

FINAL PLAT of
NORTHSTAR SUBDIVISION RESIDENTIAL PHASE 2
 A TRACT OF LAND BEING A PORTION OF TRACT 1 OF C.O.S. No. 2320 LOCATED IN THE NE1/4 SECTION 11, T2S, R4E, P.M.M., GALLATIN COUNTY, MONTANA

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

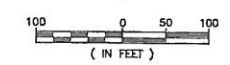
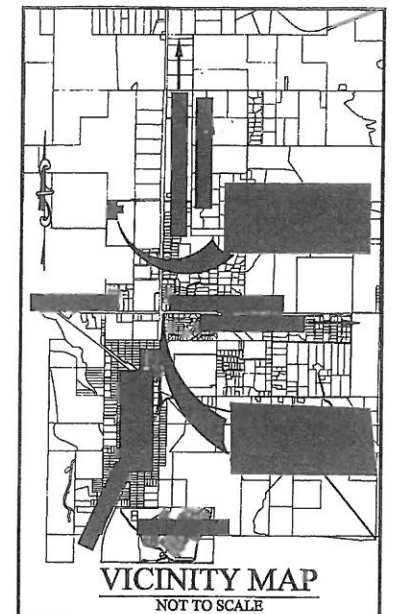
PURPOSE
 TO CREATE 70 RESIDENTIAL
 LOTS, OPEN SPACE, AND
 DEDICATED RIGHT-OF-WAY

AREA SUMMARY
 GROSS AREA = 22.70 ACRES (100%)
 RIGHT-OF-WAY AREA = 4.98 ACRE (21.9%)
 OPEN SPACE AREA = 3.70 ACRES (16.3%)
 NET LOT AREA = 14.02 ACRES (61.8%)

