

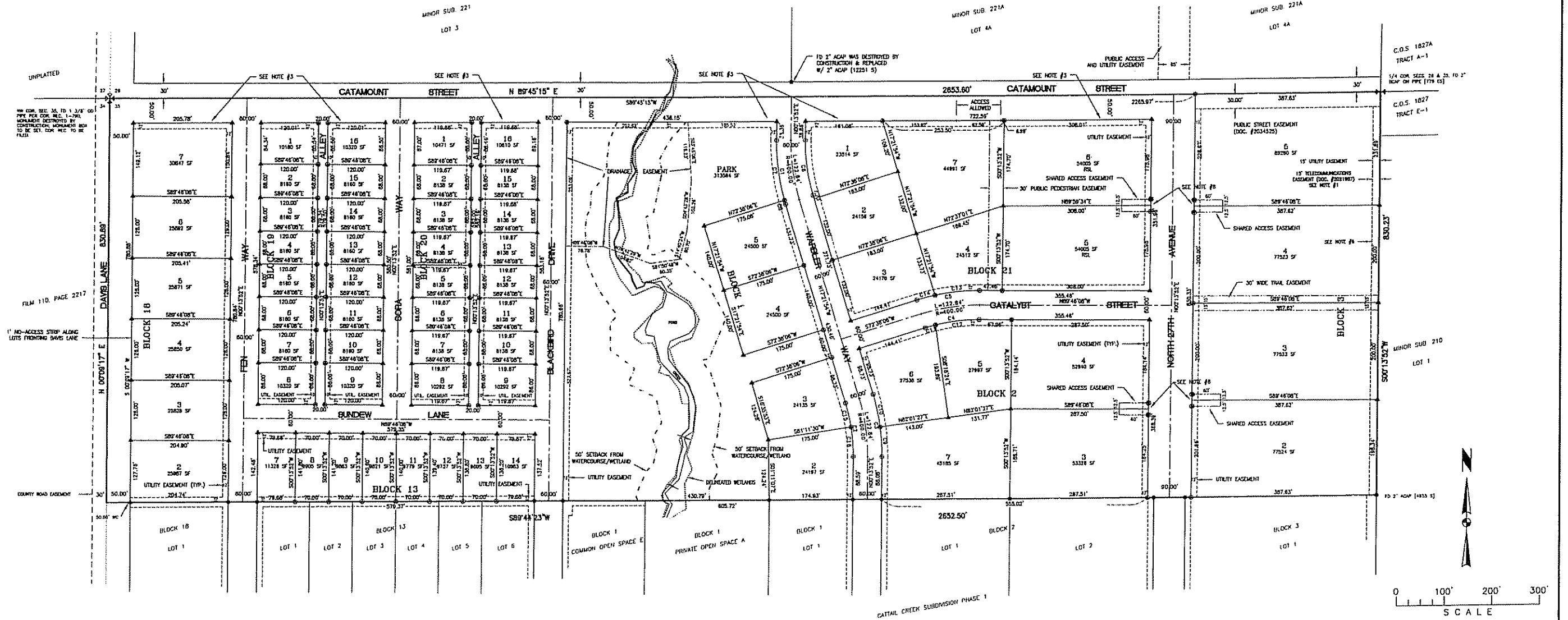
J-415

CATTAIL CREEK SUB. PHASE 3

# PLAT OF CATTAIL CREEK SUBDIVISION, PHASE 3 J-415

A TRACT OF LAND BEING TRACT 1, CERTIFICATE OF SURVEY NO 2050.  
LOCATED IN THE NORTHWEST 1/4, SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST, P.M.M.  
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

SURVEY PURPOSE: TO CREATE 66 LOTS  
SURVEY COMMISSIONERS: SANDAN L.L.C  
TOTAL AREA = 50.58 ACRES



### PARK DEDICATION AREA CALCULATIONS (SQUARE FEET)

+	PARK WITHIN WATERCOURSE & WETLANDS	=	26788
+	PARK OUTSIDE OF WATERCOURSE & WETLANDS	=	206776
<hr/>			
	TOTAL PARK PARCEL	=	313564
-	PARK WITHIN WATERCOURSE/WETLANDS SETBACKS	=	97409
-	DESIGNED DETENTION PONDS IN PARK	=	24470
<hr/>			
	DEDICATED PARK	=	191685 = 4.40 ACRES

