MINOR SUB 527

SPRING CREEK INN MINOR SUBDIVISION MINOR SUBDIVISION NO. 527 FINAL PLAT

A MINOR SUBDIVISION OF LOT 1, BLOCK 2 OF WEST WINDS SUBDIVISION, PHASE 4 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2 TOWNSHIP 2 SOUTH, RANGE 5 EAST, P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA.

THIS SURVEY WAS PERFORMED FOR VTR SPRING CREEK INN, LLC

THE PURPOSE OF THIS SURVEY IS TO CREATE A TWO LOT MINOR SUBDIVISION

CERTIFICATE OF DEDICATION

A tract of land being Lot 1, Block 2 of West Winds Subdivision, Phase 4 located in the Southwest One-Quarter of Section 2, Township 2 South, Range 5 East, P.M.M., City of Bozeman, Gallatin County, Montana, more particularly described as follows:

BEGINNING at a the Southwest corner of Block 2, a $2\frac{1}{2}$ " dia. aluminum cap marked 17281 LS; thence N 00°18′26" W, a distance of 229.57 feet, to a $2\frac{1}{2}$ " dia. aluminum cap marked 17281 LS; thence a distance of 74.69 feet, along a non-tangent curve concave to the west, with a radius of 330.00 feet, a delta angle of 12°58′05", a chord bearing of N 06°50′51" W, and a chord length of 74.53 feet, to a $2\frac{1}{2}$ " dia. aluminum cap marked 17281 LS; thence N 13°15′14" W, a distance of 93.40 feet, to a 5/8" x 24" rebar with a 2" Alpine aluminum cap; thence N 89°50′38" E, a distance of 93.40 feet, to a 1" HKM Orange Plastic Cap; thence a distance of 93.68 feet, along a non-tangent curve concave to the north, with a radius of 330.00 feet, a delta angle of 16°15′57", a chord bearing of N 82°03′02" E, and a chord length of 93.37 feet, thence N 73°41′54" E, a distance of 164.06 feet, to a 1" HKM Orange Plastic Cap; thence S 21°21′34" E, a distance of 375.90 feet, to a 1" HKM Orange Plastic Cap; thence S 88°27′20" W, a distance of 191.54 feet, to a 1" HKM Orange Plastic Cap; thence S 68°27′20" W, a distance of 191.54 feet, to a 1" REBAR; thence a distance of 174.36 feet along a non-tangent curve concave to the north with a radius of 470.00 feet, a delta angle of 21°15′19", a chord bearing of S 79°04′52" W, and a chord length of 173.36 feet to a $2\frac{1}{2}$ " dia. aluminum cap marked 17281 LS; thence S 89°44′28" W, a distance of 92.10 feet to the Point of Beginning, containing 3.495 acres, more or less.

The above-described tract of land is to be known and designated as Spring Creek Inn Minor Sudivision, No. 52. City of Bozeman, Gallatin County, Montana; and the lands included in all streets, avenues, alleys, and parks of public lands shown on said plat are hereby granted and donated to the City of Bozeman for the public use and enjoyment. Unless specifically listed herein, the lands included in all streets, avenues, alleys and parks or public lands 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 lands included in all streets, avenues, alleys and parks or public lands hereby dedicated to public use.

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 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.

By: hristian N. Commings With Cuevi _day of _ March

On this _____day of ____ before me, a Notary Public in and for

County of _

Cook

State of

On this 17th day of Mark personally appeared Christon N. Cum min 2

Creek Inn, LLC, known to me to be the person whose acknowledged to me that he/she executed the same.

Thurson M. Kwasinski Printed Name

AMULLAND. / Will Friedu:

Residing at _

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08/05/22

Notary Public for the State of

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

Clint O. Litle, a registered professional engineer licensed to practice in the State of Montana, hereby certify that the following improvements, required to meet the requirements of this title or as a condition(s) of approval of the Spring Creek Inn Minor Subdivision No. 527, have been installed in conformance with the approved plans and specifications, or financially guaranteed and covered by the improvements agreement accompanying this plat.

Street Lighting Installation Water & Sewer Service Install

The subdivider hereby warrants against defects in these improvements for a period of two years from the date of acceptance 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 indicated warranty.

By: Christian N. Commings
VTR Spring Creek Inn, LLC

Clint O. Litle, PE Registration No. 10766 PE 12021

Mad Muly Director of Public Works

REQUIRED

We, the undersigned mortgagees or encumbrancers, do hereby join in and consent to the described plat, releasing our respective liens, claims or encumbrances as to apy 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.

CERTIFICATE OF SURVEYOR

Dated this <u>lef</u> day of <u>July</u> Norbert Hackl, PLS

Montana Registration No. 14,535 L.S. 2020.

O SURVE NORBERT NORBERT NO. 44535LS

Clerk and Recorder of Gallatin County, Montana, hereby certify that the foregoing instrument was filed in my office at 1:40 o'clock A.M. this Stady of Sontanal A.D., 2020, and recorded as Minor Subdivision No 527 records of the Clerk and Recorder, Gallatin County, Montana.

ent Number 2748916

r of Gallatin County

aputy

CERTIFICATE OF CLERK AND RECORDER

CERTIFICATE OF EXCLUSION FROM MONTANA
DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

Lots 1A & 1B of this Minor Subdivision Plat, are 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(1)(d) MCA, this minor subdivision is excluded from the requirement for Montana Department of Environmental Quality review. ated this 67 2021 MFE. 2748918

Director of Public Works
City of Bozeman, Montana CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

APPROVED AS TO FORM

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l, Director of Public Works, 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 any and all lands shown on the plat as being dedicated to such use.

Director of Public Works
City of Bozeman, Montana Dated this 16Th day of _ 1 4 APPHOVED AS City Attorney

CERTIFICATE OF COUNTY TREASURER

I, Jannier Blosson 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 surveyed have been paid (RGG61945)

Treasurer of Gallatin County Z. day of July Deputy

between May 24th, 2018, and (1964) professional Land Surveyor, do hereby certify that between May 24th, 2018, and (1964) professional Land Surveyor, do hereby certify that between May 24th, 2018, and (1964) professional companying Minor Subdivision was surveyed by me, or under my supervision, and the same was platted as shown on the accompanying plat and as described, in accordance with the Montana Subdivision and Platting Act, §76-3-101 through §76-3-625 M.C.A., and the Bozeman Municipal Code. SONTANA.

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