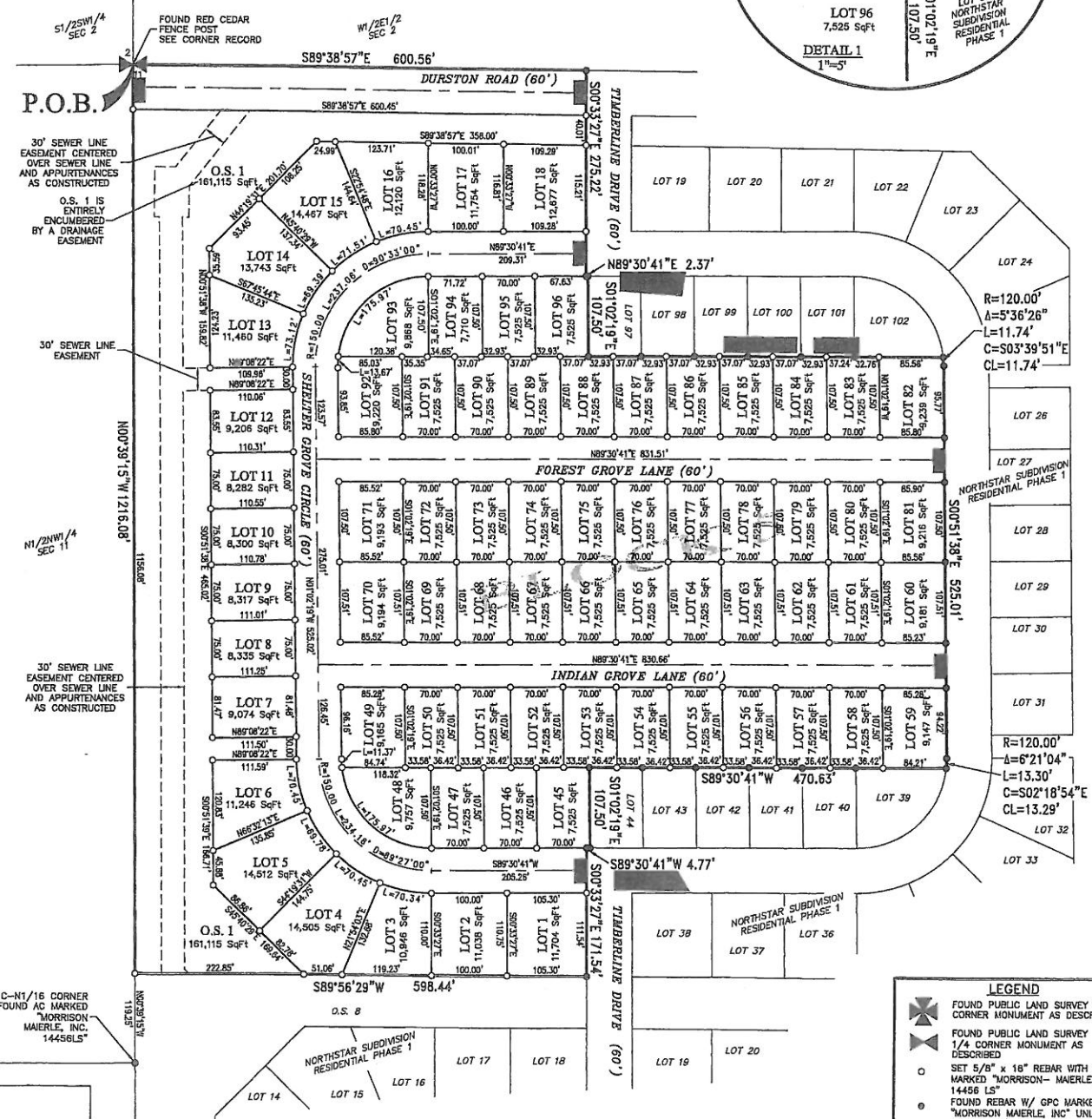
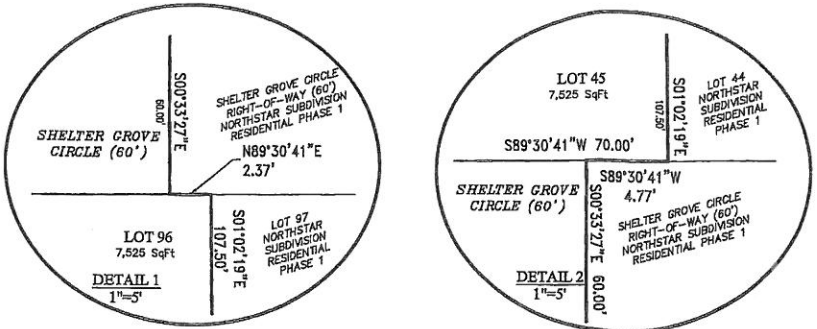
LOT ACCESS
 INDIVIDUAL LOT ACCESS SHALL BE BUILT TO THE STANDARDS OF SECTION 7.6.2 OF THE GALLATIN COUNTY SUBDIVISION REGULATIONS. EACH LOT SHALL BE LIMITED TO ONE DRIVEWAY ACCESS.

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 SIDE AND REAR LOT LINES



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 (WARN)



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 Section 11, T2S, R4E, P.M.M., Gallatin County, Montana, and being more particularly described as follows:

Commencing at the N1/4 of Section 11, the True Point of Beginning;
 Thence along the north line of said Section 11, S89°38'57"E a distance of 600.56 feet;
 Thence S00°33'27"E a distance of 275.22 feet;
 Thence N89°30'41"E a distance of 2.37 feet;
 Thence S01°02'19"E a distance of 107.50 feet;
 Thence N89°30'41"E a distance of 468.49 feet;
 Thence along a non-tangent arc to the right a distance of 11.74 feet, said arc having a radius of 120.00 feet, a chord bearing of S03°39'51"E, a chord length 11.74', and a central angle of 5°38'26";
 Thence S00°51'38"E a distance of 525.01 feet;
 Thence along an arc to the right a distance of 13.30 feet, said arc having a radius of 120.00 feet, a chord bearing of S02°18'54"E, a chord length of 13.29 feet, and a central angle of 6°21'04";
 Thence S89°30'41"W a distance of 470.63 feet;
 Thence S01°02'19"E a distance of 107.50 feet;
 Thence S89°30'41"W a distance of 4.77 feet;
 Thence S00°33'27"E a distance of 171.54 feet;
 Thence S89°56'29"W a distance of 598.44 feet to the N-S mid-section line of Section 11;
 Thence along said mid-section line, N00°39'15"W a distance of 1216.08 feet to the True Point of Beginning.

