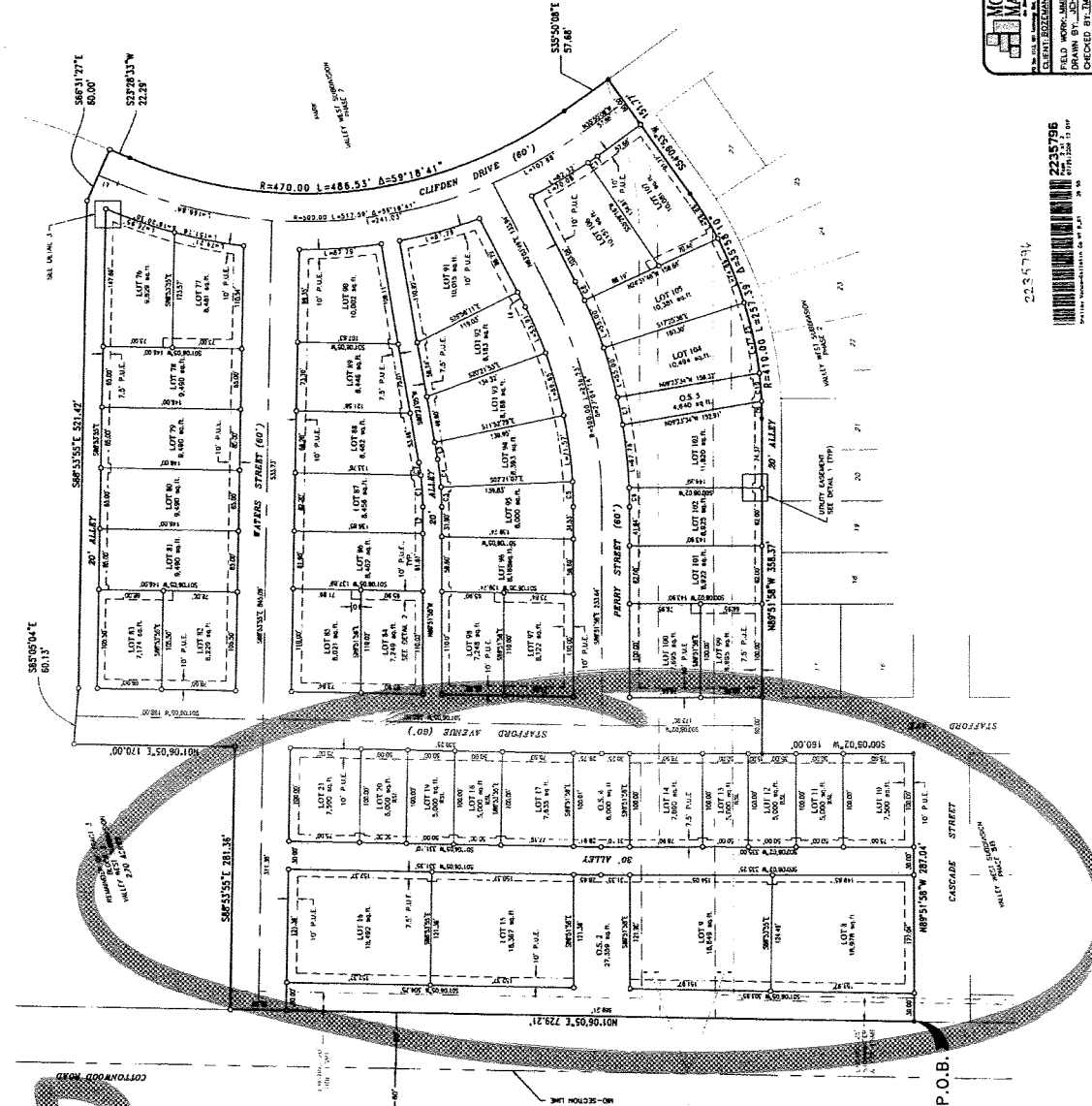






# Lots = 5,000 to 7,000

**FINAL PLAT of  
VALLEY WEST SUBDIVISION PHASE 3C J-435**  
A TRACT OF LAND BEING A PORTION OF TRACT 2, BLOCK 1, A PORTION OF TRACT 3, BLOCK 2,  
OF VALLEY WEST SUBDIVISION, SITUATED IN THE  
NW1/4 SECTION 10, T2S, R5E, P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

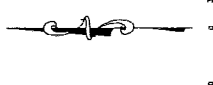


**LEGEND**

- SET 5/4" x 1/4" MARK WITH INC. MARKED NUMBER, MAIERLE, INC. (UNLESS OTHERWISE NOTED)
- VERTICAL CURVATURE OF SURFACE (UNLESS OTHERWISE NOTED)
- MPG 1/4" = 10' OPEN SPACE MARKED
- REL. RESTRICTED SHEL LOT
- PALLE PUBLIC UTILITY EASEMENT
- EXISTING EASEMENT LINE
- TYPICAL UTILITY RAMP-OUT EASEMENT
- EXISTING LOT LINE

