

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

LINE TABLE		
Line	Direction	Distance
L1	N 74° 59' 43" E	8.41'
L2	S 0° 23' 40" E	4.77'
L3	N 89° 38' 18" E	37.87'
L4	N 89° 38' 18" E	34.88'
L5	S 0° 23' 40" E	10.00'
L6	N 89° 38' 18" E	23.22'
L7	S 89° 38' 18" W	4.45'
L8	N 78° 51' 17" W	4.89'
L9	S 11° 47' 20" W	38.89'
L10	N 89° 38' 18" E	20.99'
L11	S 10° 23' 42" E	41.00'
L12	S 20° 1' 39" E	22.33'
L13	N 0° 23' 42" W	30.98'
L14	N 0° 23' 42" W	30.98'
L15	N 2° 42' 4" E	25.39'

LINE TABLE		
Line	Direction	Distance
L16	N 4° 29' 17" E	37.87'
L17	N 0° 12' 29" E	35.89'
L18	N 14° 59' 14" E	41.69'
L19	N 15° 49' 7" E	31.20'
L20	N 21° 59' 4" E	37.30'
L21	N 29° 38' 13" E	35.69'
L22	N 29° 40' 33" E	23.15'
L23	S 21° 29' 39" E	28.48'
L24	S 16° 8' 33" E	38.89'
L25	S 11° 47' 20" W	20.99'
L26	S 7° 32' 20" E	42.30'
L27	S 7° 32' 20" E	37.12'
L28	S 0° 23' 42" W	30.98'
L29	N 2° 42' 4" E	25.39'

CURVE DATA				
Curve	Radius	Delta	Length	Chord Length
C1	238.00'	4° 49' 26"	20.06'	20.03'
C2	238.00'	20° 12' 13"	84.41'	83.97'
C3	238.00'	11° 37' 35"	42.21'	42.14'
C4	238.00'	271° 11' 0"	128.38'	128.21'
C5	202.00'	83° 53' 34"	285.77'	270.05'
C6	172.00'	83° 53' 34"	251.84'	223.94'
C7	142.00'	83° 53' 34"	207.62'	189.83'
C8	170.00'	15° 34' 8"	46.19'	46.05'
C9	200.00'	15° 34' 8"	54.30'	54.18'
C10	230.00'	15° 34' 8"	62.95'	62.81'
C11	180.00'	30° 39' 25"	96.31'	95.17'
C12	150.00'	58° 59' 53"	154.41'	147.89'
C13	120.00'	58° 59' 53"	123.50'	118.15'
C14	180.00'	28° 19' 28"	88.95'	88.08'
C15	370.00'	7° 59' 47"	51.84'	51.80'
C16	400.00'	16° 37' 53"	137.00'	136.38'
C17	430.00'	4° 50' 2"	38.28'	38.27'
C18	430.00'	7° 43' 0"	87.91'	87.89'
C19	430.00'	7° 43' 51"	83.14'	83.11'
C20	50.00'	187° 39' 25"	148.31'	99.42'
C21	350.00'	52° 49' 45"	172.18'	170.11'
C22	350.00'	30° 49' 48"	186.33'	186.00'

CURVE DATA				
Curve	Radius	Delta	Length	Chord Length
C23	380.00'	2° 18' 54"	23.73'	23.72'
C24	380.00'	8° 41' 25"	57.84'	57.58'
C25	380.00'	8° 41' 25"	57.84'	57.58'
C26	380.00'	18° 43' 29"	127.54'	126.95'
C27	380.00'	18° 43' 29"	127.54'	126.95'
C28	28.50'	0° 28' 37"	2.83'	2.83'
C29	28.50'	0° 28' 37"	2.84'	2.84'
C30	28.50'	19° 49' 39"	8.62'	8.77'
C31	637.26'	0° 40' 11"	7.45'	7.45'
C32	637.26'	1° 18' 50"	24.28'	24.29'
C33	625.76'	3° 54' 39"	42.71'	42.70'
C34	370.00'	11° 39' 6"	75.14'	75.01'
C35	370.00'	11° 39' 6"	75.14'	75.01'
C36	238.00'	7° 13' 42"	30.03'	30.01'