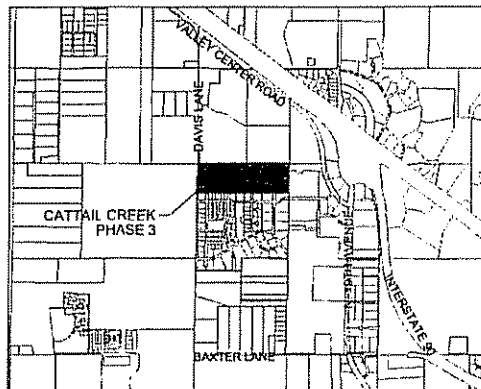
### COMPUTED PHASE 3 AREAS BY BLOCK (SQUARE FEET)

DESCRIPTION	LOTS	OPEN SPACE	PARK	TOTAL
BLOCK 1	97331	-	313564	410895
BLOCK 2	308957	-	-	206957
BLOCK 3	321830	-	-	321830
BLOCK 13	81109	-	-	81109
BLOCK 18	160274	-	-	160274
BLOCK 19	139062	-	-	139062
BLOCK 20	139321	-	-	139321
BLOCK 21	249360	-	-	249360
<hr/>				
SUBTOTAL	1395244	-	313564	1708808
<hr/>				
STREETS				494846
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TOTAL				2203654

### CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	430.00'	17°35'46"	132.06'	S08°34'01"E	131.54'
C2	370.00'	17°35'46"	113.63'	N08°34'01"W	113.19'
C3	430.00'	17°35'46"	132.06'	N08°34'01"W	131.54'
C4	370.00'	17°35'46"	113.63'	S08°34'01"E	113.19'
C5	430.00'	17°35'46"	132.06'	S81°25'59"W	131.54'
C6	370.00'	17°35'46"	113.63'	S08°34'01"E	113.19'
C7	430.00'	16°29'39"	123.79'	S08°00'57"E	123.36'
C8	430.00'	1°08'08"	8.27'	S16°48'26"W	8.27'
C9	430.00'	8°15'04"	61.92'	N03°53'40"W	61.87'
C10	430.00'	9°20'42"	70.13'	N12°41'33"W	70.05'
C11	370.00'	3°20'31"	21.58'	S74°18'21"W	21.58'
C12	370.00'	14°15'15"	92.00'	S63°06'14"W	91.81'
C13	430.00'	12°26'52"	83.42'	S84°00'26"W	83.24'
C14	430.00'	5°08'54"	38.64'	S75°12'33"W	38.63'
C15	370.00'	8°00'43"	51.74'	S13°21'33"E	51.70'
C16	370.00'	8°35'03"	61.89'	S04°33'40"E	61.82'

### VICINITY MAP



### LEGEND

- SYMBOL DESCRIPTION**
- UTILITY EASEMENT EXCEPT AS NOTED
  - RSL RESTRICTED SIZE LOT RESERVATION
  - DRAINAGE EASEMENT
  - 50' STREAM SETBACK LINE
  - FD 5/8" RB W/ YPC [12251 S] EXCEPT AS NOTED
  - ▲ SET 5/8" RB W/ YPC [12251 S]
  - 5/8" RB W/ YPC [12251 S] TO BE SET
  - ⊙ 5/8" RB W/ RPC [12251 S] TO BE SET AS 12.50" WC
  - ⊙ 1/2" RB W/ RPC [12251 S] TO BE SET AT POINTS OF CURVATURE AND TANGENCY
  - R- RADIUS DISTANCE
  - L- ARC LENGTH
  - WC WITNESS CORNER
  - ACAP ALUMINUM CAP
  - RPC RED PLASTIC CAP
  - YPC YELLOW PLASTIC CAP
  - BCAP BRASS CAP
  - RB REBAR
  - FD FOUND
  - [12251 S] SURVEYOR LICENSE NUMBER ON CAP

### NOTES

- Document #2021987 grants "the right of ingress and egress over and across the lands of the grantor to and from this easement."
- The 30' water line easement granted in Document #2028270 lies entirely within North 27th Avenue.
- There is a 1' no-access strip along the south line of Cattamount Street, except the 92.50' long portion of street frontage of Lot 7, Block 21 shown.
- Sidewalk note: City standard residential sidewalks 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 sidewalk shall, without further notice, construct within 30 days, said sidewalk for their lot(s), regardless of whether other improvements have been made upon the lot.
- There is no parking along Davis Lane and Cattamount Street.
- Book 131, Page 536 is an electric r/w easement with no defined width "as now surveyed" in the NE 1/4 NE 1/4 of Section 35. The location of this easement is assumed to be associated with the existing overhead electric line along the east property line.
- Film 53, Page 527 is a gas r/w easement along and next to Davis Lane. It is assumed that this easement is within Davis Lane as dedicated on this plat.
- There is no access to North 27th Avenue except at the shared access easements shown.

