

# Ridgeview Trails Subdivision - Subdivision No. 513

Being a Subdivision of Lot 2 of Minor Subdivision Number 253,  
 Located in the NW/4 of Section 14, Township 2 South, Range 9 East  
 Principal Meridian Montana, City of Livingston, Park County, State of Montana  
 For Paramount Homes, LLC, to create 102 Lots

Tract A-3 of C/S No. 1638  
 David W. & Joann A. Ostrom  
 Roll 178, Page 2811

Lot 1, Subdivision No. 155  
 Bruce & Carol Cron  
 Roll 124, Page 1222

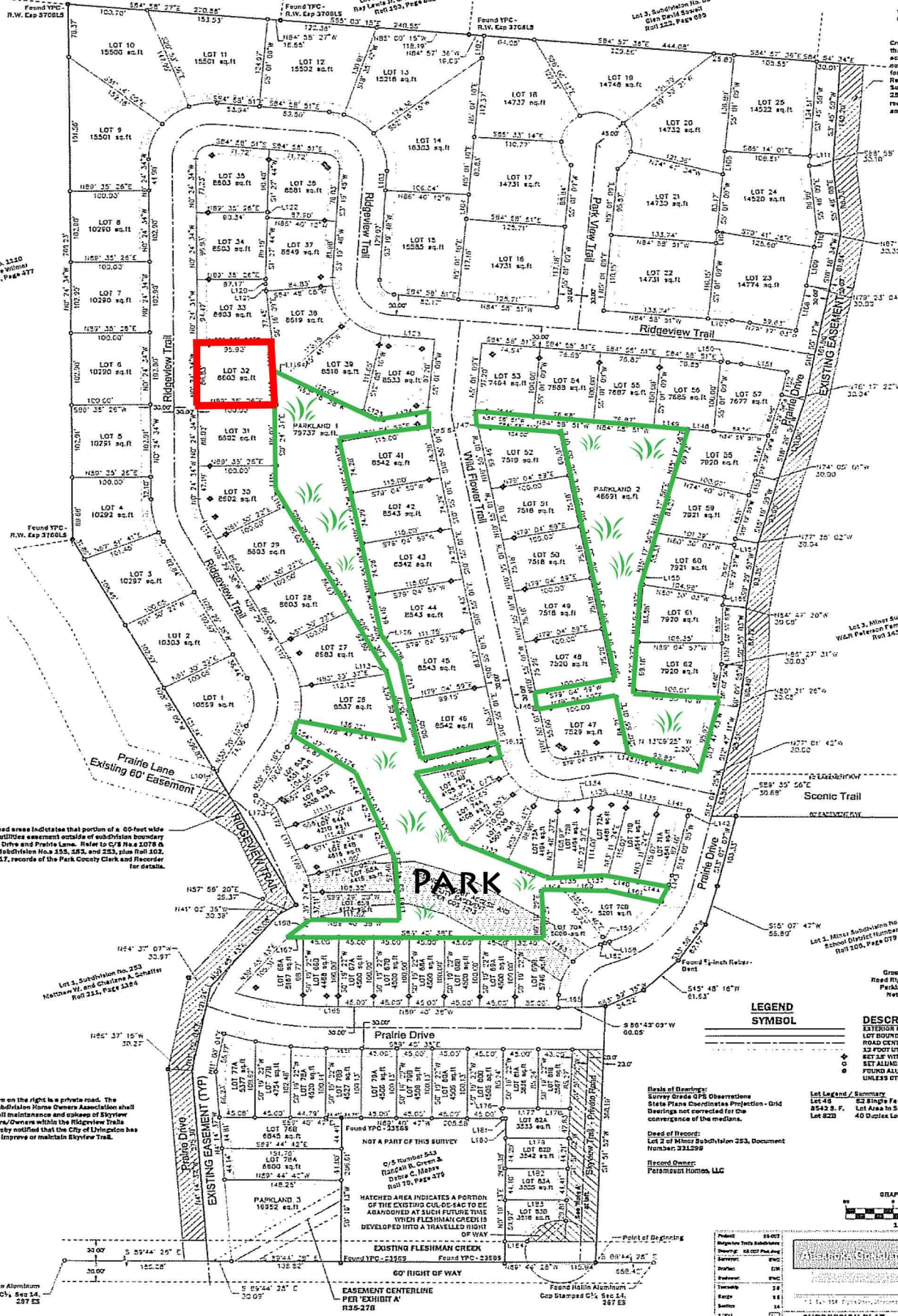
Lot 2, Subdivision No. 155  
 Ray Lewis Jr. & Yvonne L. Lewis  
 Roll 124, Page 631

Lot 3, Subdivision No. 65  
 Dale David Sewell  
 Roll 122, Page 659

Lot 5, Subdivision No. 155  
 Owen R. & Rosalyn A. Taylor  
 Roll 172, Page 500

Cross hatched areas indicate that portion of a 60-foot wide access and utility easement outside of subdivision boundary for Prairie Drive and Prairie Lane. Refer to C/S No. 1078 & 1213, Subdivisions Nos. 155, 153, and 253, plus Roll 1021, Page 1017, records of the Park County Clerk and Recorder for details.

C/S No. 1130  
 Arlene Lee Wilson  
 Roll 164, Page 477



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**NOTE A:**  
 Skyview Trail, shown on the right is a private road. The Ridgeview Trails Subdivision Home Owners Association shall be responsible for all maintenance and upkeep of Skyview Trail. Lot purchasers/Owners within the Ridgeview Trails Subdivision are hereby notified that the City of Livingston has no responsibility to improve or maintain Skyview Trail.

**MATCHED AREA INDICATES A PORTION OF THE EXISTING CUL-DE-SAC TO BE ABANDONED AT SUCH FUTURE TIME WHICH FLESHMAN CREEK DEVELOPED INTO A TRAVELLED RIGHT OF WAY**

### LEGEND

SYMBOL	DESCRIPTION
(Dashed line)	ESTERON BOUNDARY
(Solid line)	LOT BOUNDARY
(Dotted line)	ROAD CENTERLINE
(Double line)	32 FOOT UTILITY EASEMENT
(Circle with dot)	SET-32 WITHIN CORNER 1/2" X 1/2"
(Circle with cross)	SET ALUMINUM CAP 22" X 22"
(Circle with X)	FOUND ALUMINUM CAP STAMPED 12788-15 UNLESS OTHERWISE SPECIFIED

**Lot Legend / Summary**  
 Lot 49: 62 Single Family Lots  
 8542.3 F. Lot Area in Square Feet  
 Lot 823: 40 Duplex Lots

**Book of Record:**  
 Survey Grade GPS Observations  
 State Plane Coordinates Projection - Grid  
 Bearings not corrected for the convergence of the meridians.

**Book of Record:**  
 Lot 2 of Minor Subdivision 253, Document Number: 311298

**Record Owner:**  
 Paramount Homes, LLC