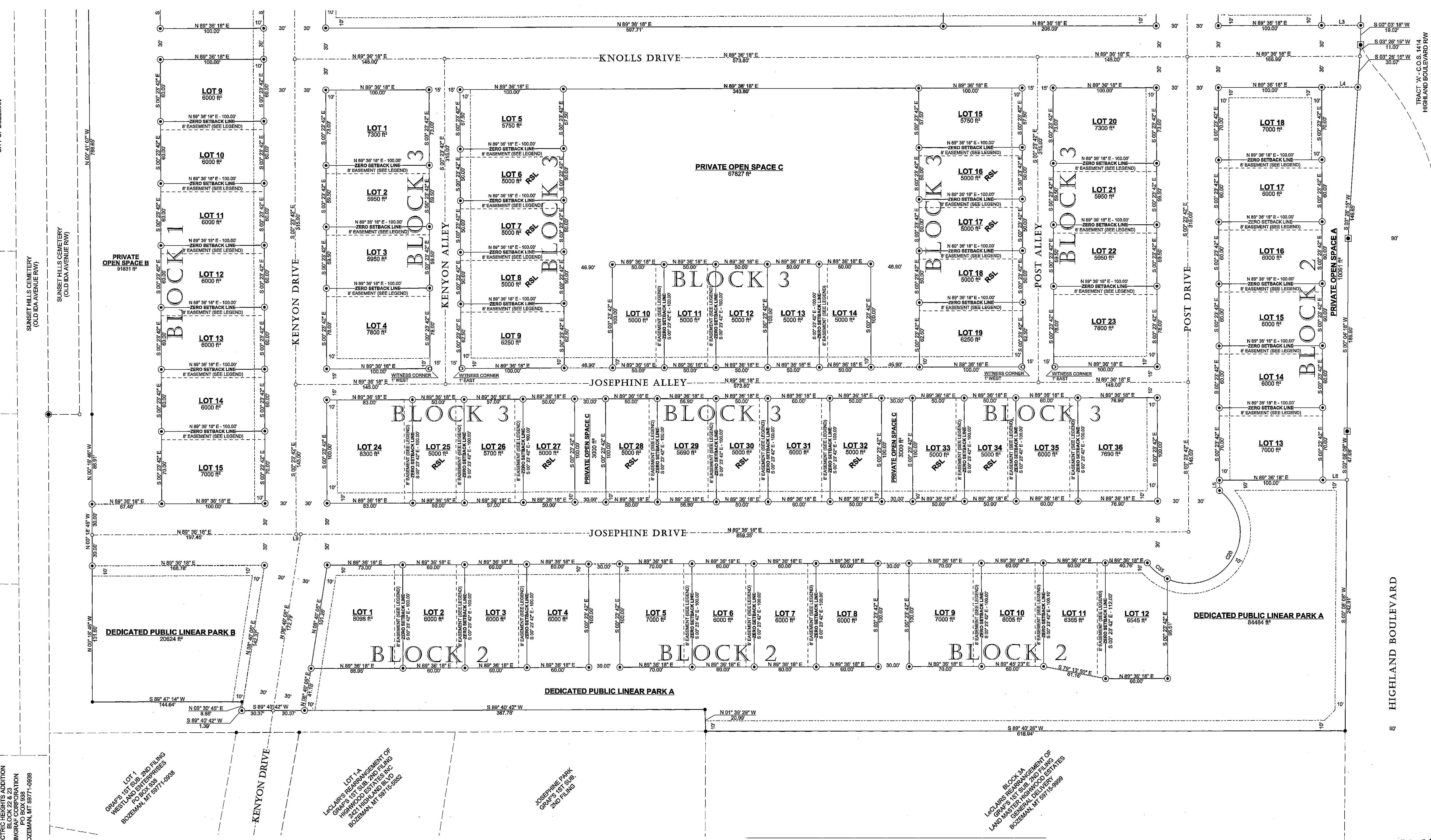
LAND USE AREAS	Totals
Residential Lots	14,874 acres
Non-Residential Lots	1,843 acres
Right-of-Way	7,315 acres
Dedicated Linear Park	2,413 acres
Open Space	5,116 acres
Total	31,561 acres

LEGEND

- Boundary Line Retraced Or Established By This Survey
- Adjoining Property Line Retraced By This Survey
- Calculated Property Line (Not Retraced By This Survey)
- Former Boundary Line Extinguished By This Survey
- Public Right-of-Way Boundary Line
- Easement/Right-of-Way Center Line
- Utility Easement Line
- (See Utility Easement Note For Parks & Open Space)
- 8' Easement for Zero Setback Lot Line, For Foundation, Construction and Maintenance, Benefiting Only The Adjacent Lot. No Permanent Structures Are Allowed Within This Easement Area. (See Knolls at Hillcrest Protective Covenants).

REL

- Found Property Corner
- Set Alpine 2" Aluminum Cap
- Found Right-of-Way Monument
- Found Or Set 1/8" Corner
- Calculated 1/4 Section Corner Position
- Calculated Position (Nothing Found Or Set By This Survey)



KNOLLS AT HILLCREST

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)



THE KNOLLS AT HILLCREST

- ▶ LOT BOUNDARIES
- ▶ EASEMENTS, RIGHT-OF-WAY
- ▶ OPEN SPACE

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



1970 Stadium Drive,
Suite B
Bozeman, MT 59715
586.5589 Office
586.4490 Fax

PROJECT SURVEYOR:	TG	SHEET	2 OF 3
DRAWN BY:	TG	THE KNOLLS WEST	
REVIEWED BY:	NH		
DATE:	11-6-07	PROJECT NO.	021-01

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Charlotte Hills-Gallatin Co NPL-LOT 48.00