SHEET 1 OF 2

350-PH3-PLAT.dwg

DRAWN BY: *tdh* DATE: 08/18/05 QUALITY CHECK: *SA*

SURVEYED BY: SA JOB NO. B03-050 FIELDBOOK 126/63

**THOMAS, DEAN & HOSKINS, INC.**  
ENGINEERING CONSULTANTS

GREAT FALLS-BOZEMAN-KALISPELL  
SPOKANE  
LEWISTON

MONTANA  
WASHINGTON  
IDAHO



PLAT OF CATTAIL CREEK SUBDIVISION, PHASE 3 J-415

A TRACT OF LAND BEING TRACT 1, CERTIFICATE OF SURVEY NO 2050, LOCATED IN THE NORTHWEST 1/4, SECTION 35 TOWNSHIP 1 SOUTH, RANGE 5 EAST, P.M.M. CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

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 herunto included, the following described tract of land to-wit:

DESCRIPTION

A tract of land being Tract 1, Certificate of Survey No. 2050, said tract being located in the Northwest Quarter of Section 35, Township 1 South, Range 5 East, Principal Meridian Montana, City of Bozeman, Gallatin County, Montana

The above described tract of land is to be known and designated as the PLAT OF CATTAIL CREEK SUBDIVISION, PHASE 3, 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.

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 to hold forever

Dated this 19th day of August, 2005. Sandra D. Hamilton, By: Sandra D. Hamilton, Daniel S. Madison, By: Daniel S. Madison

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

We, (Sandra D. Hamilton and Daniel S. Madison) and I, Keith Waring, a registered professional engineer licensed to practice in the State of Montana, do hereby certify that the following improvements, required to meet the requirements of this title or as a condition(s) of approval of the PLAT OF CATTAIL CREEK SUBDIVISION, PHASE 3, have been installed in conformance with the approved plans and specifications:

SEWER, WATER AND STORMWATER FACILITIES; STREET IMPROVEMENTS INCLUDING ALL HANDICAP RAMPS AND SIDEWALKS FRONTING DEDICATED PARKS.

An improvements agreement has been entered with the City to cover the following items:

SIDEWALKS IN FRONT OF RESIDENCES, A MONUMENT BOX, CURB BULB DELINEATORS, THERMOPLASTIC STRIPING FOR CATAWAMOUNT STREET, NORTH 27th AVENUE AND DAVIS LANE, AND PARK IMPROVEMENTS

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.

By: Sandra D. Hamilton, Subdivider, Date: 8-19-2005; Daniel S. Madison, Subdivider, Date: 8/19/2005; Keith Waring, Montana Lic No. 15161 PE, Date: 8/18/2005; Daniel S. Madison, Director of Public Service, Date: 10/18/2005

APPROVED AS TO FORM

Signature of City Attorney

STATE OF MONTANA, County of Gallatin

On this 19th day of August, 2005, before me the undersigned Notary Public for the State of Montana, personally appeared Sandra D. Hamilton known to me to be a managing member of SANDAN, L.L.C. a Montana limited liability company and the person whose name is subscribed to the within instrument and acknowledged to me that she executed the within instrument for and on behalf of SANDAN, L.L.C.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written

(SEAL) Karen Bilyeu, Notary Public for the State of Montana, Printed Name: Karen Bilyeu, Residing at: Bozeman, My Commission expires: January 19, 2009

STATE OF MONTANA, County of Gallatin

On this 19th day of August, 2005, before me the undersigned Notary Public for the State of Montana, personally appeared Daniel S. Madison, known to me to be a managing member of SANDAN, L.L.C., a Montana limited liability company and the person whose name is subscribed to the within instrument and acknowledged to me that he executed the within instrument for and on behalf of SANDAN, L.L.C.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

(SEAL) Karen Bilyeu, Notary Public for the State of Montana, Printed Name: Karen Bilyeu, Residing at: Bozeman, My Commission expires: January 19, 2009

CONSENT OF MORTGAGEE(S)

