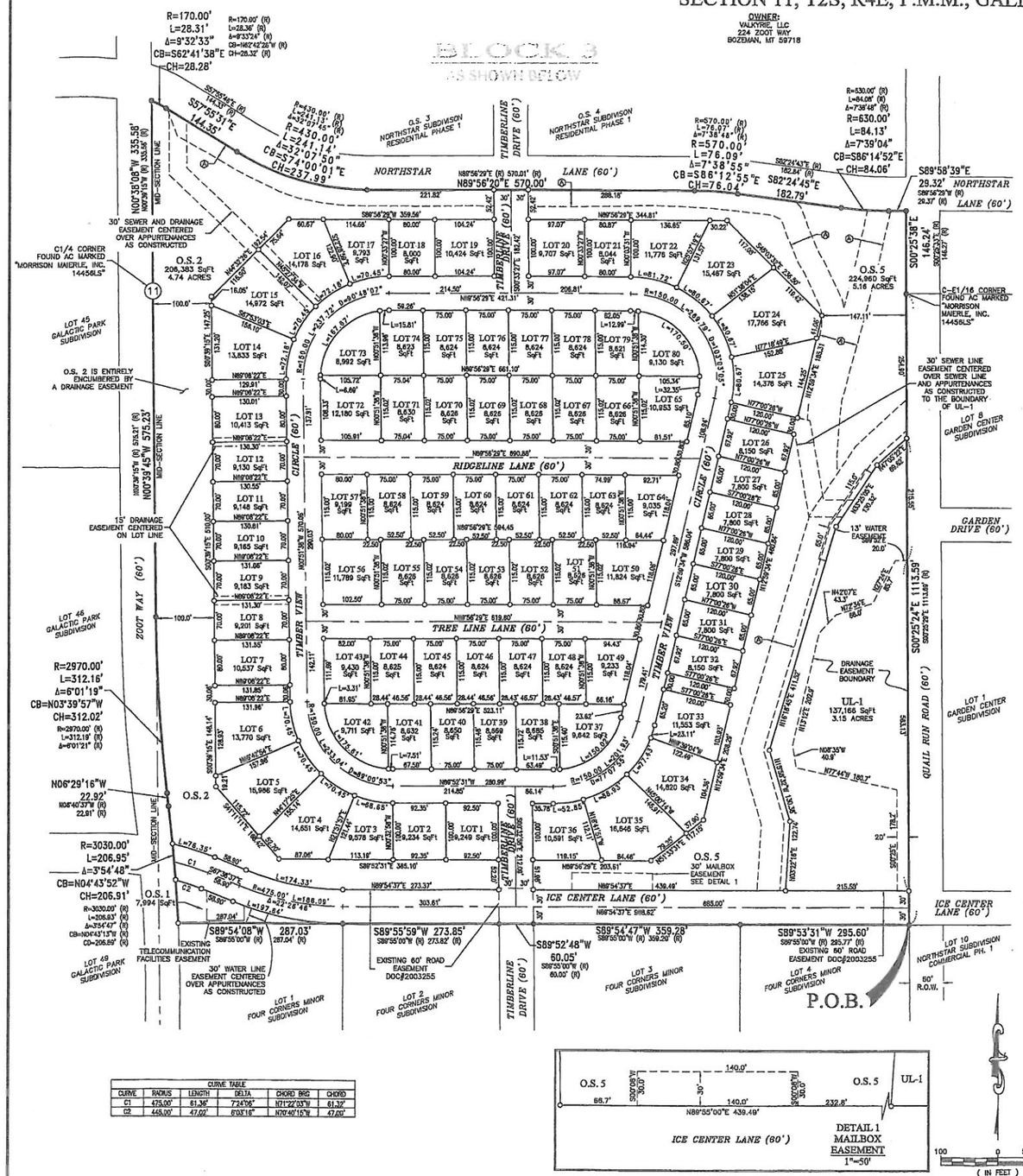
FINAL PLAT of

NORTHSTAR SUBDIVISION RESIDENTIAL PHASE 3

A TRACT OF LAND BEING A PORTION TRACT 1 OF C.O.S. No. 2320 LOCATED IN THE NE1/4 AND SE1/4 SECTION 11, T2S, R4E, P.M.M., GALLATIN COUNTY, MONTANA

