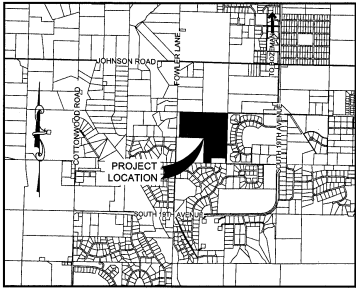


FINAL PLAT of HOME 40 SUBDIVISION TRACT 3A OF CERTIFICATE OF SURVEY No. 2148A, SITUATED IN THE SW1/4 OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN, GALLATIN COUNTY, MONTANA.

J-634



OWNER HOME 40 LLC 1668 BUCKRAKE AVENUE BOZEMAN, MT 59718

ZONING RR-5 HYALITE ZONING DISTRICT

PURPOSE TO CREATE 49 RESIDENTIAL LOTS, OPEN SPACE, AND DEDICATED RIGHTS-OF-WAY

AREA SUMMARY table with columns: LOTS (24), OPEN SPACE (13.56 ACRES), HOA COMMON AREA (2.27 ACRES), S.O.W. (11.37 ACRES), TOTAL (115.82 ACRES)

LEGEND section containing symbols for public land survey system corners, rebar locations, and other survey markers.



BASIS OF BEARING BEARINGS ARE DERIVED FROM GPS OBSERVATIONS WITH SURVEY-GRADE RECEIVERS AND REFERENCED TO THE MONTANA COORDINATE SYSTEM...

CERTIFICATE OF CONSENT

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 herein included, the following described tract of land, to-wit:

Beginning at the One-Quarter Corner between Section 2 and Section 3, Township 3 South, Range 5 East, Principal Meridian, Gallatin County, Montana, the Point of Beginning, thence S 89° 59' 39" E, 262.30 feet to the Center One-Quarter Corner of Section 2, thence S 27° 47' 00" W, 248.20 feet to the One-Quarter Corner between Section 2 and Section 11, thence N 88° 17' 30" W, 46.00 feet along the line between Section 2 and Section 11, to the southeast corner of Tract 1 of Certificate of Survey No. 2148, thence N 87° 42' 00" E, 283.00 feet to the northeast corner of Tract 1 of Certificate of Survey No. 2148, thence N 88° 17' 30" W, 769.73 feet to the northwest corner of Tract 1 of Certificate of Survey No. 2148, thence S 27° 47' 00" W, 283.00 feet to the southeast corner of Tract 1 of Certificate of Survey No. 2148, from which the corner to Section 2, 1, 10, and 11 bears N 88° 17' 30" W, 1160.80 feet distant; thence N 17° 04' E, 139.22 feet to the northeast corner of Tract 2A of Certificate of Survey No. 2148A, thence N 88° 17' 30" W, 138.37 feet to the northwest corner of Tract 2A of Certificate of Survey No. 2148A, being a point on the line between Section 2 and Section 3, from which the corner to Sections 2, 3, 10, and 11 bears S 11° 57' 57" W, 139.36 feet distant; thence N 13° 37' E, 136.87 feet to the One-Quarter Corner between Section 1 and Section 11, the Point of Beginning.

The above described tract of land is to be known and designated as the HOME 40 SUBDIVISION, and the lands included in all roads, avenues, alleys, and parts of public squares shown on said plat are hereby granted and donated to the use of the public forever. The easements dedicated to the public are accepted for public use, but the county accepts no responsibility for maintaining the same, the owner(s) agrees that the county has no obligation to maintain the roads hereby dedicated to public use.

WAIVER OF RIGHT TO PROTEST

We, the undersigned property owners of the HOME 40 SUBDIVISION hereby waive the right to protest creation of a Special Improvement District for improvements to FOWLE LANE.

CERTIFICATE OF EXEMPTION - MDEQ

Open space parcels O.S. 1, O.S. 2, O.S. 3, O.S. 4, and O.S. 5 are open space lots and are exempt from sanitation review by the Department of Environmental Quality under the provisions of AM7126.605 (2)(a) a project that has no facilities for water supply, wastewater treatment, storm drainage, or solid waste disposal. No new facilities will be constructed on the parcel.

GRANT OF UTILITY EASEMENT

We, the undersigned hereby grant 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 installation, maintenance, repair, and removal of lines and other facilities, overhead, under, and across each area designated on this plat as "Utility Easement" to have and to hold forever. In addition to those designated on this plat, utility providers are granted a 20' wide utility easement centered along side and rear lot lines throughout the subdivision.

Notary Public section for Chad Larson, Notary Public for the State of Montana, commission expires March 18, 2021.