I (we), the undersigned mortgagee(s) or encumbrancer(s), do hereby join in and consent to the described plat, releasing my (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 30th day of August, 2005. AMERICAN BANK OF MONTANA, Signature: Ashley R. Miller, Jr., Senior Vice President, Printed Name and Title

STATE OF Montana, County of Gallatin

On this 30th day of August, 2005, before me the undersigned Notary Public for the State of Montana, personally appeared Ashley R. Miller, Jr. known to me to be the S.V.P. of AMERICAN BANK OF MONTANA, and the person whose name is subscribed to the within instrument and acknowledged to me that he executed the within instrument for and on behalf of AMERICAN BANK OF MONTANA.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written

(SEAL) Maura Melanda, Notary Public for the State of Montana, Printed Name: Maura S. McSpadden, Residing at: Bozeman, My Commission expires: May 4, 2009

CONSENT OF MORTGAGEE(S)

I (we), the undersigned mortgagee(s) or encumbrancer(s), do hereby join in and consent to the described plat, releasing my (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 30th day of August, 2005. AMERICAN BANK, Signature: Ashley R. Miller, Jr., Senior Vice President, Printed Name and Title

STATE OF Montana, County of Gallatin

On this 30th day of August, 2005, before me the undersigned Notary Public for the State of Montana, personally appeared Ashley R. Miller, Jr. known to me to be the S.V.P. of AMERICAN BANK, and the person whose name is subscribed to the within instrument and acknowledged to me that he executed the within instrument for and on behalf of AMERICAN BANK.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written

(SEAL) Maura Melanda, Notary Public for the State of Montana, Printed Name: Maura S. McSpadden, Residing at: Bozeman, My Commission expires: May 4, 2009

CERTIFICATE OF SURVEYOR

I, the undersigned, Steven C. Anderson, Professional Land Surveyor, do hereby certify that on or between December 19, 2003 and August 18, 2005, I surveyed the PLAT OF CATTAIL CREEK SUBDIVISION, PHASE 3, and platted the same as is described and shown on the accompanying plat or certificate of survey 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 all monuments will be set upon or prior to completion of construction or when reasonable weather-related site conditions exist, but no later than June 30, 2006.

Dated this 18th day of August, 2005. Steven C. Anderson, Montana License No. 12251 LS



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 have been paid.

Dated this 31st day of August, 2005. Ana Burroughs, Deputy Treasurer

CERTIFICATE ACCEPTING CASH-IN-LIEU OF LAND DEDICATION

In as much as dedication of park land within the platted area of the PLAT OF CATTAIL CREEK SUBDIVISION, PHASE 3 would be undesirable for park and playground purposes, it is hereby ordered by the City Commission of the City of Bozeman, that land dedication for park purposes be waived and that cash-in-lieu, in the amount of \$36,514.50 dollars, be accepted in accordance with the provisions of the Montana Subdivision and Platting Act, §76-3-101 through §76-3-625, MCA, and the Bozeman Unified Development Ordinance.

Dated this 16th day of October, 2005. Daniel S. Madison, Director of Public Service, City of Bozeman, Montana

APPROVED AS TO FORM

Signature of City Attorney

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The Plat of Cattail Creek Subdivision, Phase 3, Gallatin County, Montana, is within the City of Bozeman, Montana, a first-class municipality, and within the planning area of the Bozeman growth policy which was adopted pursuant to §76-1-601 et seq., MCA, and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of §76-4-125(2)(d) MCA, this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this 14th day of October, 2005. Daniel S. Madison, Director of Public Service, City of Bozeman, Montana

APPROVED AS TO FORM

Signature of City Attorney

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 have found the same to conform to the law, approve it, and hereby accept the dedication to the City of Bozeman for the public use of any and all lands shown on the plat as being dedicated to such use.

Dated this 18th day of October, 2005. Daniel S. Madison, Director of Public Service, City of Bozeman, Montana

APPROVED AS TO FORM

Signature of 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 10:11 o'clock, A.M., this 20th day of October, 2005, and recorded in Book 1 of Plats, on Page 415, as Document No. 2206251, Records of the Clerk and Recorder, Gallatin County, Montana.

Deputy Clerk and Recorder



2206251

J-415

CATTAIL CREEK SUB. PHASE 3

Due to a relatively high ground water table within the area 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.

THOMAS, DEAN & HOSKINS, INC. ENGINEERING CONSULTANTS. DRAWN BY: eb,sa DATE: 09/18/05 SURVEYED BY: SA JOB NO. B03-050 FIELDBOOK 126/63. QUALITY CHECK: SA