

1021 GATEWAY SOUTH

1

FINAL PLAT

ROMAN GATE MINOR SUBDIVISION No. 488

A tract of land being Tract A Certificate of Survey No. 1645, and Tract 5 Certificate of Survey No. 1554 less Tract 5A Certificate of Survey No. 1562, Located in the SE 1/4 and SW 1/4 of Section 10, Township 3 South, Range 4 East, P.M.M., Gallatin County, Montana.

18.51 ACRES

CERTIFICATE OF SURVEY

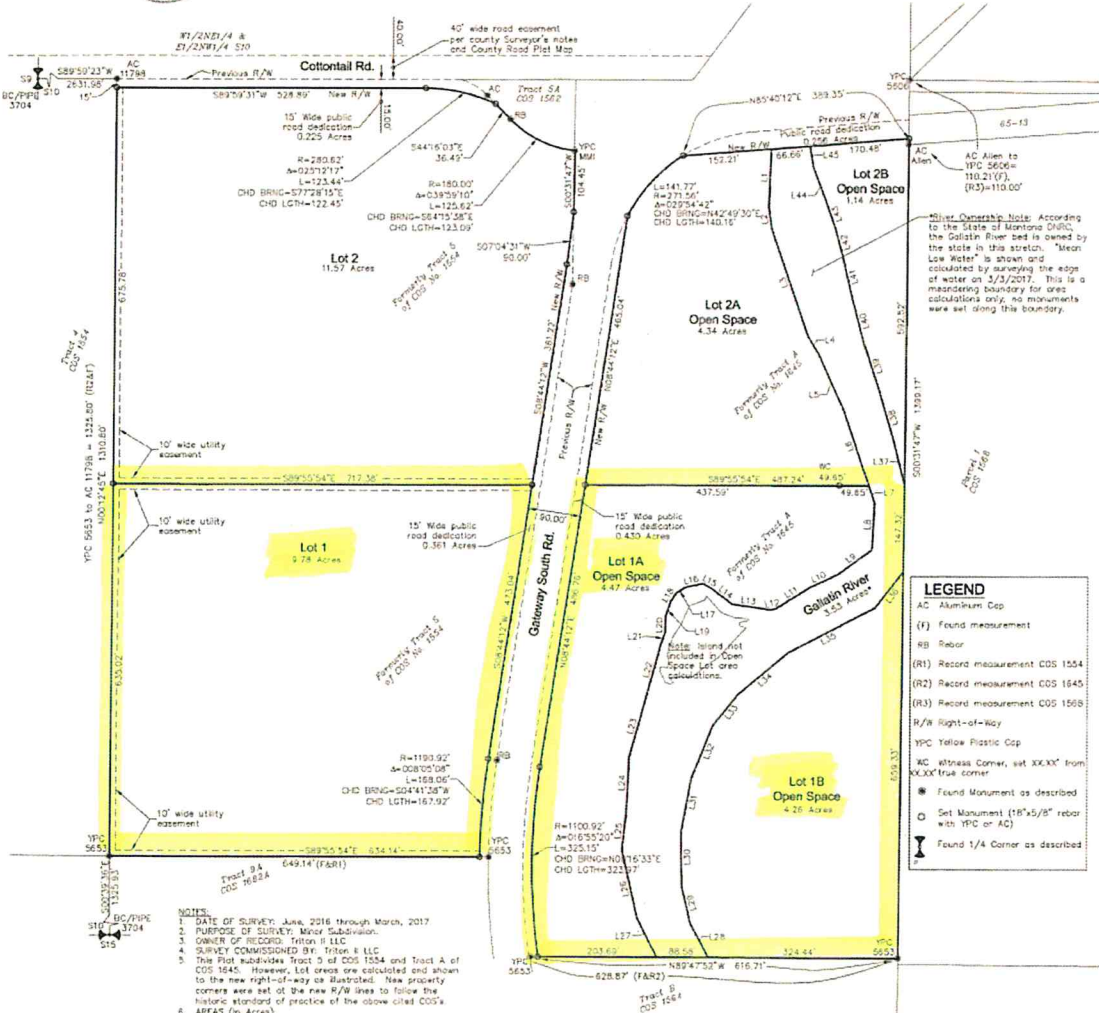
I, the undersigned, Dan Stahly, Licensed Professional Land Surveyor, do hereby certify that I have surveyed the above described land and that the same is shown on the accompanying plat and as described in accordance with the provisions of the Montana Subdivision and Platting Act, Section 76-3-101 through 76-3-225, M.C.A., and the Gallatin County Subdivision Regulations.