Said tract contains 22.70 acres, more or less, and is subject to all existing easements, whether recorded or apparent on the ground.

The above described tract of land is to be known and designated as Northstar Subdivision Residential Phase 2, 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 roads 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.

- WAIVER OF RIGHT TO PROTEST -

We, the undersigned property owners of Northstar Subdivision Residential Phase 2, 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 PARCEL O.S. 1

Open space parcel O.S. 1, is subject to ARM 17.36.602(2)(c). This parcel will have no sanitation facilities and there will be no structures erected requiring water or sewage disposal. Any change in land use within this lot that requires the installation of facilities for sewage disposal subjects the division & the lots to the provisions of Titles 76-4-101, M.C.A.

Dated this _____ day of _____, A.D., 2005.

Its:
 VALKYRIE, LLC
 STATE OF _____
 COUNTY OF _____
 This instrument was acknowledged before me on this _____ day of _____, A.D. 2005 by _____ as _____ of Valkyrie, LLC.

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

- CERTIFICATE OF COMPLETION -

We, _____ and I, 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 2 have been installed in conformance with the approved engineering specifications and plans or by an Improvements agreement.

Dated this _____ day of _____, A.D., 2005.

Its:
 Valkyrie, LLC

Dated this _____ day of _____, A.D., 2005.

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

- CERTIFICATE OF SURVEYOR -

I, the undersigned, Shannon J. Morinko, a Professional Land Surveyor, do hereby certify that between October 1, 2005, and December 15, 2005, Northstar Subdivision Residential Phase 2 was surveyed under my direct supervision and described the same as shown on the accompanying plat and plotted 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 June 1, 2006, due to public improvements construction in accordance with ARM 8.94.3001(d).

Dated this _____ day of _____, 2005.

Shannon J. Morinko, 14456LS
 Morrison-Maerle, 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., 2005.

Kimberly Buchanan, Treasurer
 Gallatin County, MT

- CERTIFICATE OF COUNTY COMMISSIONERS -

I, Bill Murdock, Chairman of the Board of County Commissioners, Gallatin County, Montana, do hereby certify that the accompanying plat has been duly examined and found the same to conform to the law, approve it, and hereby accept the dedication to public use.

Dated this _____ day of _____, A.D., 2005.

Bill Murdock, 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., 2005, in Book _____ of Plats on Page _____ (Document No. _____ day of _____), Records of the Clerk and Recorder, Gallatin County, Montana.

Shelley Vance, Clerk and Recorder
 Gallatin County, MT

LEGEND

- FOUND PUBLIC LAND SURVEY SECTION CORNER MONUMENT AS DESCRIBED
- FOUND PUBLIC LAND SURVEY 1/4 CORNER MONUMENT AS DESCRIBED
- SET 5/8" x 18" REBAR WITH GPC MARKED "MORRISON - MAERLE, INC. 14456 LS"
- FOUND REBAR W/ GPC MARKED "MORRISON MAERLE, INC" UNLESS OTHERWISE NOTED
- GPC GREEN PLASTIC CAP
- AC ALUMINUM CAP
- O.S. OPEN SPACE PARCEL
- - - PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE

	1/4 SEC.	SECTION	TOWNSHIP	RANGE
	NE	11	2S	4E
PRINCIPAL MERIDIAN, MONTANA				
GALLATIN COUNTY, MONTANA				
CLIENT: VALKYRIE, LLC	PLOTTED DATE: Dec/18/2005 - 10:38:37 am			
FIELD WORK: MMI	DRAWING NAME: H:\2336\018\ACAD\PLAT-Ph 2R\Ph2 Res IP\Plot.dwg			
DRAWN BY: SMR/JPF	SCALE: 1"=100'			
CHECKED BY: SJM	SHEET 1 OF 1			