OWNER:
VALKYRIE, LLC
224 ZOOT WAY
BOZEMAN, MT 59718

PURPOSE
TO CREATE 60 RESIDENTIAL LOTS, 1 UTILITY LOT, OPEN SPACE, AND DEDICATED RIGHT-OF-WAY



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	475.00'	61.36'	7°24'06"	N71°22'03"W	61.32'
C2	445.00'	47.02'	6°03'16"	N70°40'15"W	47.00'

AREA SUMMARY

GROSS AREA= 39.16 ACRES (100%)
RIGHT-OF WAY AREA= 7.70 ACRES (19.6%)
OPEN SPACE AREA= 10.09 ACRES (25.8%)
RESIDENTIAL LOT AREA= 18.22 ACRES (46.5%)
UTILITY LOT AREA = 3.15 ACRES (8.1%)

LOT ACCESS

INDIVIDUAL LOT ACCESSES SHALL BE BUILT TO THE STANDARDS OF SECTION 7.C.2 OF THE GALLATIN COUNTY SUBDIVISION REGULATIONS. EACH LOT SHALL BE LIMITED TO ONE DRIVEWAY ACCESS.

SETBACKS

RESIDENTIAL STRUCTURES ARE SUBJECT TO A MINIMUM 20' SETBACK FROM THE ORDINARY HIGH WATER MARK OF ANY ACTIVE DITCH OR CREEK.

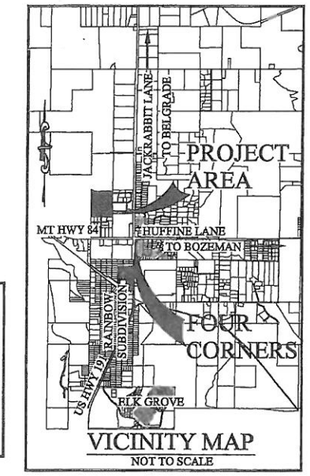
EASEMENT NOTES

ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE FOLLOWING UTILITY EASEMENTS:
- 20' ADJACENT TO PUBLIC RIGHTS-OF-WAY
- 10' ALONG REAR LOT LINES

Ⓓ= DITCH MAINTENANCE EASEMENT 20' BEYOND WATER'S EDGE

LEGEND

○	SET 5/8"x18" REBAR WITH RPC MARKED "MORRISON MAIERLE, INC. 11371LS"
●	FOUND REBAR W/ GPC MARKED "MORRISON MAIERLE, INC 14456LS" UNLESS OTHERWISE NOTED
GPC	GREEN PLASTIC CAP
RPC	RED PLASTIC CAP
AC	ALUMINUM CAP
O.S.	OPEN SPACE PARCEL
— — — —	PROPOSED EASEMENT LINE
—— ——	EXISTING EASEMENT LINE



CERTIFICATE OF DEDICATION, GRANT OF EASEMENTS, WAIVER OF RIGHT TO PROTEST & CERTIFICATE OF EXEMPTION

– CERTIFICATE OF DEDICATION –

We, the undersigned property owners do hereby certify that we have caused to be surveyed, subdivided, and platted into lots, parcels, blocks, roads, and alleys, and other divisions and dedications, as shown by this plat hereunto included, the following described tract of land, to wit:

A tract of land being a portion of Tract 1 of C.O.S. No. 2320 situated in the NE1/4 and SE1/4 of Section 11, T2S, R4E, P.M.M., Gallatin County, Montana, and being further described as follows:

Beginning at the northeast corner of Four Corners Minor Subdivision; thence along the northerly line of said subdivision through the following 5 courses:

