

PRELIMINARY PLAT OF
BRIDGER SHADOWS EAST SUBDIVISION
BEING LOT 1 OF MINOR SUBDIVISION No. 502,
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN MONTANA,
GALLATIN COUNTY, MONTANA
OWNER: Riverwood One, LLC
PURPOSE: To Create 13 Residential Lots

DRAFT

CERTIFICATE OF DEDICATION

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

LEGAL DESCRIPTION

A tract of land being Lot 1 of Minor Subdivision No. 502, located in the Northwest One-Quarter of Section 20, Township 1 South, Range 5 East, Principal Meridian Montana, Gallatin County, Montana. Said tract of land being 23.57 acres, along with and subject to any existing easements.

The above described tract of land is to be known and designated as Bridger Shadows East Subdivision, Gallatin County, Montana; and the lands included in all roads, parks or public squares 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 the public use, but the County accepts no responsibility for maintaining the same. The owners agree that the County has no obligation to maintain the roads hereby dedicated to public use.

GRANT OF PUBLIC UTILITY EASEMENT

"The undersigned hereby grants unto each and every person or firm, whether public or private, providing or offering to provide telephone, internet, 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 to hold forever."

CERTIFICATE OF WAIVER

We, the undersigned property owners of Bridger Shadows East Subdivision do hereby waive the right to protest creation of rural improvement districts for improvements to East Cameron Bridge Road and the internal primary and secondary access subdivision roads. In so doing, we do not waive any right to protest, and/or appeal assessment formula which may be proposed if we believe it to be inequitable. This waiver shall be binding upon the heirs, assigns and purchasers of all tracts within this Subdivision.

DATED this _____ day of _____, 20____.

Riverwood One, LLC

By: _____

Its: _____

State of _____ }
County of _____ } ss

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public for the State of _____, personally appeared _____, known to me to be the _____ of Riverwood One, LLC that executed the within instrument, and acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____

(Printed Name)

Residing at _____, _____

My commission expires _____

CONSENT OF MORTGAGEE

We, the undersigned mortgagee do hereby join in and consent to the described plat, releasing our respective liens, claims or encumbrances as to any portion of said lands now being platted into roads, avenues, parks or other uses and dedicated to the use of the public forever.

DATED this _____ day of _____, 20____.

Lending Institution

By: _____

Its: _____

State of _____ }
County of _____ } ss

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public for the State of _____, personally appeared _____, known to me to be the _____ of the Lending Institution executed the within instrument, and acknowledged to me that Lending Institution executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____

(Printed Name)

Residing at _____, _____

My commission expires _____

SANITATION ACT REVIEW EXEMPTION - LOT A & PARK SPACE

The land designated as "Open Space A" on this plat is exempt from review by the Montana Department of Environmental Quality per the Administrative Rules of Montana (A.R.M.) Chapter 36, Sub-Chapter 6, Rule 17.36.605(2)(a) "a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed on the parcel".

CERTIFICATE OF SURVEYOR

I, the undersigned, Greg L. Finck, Professional Land Surveyor, do hereby certify that I surveyed Bridger Shadows East Subdivision, 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, MCA, and the Gallatin County Subdivision Regulations.

DATED this _____ day of _____, 20____.

Greg L. Finck, P.L.S.
Montana Registration No. 13174 LS

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, Riverwood One LLC, and I, Mark A. Fasting, 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 Bridger Shadows East Subdivision, have been installed in conformance with the approved specifications and plans, or have been bonded according to the improvements agreement.

_____, 20____
Riverwood One LLC (Date)

_____, 20____
Mark A. Fasting, P.E. (Date)
Montana Registration No. 12071PE

CERTIFICATE OF COUNTY COMMISSIONERS

I, the 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 _____, 20____.

Chairman, Board of County Commissioners

CERTIFICATE OF COUNTY TREASURER

I, _____, 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.