Dated this 20th day of March, 2017.

Dan Stahly, 16192 LS



Line #	Direction	Length
L1	S02°09'12"W	99.50
L2	S08°45'59"E	37.32
L3	S19°00'50"E	193.40
L4	S31°08'28"E	35.60
L5	S24°25'37"E	103.85
L6	S18°32'07"E	137.40
L7	S18°41'38"E	31.92
L8	S03°04'04"W	79.79
L9	S53°05'46"W	54.82
L10	S63°09'13"W	70.57
L11	S07°06'20"W	67.49
L12	S80°15'00"W	10.23
L13	N81°55'49"E	66.13
L14	N52°36'55"W	43.89
L15	N60°54'39"W	17.33
L16	S77°37'53"W	31.47
L17	S57°46'15"W	17.61
L18	S32°38'54"W	17.18
L19	S18°53'43"W	27.76
L20	S05°54'37"W	27.11
L21	S20°42'27"W	20.66
L22	S15°24'28"W	104.37
L23	S15°44'34"W	95.12
L24	S02°31'19"W	94.72
L25	S06°16'53"W	65.71
L26	S12°52'16"E	118.80
L27	S27°08'03"E	75.08
L28	N28°09'11"W	65.91
L29	N13°17'49"W	66.19
L30	N01°02'13"W	90.26
L31	N10°31'58"E	95.30
L32	N21°59'25"E	95.63
L33	N38°35'10"E	67.65
L34	N50°46'45"E	112.38
L35	N62°36'54"E	166.67
L36	N38°16'35"E	78.52
L37	N14°00'35"W	76.64
L38	N16°16'38"W	90.72
L39	N18°04'07"W	83.97
L40	N14°39'34"W	79.46
L41	N12°57'41"W	77.12
L42	N14°57'07"W	44.99
L43	N19°05'36"W	50.82
L44	N20°50'52"W	62.29
L45	N10°25'52"W	37.23



- NOTES:
- DATE OF SURVEY: June, 2016 through March, 2017
 - PURPOSE OF SURVEY: Minor Subdivision
 - OWNER OF RECORD: Triton II LLC
 - SURVEY COMMISSIONED BY: Triton II LLC
 - This Plat subdivides Tract 5 of COS 1554 and Tract A of COS 1645. However, lot areas are calculated and shown to the new right-of-way as illustrated. New property corners were set of the new R/W lines to follow the historic standard of practice of the above cited COS's.
- AREAS (in Acres):
- Lot 1 = 0.78
 - Lot 1A = 4.47
 - Lot 1B = 4.26
 - Lot 2A = 4.34
 - Lot 2B = 1.14
 - Gallatin River = 3.53
 - Public Road R/W = 1.27
 - Total = 40.35
- Books of Bearings:
- Geodetic North derived with survey grade GPS on the 31/4 Corner of S10, T3S, R4E, P.M.M., NE064 Lot, 40°30'01.3115"N and Long. 111°13'04.5161"W.