AREA	AREA	LENGTH
1	10.00	10.00
2	10.00	10.00
3	10.00	10.00
4	10.00	10.00
5	10.00	10.00
6	10.00	10.00
7	10.00	10.00
8	10.00	10.00
9	10.00	10.00
10	10.00	10.00

AREA	AREA	LENGTH	WIDTH	PERCENT
1	10.00	10.00	10.00	10.00
2	10.00	10.00	10.00	10.00
3	10.00	10.00	10.00	10.00
4	10.00	10.00	10.00	10.00
5	10.00	10.00	10.00	10.00
6	10.00	10.00	10.00	10.00
7	10.00	10.00	10.00	10.00
8	10.00	10.00	10.00	10.00
9	10.00	10.00	10.00	10.00
10	10.00	10.00	10.00	10.00



BASED ON RECORD  
DRAWINGS FOR THIS PLAT ARE BASED ON THE LAST  
AS SHOWN ON P.L.S. NO. 100.

**MORRISON MAIERLE & ASSOCIATES, INC.**  
1000 BOZEMAN AVENUE, SUITE 100  
BOZEMAN, MONTANA 59717  
TEL: (406) 552-1100  
FAX: (406) 552-1101  
WWW.MORRISONMAIERLE.COM

DATE: 04/26/06  
SCALE: 1"=40'  
DRAWN BY: JCH  
CHECKED BY: BHM

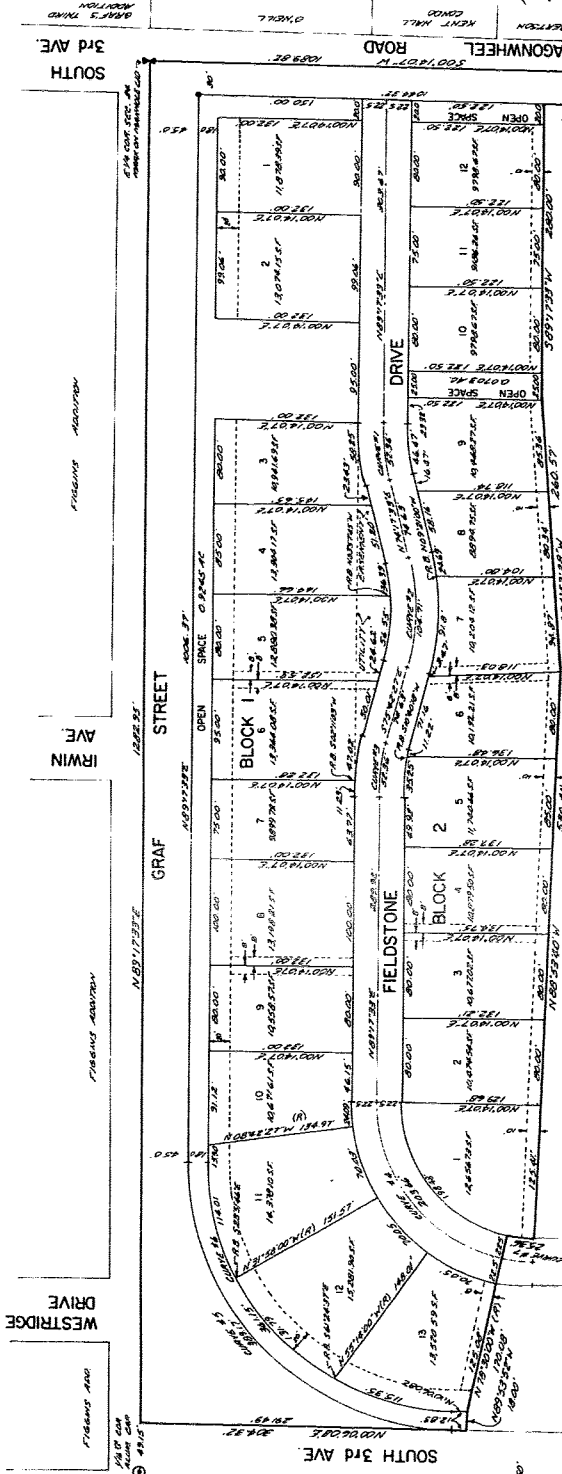
PROJECT: 2335796  
SHEET: 2 OF 2

PLATTED DATE: May/17/2006 - 08:41:34 AM  
COUNTY: MONTANA  
TOWNSHIP: 10  
RANGE: 75  
SECTION: 25



# A PLAT OF WESTFIELD SUBDIVISION J-118

A TRACT OF LAND LOCATED IN THE SE 1/4, SEC. 24, T.2S., R.5E., P.M.M.  
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA



- 1. 15000.00'
- 2. 15000.00'
- 3. 15000.00'
- 4. 15000.00'
- 5. 15000.00'
- 6. 15000.00'
- 7. 15000.00'
- 8. 15000.00'
- 9. 15000.00'
- 10. 15000.00'
- 11. 15000.00'
- 12. 15000.00'
- 13. 15000.00'

NOTE: ALL OTHER AREAS ARE SHOWN ON PLAT AS UNIMPROVED AND SUBJECT TO THE CITY'S PLANNING BOARD. DRIVE IS A PRIVATE ROAD.