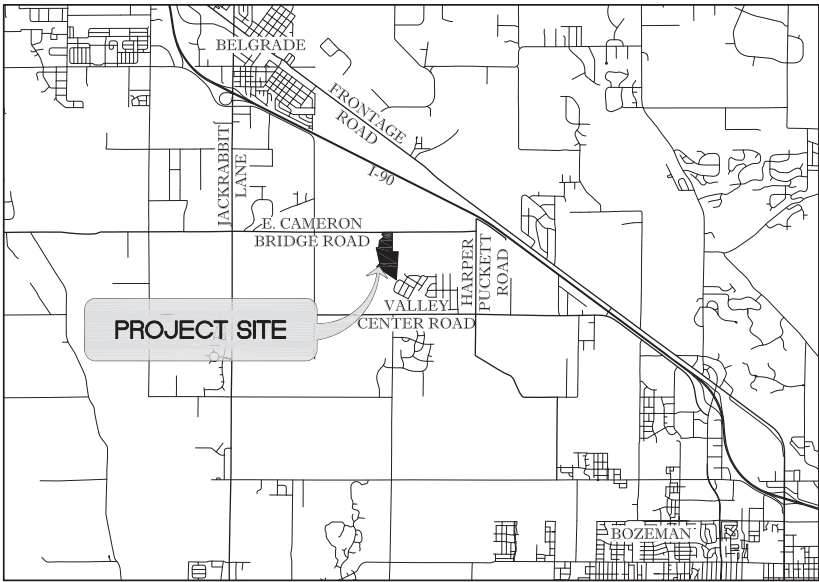
DATED this _____ day of _____, 20____.

Treasurer of Gallatin County

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 _____ o'clock (a.m. or p.m.) this _____ day of _____, 20____, and recorded in Book _____ of Plats on Page _____, Records of the Clerk and Recorder, Gallatin County, Montana.

Clerk and Recorder



VICINITY MAP
NOT TO SCALE

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DRAFT

- LEGEND**
- 100-YEAR FLOODPLAIN BOUNDARY (TYP)
 - INDEX CONTOUR
 - CONTOUR MINOR (1' INTERVALS)
 - PROPERTY LINE
 - LOT LINE
 - ADJOINING PROPERTY LINE
 - EASEMENT LINE
 - SECTION LINE
 - ROAD CENTERLINE
 - SEWER MAIN
 - FOUND MONUMENT $\frac{5}{8}$ " REBAR WITH 2" ALUMINUM CAP
 - SET $\frac{5}{8}$ " REBAR WITH 2" ALUMINUM CAP
 - SET $\frac{5}{8}$ " REBAR WITH YELLOW PLASTIC CAP
 - (R&M) RECORDED AND MEASURED



BASIS OF BEARING, COORDINATES
BEARINGS FOR THIS SURVEY ARE BASED ON
GEODETIC NORTH, DETERMINED BY GPS
SATELLITES USING SURVEY GRADE RECEIVERS.

MONUMENTATION NOTE
A $\frac{5}{8}$ " REBAR WITH 2" ALUMINUM CAP WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS. A $\frac{5}{8}$ " REBAR WITH YELLOW PLASTIC CAP WILL BE SET AT ROAD PC'S AND PT'S.

UTILITY EASEMENT NOTE
UTILITY EASEMENTS SHALL BE 10-FT WIDE ALONG THE FRONT, SIDE, AND REAR LOT LINES OF RESIDENTIAL LOTS AS GRAPHICALLY DEPICTED ON THIS SHEET.

AREA TABLE	
AREA OF LOTS (13)	= 13.01 acres
AREA OF PRIVATE OPEN SPACE	= 8.25 acres
AREA OF RIGHT-OF-WAY	= 2.27 acres
TOTAL AREA	= 23.57 acres

1/4	Sec.	T.	R.
20	1S	5E	

32 DISCOVERY DRIVE
BOZEMAN, MT 59718
PHONE (406) 582-0221
FAX (406) 582-0770
www.alliedengineering.com

Civil Engineering
Geotechnical Engineering
Land Surveying



PROJECT SURVEYOR: GLF
DRAWN BY: KWO
REVIEWED BY: GLF
DATE: 06/22/22

SHEET
2 OF 3
PROJECT No. 18-014
Preliminary Plat Bridger
Shadows East.dwg

C:\Users\w\OneDrive\2018\18-014 Tract 1A of COS No. 2688\21 CSD-Survey\Preliminary Plat Bridger Shadows East Subdivision.dwg Jun 22, 2022 3:05pm