S89°53'31"W a distance of 295.60 feet,
S89°54'47"W a distance of 359.28 feet,
S89°52'48"W a distance of 60.05 feet,
S89°55'59"W a distance of 273.85 feet,
S89°54'08"W a distance of 287.03 feet to a point on the easterly right-of-way line of Zoot Way; thence along said right-of-way line and a non-tangent curve to the left having a radius of 3030.00 feet, an arc length of 206.95 feet, a central angle of 3°54'48", a chord bearing of N04°43'52"W, and a chord length of 206.91 feet; thence N06°29'16"W a distance of 22.92 feet; thence along a non-tangent curve to the right having a radius of 2970.00 feet, an arc length of 312.16 feet, a central angle of 06°01'19", a chord bearing of N03°39'57"W, and a chord length of 312.02 feet to a point on the N-S mid-section line of said Section 11; thence along said mid-section line N00°38'08"W a distance of 335.58 feet to the southwest corner of Northstar Subdivision Residential Phase 1; thence along the south line of said Phase 1 and Northstar Lane through the following 8 courses:

along a non-tangent curve to the right having a radius of 170.00 feet, an arc length of 28.31 feet, a central angle of 09°32'33", a chord bearing of S62°41'38"E, and a chord length of 28.28 feet,
S57°55'31"E a distance of 144.35 feet,
along a non-tangent curve to the left having a radius of 430.00 feet, an arc length of 241.14 feet, a central angle of 32°07'50", a chord bearing of S74°00'01"E, and a chord length of 237.99 feet,
N89°56'20"E a distance of 570.00 feet,
along a non-tangent curve to the right having a radius of 570.00 feet, an arc length of 76.09 feet, a central angle of 07°38'55", a chord bearing of S86°12'55"E, and a chord length of 76.04 feet,
S82°24'45"E a distance of 182.79 feet,
along a non-tangent curve to the left having a radius of 630.00 feet, an arc length of 84.13 feet, a central angle of 07°39'04", a chord bearing of S86°14'52"E, and a chord length of 84.06 feet, and
S89°58'39"E a distance of 29.32 feet to the west line of Garden Center Subdivision and Quail Run Road;

thence along the west line of said subdivision S00°25'38"E a distance of 146.24 feet; thence continuing along said west line S00°25'24"E a distance of 1113.59 feet to the Point of Beginning.

Said tract contains 39.16 acres along with and subject to any existing easements, whether of record or apparent on the ground.

The above described tract of land is to be known and designated as Northstar Subdivision Residential Phase 3, Gallatin County, Montana; and the lands included in all roads, shown on said plat are hereby granted and donated to the use of the public forever. The roadways dedicated to the public are accepted for public use, but the County accepts no responsibility for maintaining the same. The owner agrees that the County has no obligation to maintain the roads hereby dedicated to public use.

–GRANT OF EASEMENTS–

The undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering to provide 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, in, over, under and across each area designated on this plat as "Utility Easement" to have and hold forever. The undersigned also grants exclusively unto Utility Solutions, LLC, and its heirs, assigns and agents the right to the use of all utility, water line, sewer line and wastewater disposal easements as shown or listed on the face of this plat for the purpose of supplying water, wastewater and other utilities and appurtenances as said Corporation may deem necessary.and hold forever.

–WAIVER OF RIGHT TO PROTEST–

We, the undersigned property owners of Northstar Subdivision Residential Phase 3, hereby waive the right to protest creation of Rural Improvement Districts, Local Improvement Districts, a Zoning District, and a Water and/or Sewer District. In doing so, we do not waive any right to comment, and or appeal any assessment formula which may be proposed if we believe it to be inequitable. The waiver shall be binding upon the heirs, assigns, and purchasers of all lots within this subdivision.

CERTIFICATE OF EXEMPTION FROM SANITARY RESTRICTIONS FOR OPEN SPACE PARCELS O.S. 1, 2, & 5

Open space parcel O.S. 1, 2, & 5 is subject to ARM 17.36.605(2)(a). The parcels will have no sanitation facilities and there will be no structures erected requiring water or sewage disposal. Any change in land use within this parcel that requires the installation of facilities for sewage disposal subjects the division & the lots to the provisions of Title 76-4-101, M.C.A.