STAHLY ENGINEERING & ASSOCIATES
PROFESSIONAL ENGINEERS & SURVEYORS

404 W. BRADSHAW
JACKSON, WY 83407
Phone (406) 333-8541 Fax (406) 333-8542

3330 CENTENNIAL DR.
BOZEMAN, MT 59717
Phone (406) 552-2024 Fax (406) 552-2025

601 BRIDGER DR., STE. 1
BOZEMAN, MT 59717
Phone (406) 552-8928 Fax (406) 552-8928

MINOR SUBDIVISION NO. 488

COUNTY: Gallatin
PRINCIPAL MERIDIAN: MONTANA

1/4	2	3	4	1/4	2	3	4
10	35	40	45	10	35	40	45

DESIGNED BY: DKS
CHECKED BY: DKS
DATE: 03/07/2017
SHEET 1 OF 2

CERTIFICATE OF DEDICATION

The undersigned property owner, does hereby certify that it has caused to be surveyed, subdivided and plotted into lots, parcels, blocks, roads and alleys, and other divisions and dedications, as shown by this plat hereunto enclosed, the following tracks of land, located in the Southeast Quarter and the Southwest Quarter of Section 10, Township 3 South, Range, 4 East, Principal Meridian Montana, Gallatin County, Montana, and being more particularly described as follows:

RECORD LEGAL DESCRIPTION
Tract A of Certificate of Survey No. 1645 and Tract 5 of Certificate of Survey No. 1554, excepting therefrom Tract 5A of Certificate of Survey No. 1562, records of Gallatin County, Montana.

ACKNOWLEDGMENT OF AGRICULTURAL COVENANT

The undersigned property owner hereby re-certifies, covenants and agrees that the land within Tract A, Certificate of Survey No. 1645 shall be used exclusively for agricultural purposes and that no building or structure requiring water or sewage facilities will be erected or utilized. This covenant is revocable only by mutual consent of the property owners and the Governing Body. This covenant shall run with the real property and be binding on all parties having any right, title or interest in the property, or any part thereof, their heirs, executors, successors, administrators, and assigns, and shall bind each owner thereof.

LOTS 1A, 1B, 2A AND 2B CERTIFICATE OF EXEMPTION FROM SANITATION REVIEW

The undersigned property owner further certifies that Lots 1A, 1B, 2A, and 2B have no existing facilities for water supply, wastewater disposal, and solid waste disposal and no new facilities will be constructed on said lots. Therefore, these Lots are exempt from application review pursuant to A.R.M. 17.35.020(2)(c).

GRANT OF UTILITY EASEMENT

The undersigned further grants unto each and every person, firm, or corporation whether public or private, providing or offering telephone, telegraph, electric power, gas, cable television, water or sewer 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, to, over, under, and across each area designated on this plat as "Utility Easement" to have and to hold forever.

WAIVER OF RIGHT TO PROTEST

The undersigned property owner further waives the right to protest creation of Rural Improvement Districts and Water and Sewer Districts related to ROMAN GATE MINOR SUBDIVISION, in doing so, the owner does not waive any right to comment on, protest, and/or appeal any assessment formula which may be proposed if it believes that formula to be inequitable. This waiver shall be binding upon the heirs, assigns, and purchasers of all tracts within this subdivision.

On this 20th day of March, 2017, before me a notary public in and for said state personally appeared KELLY DANKER whose name is subscribed to the foregoing instrument and acknowledged to me that said corporation executed the same.

Notary Public for the State of Montana
Name Printed: KELLY DANKER
Residing at: 2851 BROADWAY, BOZEMAN, MT 59717
My Commission Expires: JAN 10, 2018

CONSENT OF MORTGAGEE

I (We), the undersigned mortgagee(s), do hereby join in and consent to the described above releasing our respective liens, claims or encumbrances as to any portion of said lands now being plotted into road, avenue, drive or other public uses and dedicated to the use of the public forever.

DATED this 20th day of March, A.D., 2017.

(Sign and print name and title)
On this 20th day of March, 2017, before me a notary public in and for said state personally appeared JANET whose name is subscribed to the foregoing instrument and acknowledged to me that said corporation executed the same.

Notary Public for the State of Montana
Name Printed: KELLY DANKER
Residing at: 2851 BROADWAY, BOZEMAN, MT 59717
My Commission Expires: JAN 10, 2018

CERTIFICATE OF COUNTY COMMISSIONERS

I, Chairman of the Board of County Commissioners, Gallatin County 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 public use.

DATED this 20th day of March, A.D., 2017.