NOTE: THE PROPERTY IS BEING OFFERED FOR SALE AS A WHOLE AND THE CITY'S PLANNING BOARD HAS REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY'S PLANNING BOARD ORDINANCES.

NOTE: FIELDSTONE DRIVE IS AN ACCESS DRIVE TO THE PROPERTY AND IS NOT A PUBLIC ROAD.

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**CERTIFICATE OF LOCAL GOVERNING BODY**  
The Westfield Subdivision, City of Bozeman, Gallatin County, Montana, is within the City of Bozeman, Montana, and is subject to the City's Planning Board Ordinance No. 118, adopted on this 15th day of August, 1983.

**CERTIFICATE OF COUNTY ENGINEER**  
I, the undersigned, County Engineer of Gallatin County, Montana, do hereby certify that the plat of the Westfield Subdivision, City of Bozeman, Montana, is in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 16-1-1 through 16-1-10, M.C.A., 1973, and the applicable subdivision regulations.

**CERTIFICATE OF PLANNING DIRECTOR**  
I, the undersigned, Planning Director of the City-County Planning Board, have reviewed the plat of the Westfield Subdivision, City of Bozeman, Montana, and find that it is in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 16-1-1 through 16-1-10, M.C.A., 1973, and the applicable subdivision regulations.

**CERTIFICATE OF SURVEYOR**  
I, Jack B. Fisher, a Registered Professional Land Surveyor in the State of Montana, Reg. No. 4013, do hereby certify that I have surveyed the land shown on this plat and that the same is in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 16-1-1 through 16-1-10, M.C.A., 1973, and the applicable subdivision regulations.

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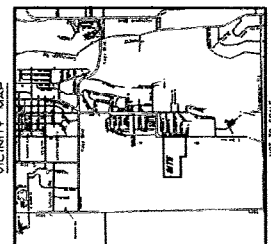
Lots 2, 10, 11, 12

Lot 3-8, 002

# FLAT OF ALDER CREEK SUBDIVISION - PHASE 1

LOCATED IN THE SE 1/4 OF SECTION 24, T. 2 S., R. 5 E.  
OF P.M.M., GALLATIN COUNTY, MONTANA

SURVEY REQUESTED BY MAHAR MONTANA HOMES, L.L.C. TO CREATE 70 LOTS AND 3 PUBLIC PARK AREAS



**CERTIFICATE OF DEDICATION**

I, the undersigned, owner of the above described property, do hereby dedicate to the public use of the City of Helena, Montana, the following described property, to-wit: ...

**LEGAL DESCRIPTION**

A tract of land, being a part of the ... Section 24, T. 2 S., R. 5 E., ...

**CONSENT OF MOR-GAGE**

I, the undersigned mortgagee, do hereby consent to the proposed plat, ...

**CERTIFICATE OF COMPLETION OF IMPROVEMENTS**

I, the undersigned, Professional Engineer and Land Surveyor, do hereby certify that the improvements ...

**CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW**

PHASE ONE SUBDIVISION - ALDER CREEK SUBDIVISION, PHASE 1 ...

**CERTIFICATE OF SURVIVOR**

I, Mark A. Chavira, Professional Engineer and Land Surveyor, do hereby certify that the improvements ...

J-375

TRACT A  
202.101.153  
REMAINING BLOCKS  
125.746.272

3) 20' wide Public Utility Easement  
4) 20' wide Public Utility Easement

Due to the potential of high ground water tables in the areas of the subdivision, it is not recommended that residential dwellings or commercial structures with full or partial basements be constructed without first consulting a professional engineer licensed in the State of Montana and qualified in the certification of residential and commercial construction.

**NOTES**  
1. Property shown herein was obtained to the City of Helena pursuant to Annexation Agreement dated ...  
2. All lots shown on this plat shall be built to the standards contained in Section 16.16.003.B.1 of the Zoning Ordinance ...  
3. Development of each phase will not interfere with any agricultural water user facility or irrigation ditches for downstream water user rights.  
4. City standards regarding setbacks shall be constructed on all public street frontages of a property prior to occupancy of any structure on the property. Upon the third anniversary of the plat recordation of any phase of the subdivision, any lot owner who has not constructed said setback shall, without further notice, construct within 30 days said setback.  
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