Dated this _____ day of _____, A.D., 2006.

VALKYRIE, LLC
Its:

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, A.D. 2006 by _____ as _____ of Valkyrie, LLC.

Notary Public for the State of _____
Residing at _____
My commission expires _____

BASIS OF BEARING

BEARINGS FOR THIS PLAT ARE GRID, DERIVED FROM GPS OBSERVATIONS WITH SURVEY-GRADE RECEIVERS AND REFERENCED TO THE MONTANA COORDINATE SYSTEM, SINGLE ZONE, NAD83 (HARN)
LATITUDE 45°40'16" NORTH
LONGITUDE 111°11'45" WEST.

RECORD BEARINGS ARE BASED ON THE BEARINGS FOUND ON C.O.S. No. 2320, THE PLAT OF NORTHSTAR SUBDIVISION RESIDENTIAL PHASE 1, AND THE PLAT OF FOUR CORNERS MINOR SUBDIVISION.

–CERTIFICATE OF COMPLETION–

We, Valkyrie, LLC, and L. Martin E. Gagnon, a Registered Professional Engineer licensed to practice in the State of Montana, hereby certify that the public improvements required as a condition of approval of Northstar Subdivision Residential Phase 3 have been installed in conformance with the approved engineering specifications and plans or by an improvements agreement.

Dated this _____ day of _____ A.D., 2006.

Valkyrie, LLC
Its:

Dated this _____ day of _____ A.D., 2006.

Martin E. Gagnon, 11185PE
Morrison-Maierle, Inc.

–CERTIFICATE OF SURVEYOR–

I, the undersigned, Craig L. Brown, a Professional Land Surveyor, do hereby certify that between March 1, 2006, and June 30, 2006, Northstar Subdivision Residential Phase 3 was surveyed under my direct supervision and described the same as shown on the accompanying plat and platted in accordance with the provisions of the Montana Subdivision and Platting Act, Section 76-3-101 through 76-3-625, M.C.A., and the Gallatin County Subdivision Regulations. I further certify that monuments which have not been set by the filing date of this instrument will be set by August 1, 2006, due to public improvements construction in accordance with ARM 8.94.3001(d).

Dated this _____ day of _____, 2006.

Craig L. Brown, 11371LS
Morrison-Maierle, Inc.

–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 _____ day of _____ A.D., 2006.

Kimberly Buchanan, Treasurer
Gallatin County, MT

–CERTIFICATE OF COUNTY COMMISSIONERS–

I, John Vincent, 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 _____ day of _____, A.D., 2006.

John Vincent, Chairman
Board of County Commissioners
Gallatin County, MT

–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 _____ o'clock, (a.m., or p.m.), this _____ day of _____, A.D., 2006, in Book _____ of Plats on Page _____ (Document No. _____), Records of the Clerk and Recorder, Gallatin County, Montana.

Shelley Vance, Clerk and Recorder
Gallatin County, MT

MORRISON MAIERLE, Inc.
An Employee-Owned Company
ENGINEERING SURVEYING PLANNING SINCE 1945
80 Box 1113, 601 Technology Blvd, Bozeman, MT 59771 • Phone: (406) 587-0721 Fax: (406) 587-1176

1/4 SEC.	SECTION	TOWNSHIP	RANGE
NE	11	2S	4E
SE	11	2S	4E

PRINCIPAL MERIDIAN, MONTANA
GALLATIN COUNTY, MONTANA

CLIENT: VALKYRIE, LLC

FIELD WORK: MMI
DRAWN BY: JPF/smr
CHECKED BY: CLB
DATE: 3/15/06
SCALE:
PROJ #: 3709.012

PLOTTED DATE: Mar/23/2006 – 10:59:15 am
DRAWING NAME: H:\3336\018\ACAD\FPLAT-Ph 3#\Ph3 Res FPlat.dwg
SHEET 1 OF 1 PLOTTED BY:smr