Dan Stahly
Chairman of the Board of County Commissioners
Gallatin County, Montana

CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Gallatin County, Montana, do hereby certify that the accompanying plat has been duly examined and that of real property taxes and special assessments assessed and levied on the land to be subdivided are paid.

DATED this 17th day of March, A.D., 2017.

Denise Galt
Treasurer of Gallatin County, Montana

CERTIFICATE OF CLERK AND RECORDER

I, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 9:55 a.m. (a.m. or p.m.), this 20th day of March, A.D., 2017, and recorded as Minor Subdivision No. 488. Document No. 2575662. Records of the Clerk and Recorder, Gallatin County, Montana.

Denise Galt
Clerk and Recorder
Gallatin County, Montana

2575662

1001 GATEWAY SOUTH 2

CERTIFICATE OF SURVEY No. 1554 TRACT 4

A TRACT OF LAND LOCATED WITHIN THE SE 1/4 AND THE SW 1/4 OF SEC. 10, T. 35, R. 4E, P.M.M.

GALLATIN COUNTY, MONTANA

FOR JAMES E. PLUM II, ORVILLE JOHN PLUM, AND HOWARD W. PLUM
TO CREATE 8 TRACTS OF LAND

LEGAL DESCRIPTION

A tract of land being a portion of the Southeast Quarter and the Southwest Quarter of Section 10, Township 3 South, Range 4 East of the Principal Meridian of Montana, Gallatin County, Montana, and being further described as follows:

Beginning at the West Quarter corner of said Section 10, Thence North 89°47'14" East along the East-West centerline of said Section 10, a distance of 3417.84 feet to the northwest corner of Tract No. 2 described in Book 64 at Page 127, Gallatin County Records. Thence South 00°19'30" West along the west line of said Tract No. 2, a distance of 349.00 feet, to a point on the westerly right-of-way line of the Gateway South Road. Thence along said westerly right-of-way line South 08°31'55" West, a distance of 822.13 feet. Thence continuing along said westerly right-of-way line, along a 1175.92 foot radius curve to the left, through a central angle of 08°04'38", an arc distance of 165.77 feet. Thence South 89°51'49" West, a distance of 1112.68 feet. Thence South 00°00'32" West, a distance of 1279.10 feet to a point on the north right-of-way line of the Gateway South Road. Thence South 89°30'55" West along said north right-of-way line, a distance of 1750.92 feet to the southeast corner of Tract A, Certificate of Survey No. 572. Thence North 00°00'19" West along the east line of said Tract A, a distance of 414.26 feet. Thence South 89°56'33" West along the north line of said Tract A and the north line of that tract shown on the Plat recorded in Book 5 at Page 879, a distance of 417.42 feet. Thence North 00°00'28" East along the west line of the Southwest Quarter of said Section 10, a distance of 2197.20 feet to the Point of Beginning.

Said tract of land being 162.2623 acres, along with and subject to any existing easements.

CERTIFICATE OF SURVEYOR

I, Ray H. Center, the undersigned Professional Engineer and Land Surveyor, do hereby certify that on August 22, 1990, the attached Certificate of Survey was surveyed under my supervision, and the same was platted as shown on the accompanying Certificate of Survey and as described, in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-614, M.C.A., and the Gallatin County Subdivision Regulations.

Dated this 04 day of October, A.D., 1990.

