

FINAL PLAT

THE KNOLLS AT HILLCREST

A SUBDIVISION OF A PORTION OF TRACTS 1 & 2 OF CERTIFICATE OF SURVEY No. 2047 LOCATED IN THE EAST ONE-HALF OF THE EAST ONE-HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, PRINCIPAL MERIDIAN MONTANA CITY OF BOZEMAN, GALLATIN COUNTY, STATE OF MONTANA

J-483

CERTIFICATE OF DEDICATION

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

A portion of Tracts 1 & 2 of Certificate of Survey No. 2047 on record with the Gallatin County Clerk and Recorder located in the East One-Half of the East One-Half (E1/2E1/2) of Section 18, Township 2 South, Range 6 East, Principal Meridian Montana (P.M.M.), Gallatin County, Montana being more particularly described as follows:

BEGINNING at an Alpine aluminum cap on the western boundary of said Tract 1, from which the northwest corner of said Section 18, a 1" O.D. iron pipe, bears North 37° 08' 08" East a distance of 2171.61 feet, thence North 89° 19' 17" East a distance of 264.45 feet to a calculated point; thence South 69° 07' 14" East a distance of 25.67 feet to a calculated point; thence east a distance of 134.47 feet along a tangential curve concave south having a radius of 238.00 feet and a central angle of 32° 22' 21", to a calculated point; thence South 36° 44' 53" East a distance of 103.43 feet to a calculated point; thence southeast a distance of 251.84 feet along a tangential curve concave northeast having a radius of 172.00 feet and a central angle of 83° 53' 32", to a calculated point; thence North 59° 21' 39" East a distance of 141.84 feet to a calculated point; thence northeast a distance of 54.35 feet along a tangential curve concave southeast having a radius of 200.00 feet and a central angle of 15° 34' 08", to a calculated point; thence North 74° 55' 43" East a distance of 163.65 feet to a calculated point; thence east a distance of 154.41 feet along a tangential curve concave north having a radius of 150.00 feet and a central angle of 58° 59' 59", to a calculated point; thence North 15° 56' 50" East a distance of 70.27 feet to a calculated point; thence South 78° 12' 40" East a distance of 92.49 feet to a calculated point on the westerly Right-of-Way boundary of Highland Boulevard according to Certificate of Survey No. 1414, thence on said Right-of-Way South 11° 47' 20" West a distance of 20.99 feet to a found Sorenson yellow plastic cap; thence South 78° 30' 18" East a distance of 17.12 feet to a found Morrison-Maierle yellow plastic cap; thence east a distance of 62.82 feet along a non-tangential curve concave south having a radius of 25.50 feet, a central angle of 19° 48' 33", a chord bearing of South 08° 15' 39" West and a chord length of 31.70 feet to a Sorenson yellow plastic cap; thence South 14° 10' 53" East a distance of 34.30 feet to a Sorenson yellow plastic cap; thence South a distance of 42.71 feet along a non-tangential curve concave east having a radius of 625.76 feet, a central angle of 03° 54' 39", a chord bearing of South 01° 58' 35" West and a chord length of 42.70 feet to a Sorenson yellow plastic cap; thence South 00° 03' 18" West a distance of 486.76 feet to a Morrison-Maierle yellow plastic cap; thence South 03° 28' 19" West a distance of 187.72 feet to a Morrison-Maierle yellow plastic cap; thence South 00° 04' 18" West a distance of 186.60 feet to a 5/8" rebar; thence South 00° 08' 08" West a distance of 289.99 feet to a 1/2" O.D. iron pipe; thence leaving said Right-of-Way South 69° 40' 28" West a distance of 618.94 feet to a Morrison-Maierle yellow plastic cap; thence North 01° 39' 29" West a distance of 20.99 feet to a Fisher yellow plastic cap; thence South 89° 40' 42" West a distance of 449.91 feet to a Fisher yellow plastic cap; thence North 09° 30' 45" East a distance of 6.66 feet to a Morrison-Maierle yellow plastic cap; thence South 89° 47' 14" West a distance of 144.64 feet to a Fisher yellow plastic cap; thence North 00° 18' 46" West a distance of 278.51 feet to a Morrison-Maierle yellow plastic cap; thence North 00° 41' 07" West a distance of 786.65 feet to a Morrison-Maierle yellow plastic cap; thence North 89° 23' 58" West a distance of 12.00 feet to a Morrison-Maierle yellow plastic cap; thence North 00° 40' 43" West a distance of 120.76 feet to the Point of Beginning containing 31.561 acres, more or less.