CONDITIONS OF APPROVAL PRELIMINARY PLAT OF
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NOTES

- THE OFFSITE 100-YEAR FLOODPLAIN BOUNDARY SHOWN IS PER THE 2018 FLOOD STUDY PERFORMED BY ALLIED ENGINEERING SERVICES, INC. (FOR REFERENCE PURPOSES ONLY)
- THE CROSS-HATCHED AREA REPRESENTS THE 100-YEAR FLOODPLAIN AND "NO BUILD ZONE". (FOR REFERENCE PURPOSES ONLY)
- ANY WATER CONVEYANCE FACILITY NON-INTERFERENCE SETBACK OR EASEMENT SHOWN ON THE SUBDIVISION PLAT DOES NOT ELIMINATE ANY SECONDARY EASEMENT DESCRIBED BY SECTION 70-17-112 MCA.
- THE SHOWN 150-FOOT WATERCOURSE SETBACK FROM MIDDLE CREEK IS INTENDED TO BE FROM THE ORDINARY HIGH WATER MARK TO NEW RESIDENTIAL STRUCTURES. (FOR REFERENCE PURPOSES ONLY)
- THIS PROPERTY HAS BEEN IDENTIFIED BY THE MONTANA DEPARTMENT OF NATURAL RESOURCES & CONSERVATION AS BEING INUNDATED WITH FLOODWATERS IN THE EVENT HYALITE/MIDDLE CREEK DAM FAILS. RESIDENTS AND TENANTS SHOULD FAMILIARIZE THEMSELVES WITH THE EMERGENCY ACTION PLAN AND APPROPRIATE EVACUATION ROUTES.
- DUE TO THE POTENTIAL OF HIGH GROUNDWATER AND FLOOD PLAIN IN THE AREAS OF THE SUBDIVISION, IT IS NOT RECOMMENDED THAT RESIDENTIAL DWELLINGS OR STRUCTURES WITH FULL OR PARTIAL BASEMENTS BE CONSTRUCTED WITHOUT FIRST CONSULTING A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MONTANA.

LEGEND

- 100-YEAR FLOODPLAIN BOUNDARY (TYP)
- INDEX CONTOUR
- CONTOUR MINOR (1' INTERVALS)
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- LOT LINE
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- FOUND MONUMENT 5/8" REBAR WITH 2" ALUMINUM CAP
- SET 5/8" REBAR WITH 2" ALUMINUM CAP
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP
- RECORDED AND MEASURED

NOTE

FUTURE WASTEWATER MIXING ZONES AND/OR WASTEWATER BUFFER ZONES (INDIVIDUAL, SHARED, MULTI-USER, PUBLIC, COMMUNITY, ETC.), ARE ALLOWED TO CROSS ANY LOTS, OR PORTION OF ANY EXISTING LOTS, PARKS, OPEN SPACE, ROADS, ETC., WITHIN RIVERWOOD SOUTH SUBDIVISION, FOR THE BENEFIT AND USE OF ANY FUTURE DEVELOPMENT AND/OR PHASES OF PROPERTY ORIGINATING FROM MINOR SUBDIVISION No. 502. THUS, ALL LOTS HAVE AN OVERALL WASTEWATER MIXING ZONE AND/OR WASTEWATER BUFFER ZONE EASEMENT ENCOMPASSING ENTIRETY OF EACH LOT, PER THIS PLAT. EXCEPTIONS ARE THE 100 FT WELL PROTECTION ZONE FROM INDIVIDUAL WATER SUPPLY WELLS, AS APPROVED PER THE MDEQ SITE PLAN FOR RIVERWOOD WEST SUBDIVISION.

UTILITY EASEMENT NOTE

UTILITY EASEMENTS SHALL BE 10-FT WIDE ALONG THE FRONT, SIDE, AND REAR LOT LINES OF RESIDENTIAL LOTS AS GRAPHICALLY DEPICTED ON THIS SHEET.

STORM DRAINAGE FACILITY EASEMENT NOTE

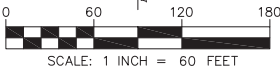
ANY PUBLIC RIGHT-OF-WAY OR PUBLIC ACCESS & UTILITY EASEMENTS MAY ALSO INCLUDE STORM DRAINAGE FACILITIES.

MONUMENTATION NOTE

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