Ray H. Center
Ray H. Center

Montana Registration No. 5653 ES

219112

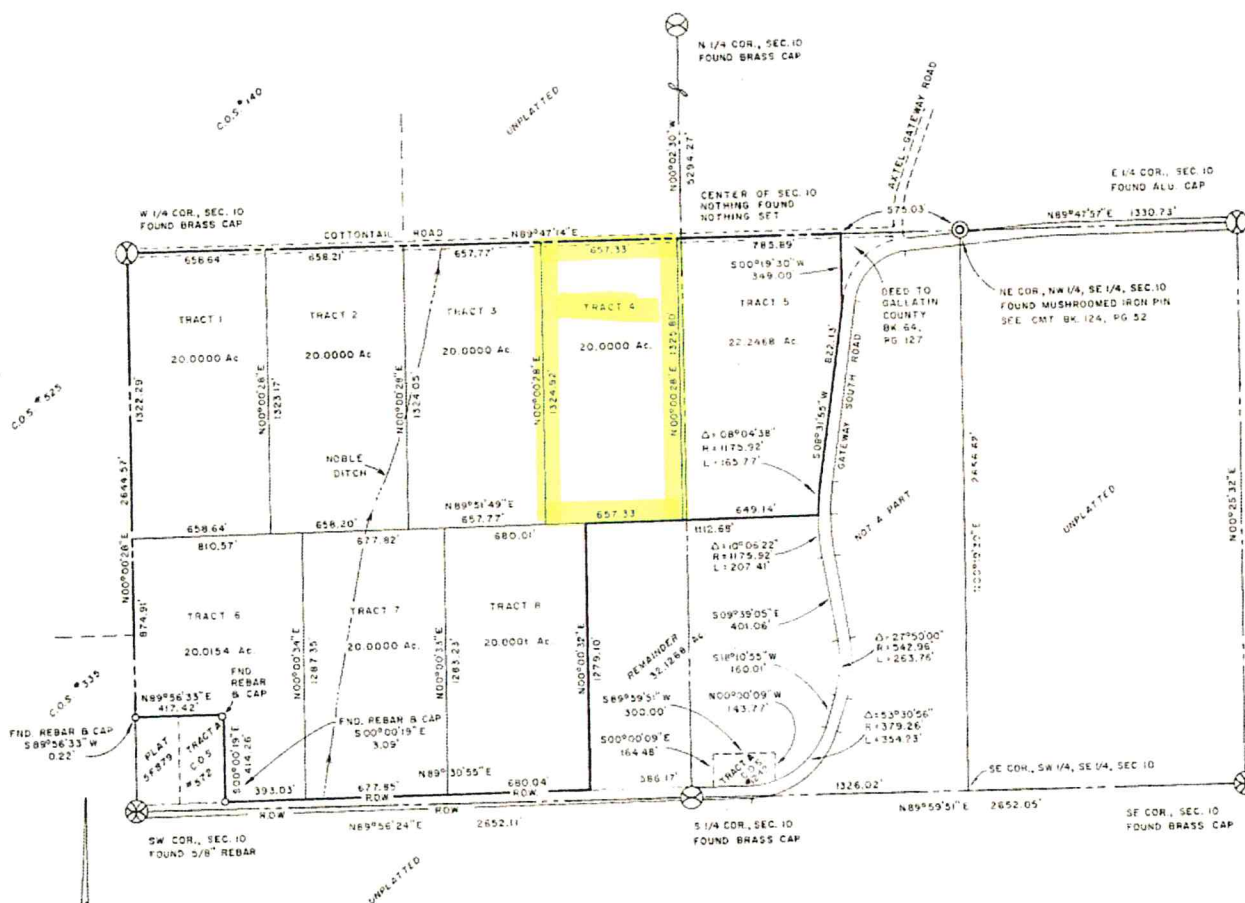
CLERK AND RECORDER

I, Shelley M. Chany, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 8:05 AM this 11 day of OCTOBER, A.D., 1990 and recorded as AS 219112 1554 Records of the Clerk and Recorder, Gallatin County, Montana.

Shelley M. Chany, deputy
Clerk and Recorder

Prepared By:
Rocky Mountain Engineers
P.O. Box 883
Bozeman, Montana, 59771
(406) 586-4859

COS NO. 1554



BASIS OF BEARINGS: ASSUMED THE SOUTH LINE OF THE SE 1/4 OF SECTION 10 TO BE N89°59'51"E

○ INDICATES FOUND MONUMENT AS DESCRIBED
TRACT CORNERS: SET 3/8" REBAR W/PLASTIC CAP (5356 ES)

0 200 400 800
SCALE: 1"=400'

RELEASE OF SANITARY DESTRUCTION
Pm 145 Pm 3849