SUBJECT to all easements of record or apparent from a visual inspection of the property.

The above described tract of land is to be known and designated as The Knolls at Hillcrest subdivision, City of Bozeman, Gallatin County, Montana; and the lands, with the exception of those areas designated as "Private Open Space", included in all streets, avenues, alleys and public parks shown on said plat are hereby granted and donated to the City of Bozeman for the public use and enjoyment. Furthermore, it is the intent of this plat to vacate any and all portions of previously platted subdivisions which may encroach, in part or in whole on the boundaries of The Knolls at Hillcrest subdivision.

Unless specifically listed herein, the lands included in all streets, avenues, alleys, parks and open spaces or lands designated donated 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 in all streets, avenues, alleys and public parks or lands hereby dedicated to public use. The lands designated as "Dedicated Public Linear Park" are being dedicated to the City by this plat and are to be maintained by the Homeowners Association until such time as a city park maintenance district is established to do the same.

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 or 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. Refer to the "UTILITY EASEMENTS FOR PARKS AND OPEN SPACE" note on Sheet 1 of this plat for further detail.

John Nordwick, Bozeman Deaconess Health Services

State of Montana, County of Gallatin

On this 13 day of November, 2007, before me, a Notary Public in and for said State, personally appeared John Nordwick, Bozeman Deaconess Health Services, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Shayla Mills, Notary Public for the State of Montana

Notary Public for the State of Montana, My commission expires March 23, 2010

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The Knolls at Hillcrest, Gallatin County, Montana, is 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 § 76-1-001 et seq., MCA, and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of § 76-4-125(2)(d) MCA, this subdivision is excluded from the requirements of Montana Department of Environmental Quality review.

DATED this 19th day of November, 2007

Director of Public Service, City of Bozeman, Montana

APPROVED AS TO FORM

CERTIFICATE OF DIRECTOR OF PUBLIC SERVICE

I, Director of Public Service, 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.

DATED this 19th day of November, 2007

Director of Public Service, City of Bozeman, Montana

CERTIFICATE OF SURVEYOR

I, Thomas Gnauk, the undersigned Professional Land Surveyor, hereby certify that between April 18th, 2008 and November 6th, 2007 the accompanying Subdivision Plat 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.

No monuments have been placed at this date due to construction activity within the subdivision. All monuments shown on this subdivision plat will be set within 240 days of the filing of this instrument.

Dated this 6th day of November, 2007.

Thomas Gnauk, PLS, Montana Registration No. 13601 L.S.

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 are paid.

Dated this 9th day of November, 2007.

Kimberly Buchanan, Treasurer of Gallatin County

CERTIFICATE OF CLERK AND RECORDER

I, Charlotte Mills, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at:

9:13 o'clock A.M., this 21 day of November A.D., 2007

and recorded in Book J of Plats on Page 483

Records of the Clerk and Recorder, Gallatin County, Montana.

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, John Nordwick, Bozeman Deaconess Foundation, Subdivider, and I, Todd S. Mitchell, 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 of approval of The Knolls at Hillcrest, have been installed in conformance with the approved plans and specifications, or financially guaranteed and covered by the improvements agreement accompanying this plat.

- Installed Improvements: 1. Knolls at Hillcrest, Sanitary Sewer Construction 2. Knolls at Hillcrest, Water Main Construction 3. Knolls at Hillcrest, Portions of Storm Water Utilities

- Financially Guaranteed Improvements: 1. Knolls at Hillcrest, Portions of Storm Water Utilities, Roadway Construction 2. Knolls Booster Station Construction 3. Highland Boulevard Phase I Reconstruction 4. Highland Boulevard and Ellis Street Intersection Modification 5. Highland Boulevard and Main Street Intersection Modification 6. Sidewalks Not Installed with Street Construction 7. Subdivision Street Lighting 8. Dedicated Park Improvements

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.

John Nordwick, Bozeman Deaconess Foundation

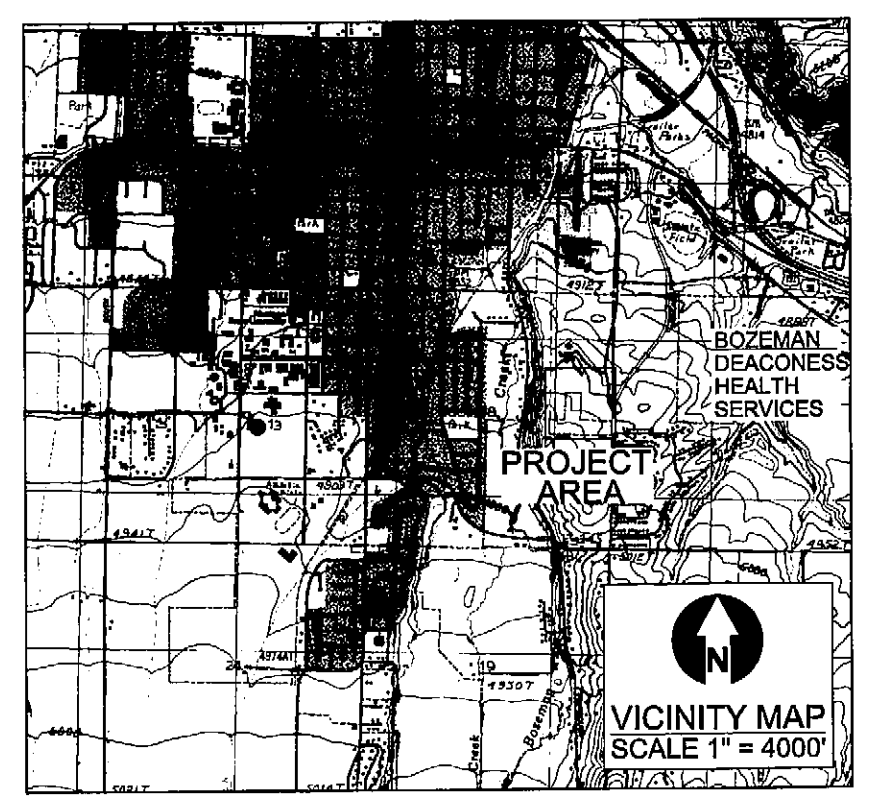
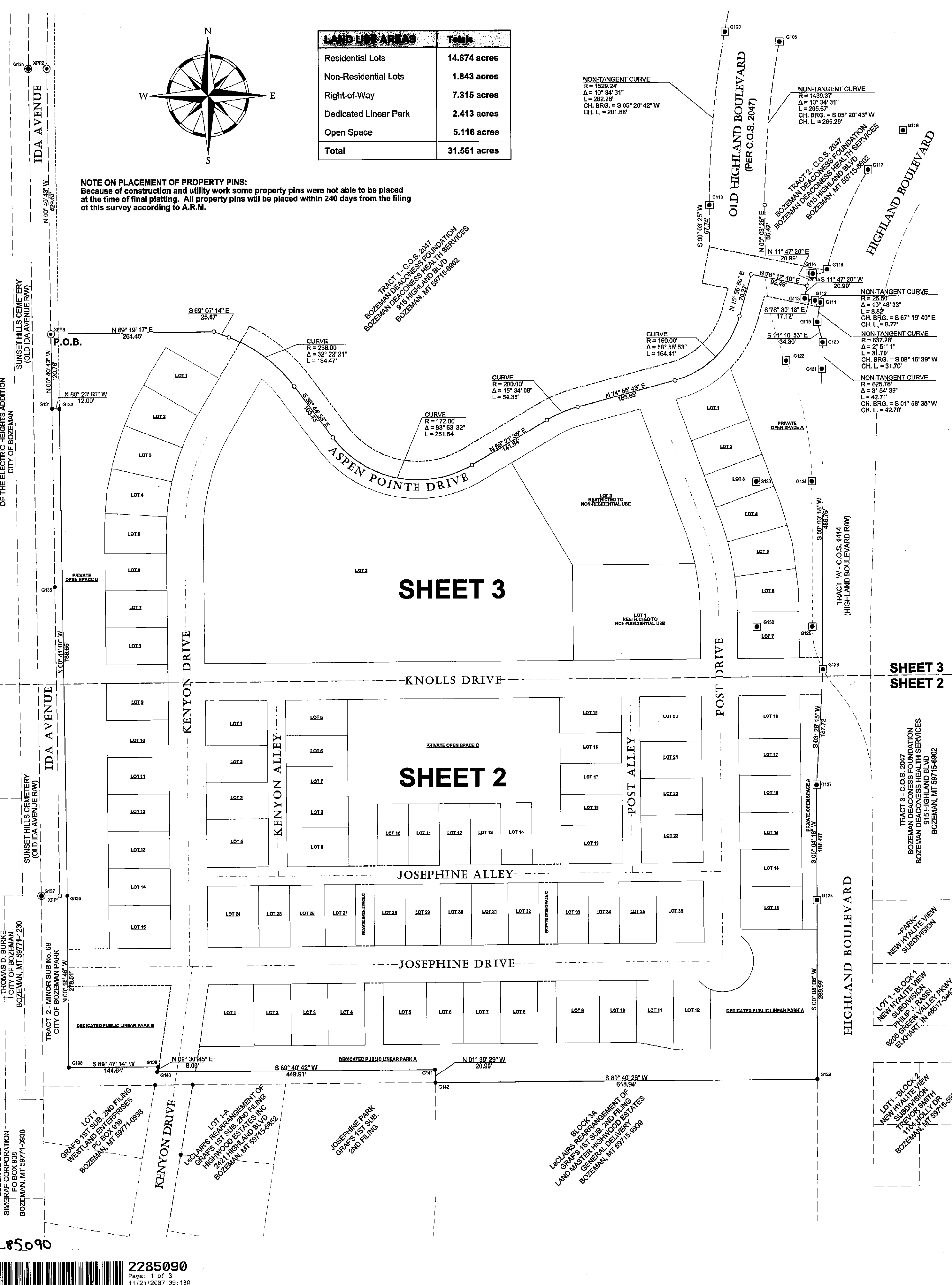
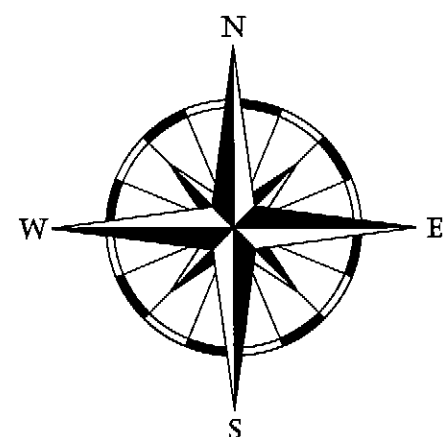
Todd S. Mitchell, PE, Registration No. 14925 PE

Director of Public Service, City of Bozeman, Montana

APPROVED AS TO FORM

NOTE ON PLACEMENT OF PROPERTY PINS: Because of construction and utility work some property pins were not able to be placed at the time of final platting. All property pins will be placed within 240 days from the filing of this survey according to A.R.M.

Table with 2 columns: LAND USE AREAS, Total. Residential Lots: 14,874 acres; Non-Residential Lots: 1,843 acres; Right-of-Way: 7,315 acres; Dedicated Linear Park: 2,413 acres; Open Space: 5,116 acres; Total: 31,561 acres.



LEGEND table with symbols for Boundary Line Retraced, Adjoining Property Line, Calculated Property Line, Former Boundary Line, Public Right-of-Way, Utility Easement Line, etc.

MONUMENT DESCRIPTIONS table listing items like VPC MORRISON-MAIERLE, 5/8" REBAR, 1/2" OUTSIDE DIAMETER PIPE, etc.

PRIVATE OPEN SPACES AND PARKS (USE & ACCESS)

All the Private Open Spaces and Dedicated Linear Parks contained within this subdivision are dedicated to the use of the public and can be accessed by the public via the dedicated road and alley Right-of-Ways of this subdivision.

UTILITY EASEMENTS FOR PARKS AND OPEN SPACE

Areas designated as "PRIVATE OPEN SPACE A" are also burdened by blanket easements for public utilities, private utilities and storm water management appurtenances.

Areas designated as "PRIVATE OPEN SPACE B" are also burdened by blanket easements for public utilities and storm water management appurtenances.

Areas designated as "PRIVATE OPEN SPACE C" are also burdened by blanket easements for public utilities.

Areas designated as "DEDICATED PUBLIC LINEAR PARK A" are also burdened by a blanket easement for public utilities, storm water management and a surface drainage easement to replace the vacated "SURFACE DRAINAGE EASEMENT" identified in File #8, Page 3999, on file with the Gallatin County Clerk & Recorder.

Areas designated as "DEDICATED PUBLIC LINEAR PARK B" are also burdened by a blanket easement for public utilities and storm water management appurtenances.

SIDEWALK NOTE

City standard residential sidewalks shall be constructed on all public street frontages of a property prior to occupancy of any structure on the property. Upon the third anniversary of the plat recordation of any phase of the subdivision, any lot owner who has not constructed said sidewalk shall, without further notice, construct within 30 days, said sidewalk for their lot(s), regardless of whether other improvements have been made upon the lot.

CERTIFICATE ACCEPTING CASH-IN-LIEU OF LAND DEDICATION

In as much as dedication of park land within the platted area of The Knolls at Hillcrest subdivision would be undesirable for park and playground purposes, it is hereby ordered by the City Commission of the City of Bozeman, that land dedication for park purposes be waived, and that the cash-in-lieu of land dedication, in the amount of \$100,000.00, be accepted in accordance with the provisions of the Montana Subdivision and Platting Act, § 76-3-101 through § 76-3-625, MCA, and the Bozeman Municipal Code.

DATED this day of N/A

Director of Public Service, City of Bozeman, Montana

2285090, 2285090

Scale table with columns for x/14, Sec, T, R, x/14, Sec, T, R.



1970 Stadium Drive, Suite B Bozeman, MT 59715 586.5599 Office 586.4490 Fax

Project information table: PROJECT SURVEYOR: TG, DRAWN BY: TG, SHEET 1 OF 3, REVIEWED BY: NH, THE KNOLLS WEST, DATE: 11-6-07, PROJECT NO. 021-01

THE PURPOSE OF THIS SURVEY IS TO CREATE A 79-LOT SUBDIVISION THIS SURVEY WAS PERFORMED FOR BOZEMAN DEACONESS HEALTH SERVICES

THE KNOLLS AT HILLCREST CERTIFICATES EXTERIOR BOUNDARY VICINITY MAP

BASIS OF BEARING Geodetic North at Lat. N 45° 39' 56.10264" Long. W 111° 01' 26.38512" OPUS - NAD 83(CORS96) (EPOCH:2002.0000) Scale 1" = 100'