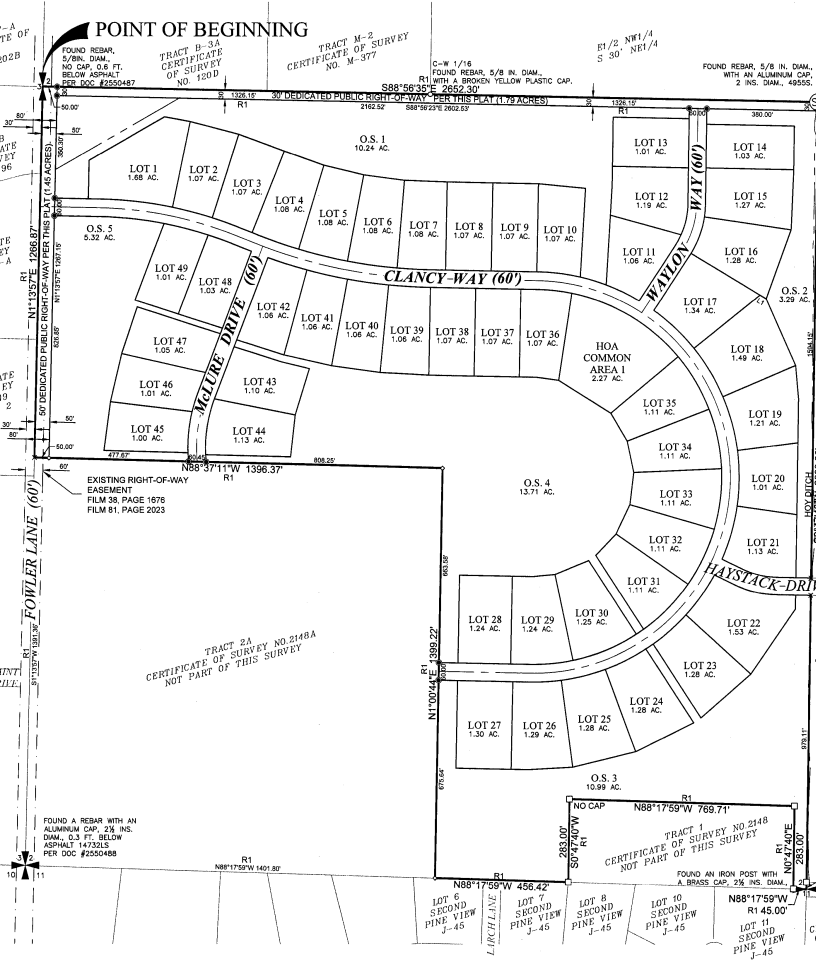
CONSENT OF MORTGAGEE section with signature of Chad Larson, Managing Member of HOME 40, LLC, dated September 20, 2018.

CERTIFICATE OF COUNTY TREASURER section with signature of David J. Smith, Treasurer of Gallatin County, Montana, dated September 20, 2018.

CERTIFICATE OF COUNTY COMMISSIONERS section with signature of David J. Smith, dated September 20, 2018.

CERTIFICATE OF CLERK AND RECORDER section with signature of Donna J. Moore, Clerk and Recorder of Gallatin County, Montana, dated October 2, 2018.

- LOT ACCESS: ALL LOTS ARE REQUIRED TO CONSTRUCT LOT ACCESS ROADS TO THE STANDARDS OF SECTION 7.3.3 OF THE GALLATIN COUNTY SUBDIVISION REGULATIONS.
TRAIL EASEMENTS: UPON CONSTRUCTION TRAILS SHALL BE DEDICATED AS PUBLIC EASEMENTS, 20 FEET WIDE, 1.5 FEET ON EACH SIDE OF THE CENTERLINE, AS SHOWN.
FIRE PROTECTION REQUIREMENTS: ALL RESIDENTIAL LIVING SPACES ARE REQUIRED TO INSTALL AND MAINTAIN A FUNCTIONING FIRE SPRINKLER SYSTEM.
UTILITY EASEMENTS: ALL LOTS ARE SUBJECT TO THE FOLLOWING UTILITY EASEMENTS: 20' ALONG PUBLIC RIGHTS-OF-WAY, 10' ALONG SIDE LOT LINES, 10' ALONG REAR LOT LINES.
IRRIGATION EASEMENT: ANY WATER CONVEYANCE FACILITY NON-INTERFERENCE SETBACK OR EASEMENT SHOWN ON THE SUBDIVISION PLAT DOES NOT ELIMINATE ANY SECONDARY EASEMENT DESCRIBED BY SECTION 7.11-11.4, M.C.A.



CERTIFICATE OF COMPLETION OF IMPROVEMENTS section with signature of Chad Larson, dated 9/7/18.

CERTIFICATE OF SURVEYOR section with signature of Jon C. Wilkinson, dated 7th day of September 2018.

Footer containing plat number 2628054, Morrison Maierle logo, and a disclaimer: 'THIS DOCUMENT IS PROVIDED WITHOUT BENEFIT OF A TITLE EXAMINATION. NO LIABILITY IS ASSUMED FOR THE COMPLETENESS THEREOF. PLATS MAY OR MAY NOT BE A SURVEY OF THE LAND DESCRIBED HEREIN. THE COMPANY EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THEM.'

FINAL PLAT of HOME 40 SUBDIVISION J-634

TRACT 3A OF CERTIFICATE OF SURVEY No. 2148A,
SITUATED IN THE SW1/4 OF SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN,
GALLATIN COUNTY, MONTANA.

OWNER: HOME 40 LLC, 1668 BUCKRAKE AVENUE, BOZEMAN, MT 59718
ZONING: RR-5, HYALITE ZONING DISTRICT
PURPOSE: TO CREATE 49 RESIDENTIAL LOTS, OPEN SPACE, AND DEDICATED RIGHTS-OF-WAY

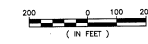
AREA SUMMARY

LOTS	49
OPEN SPACE	43.37 ACRES
HOA COMMON AREA	2.27 ACRES
R.O.W.	11.37 ACRES
TOTAL	113.56 ACRES

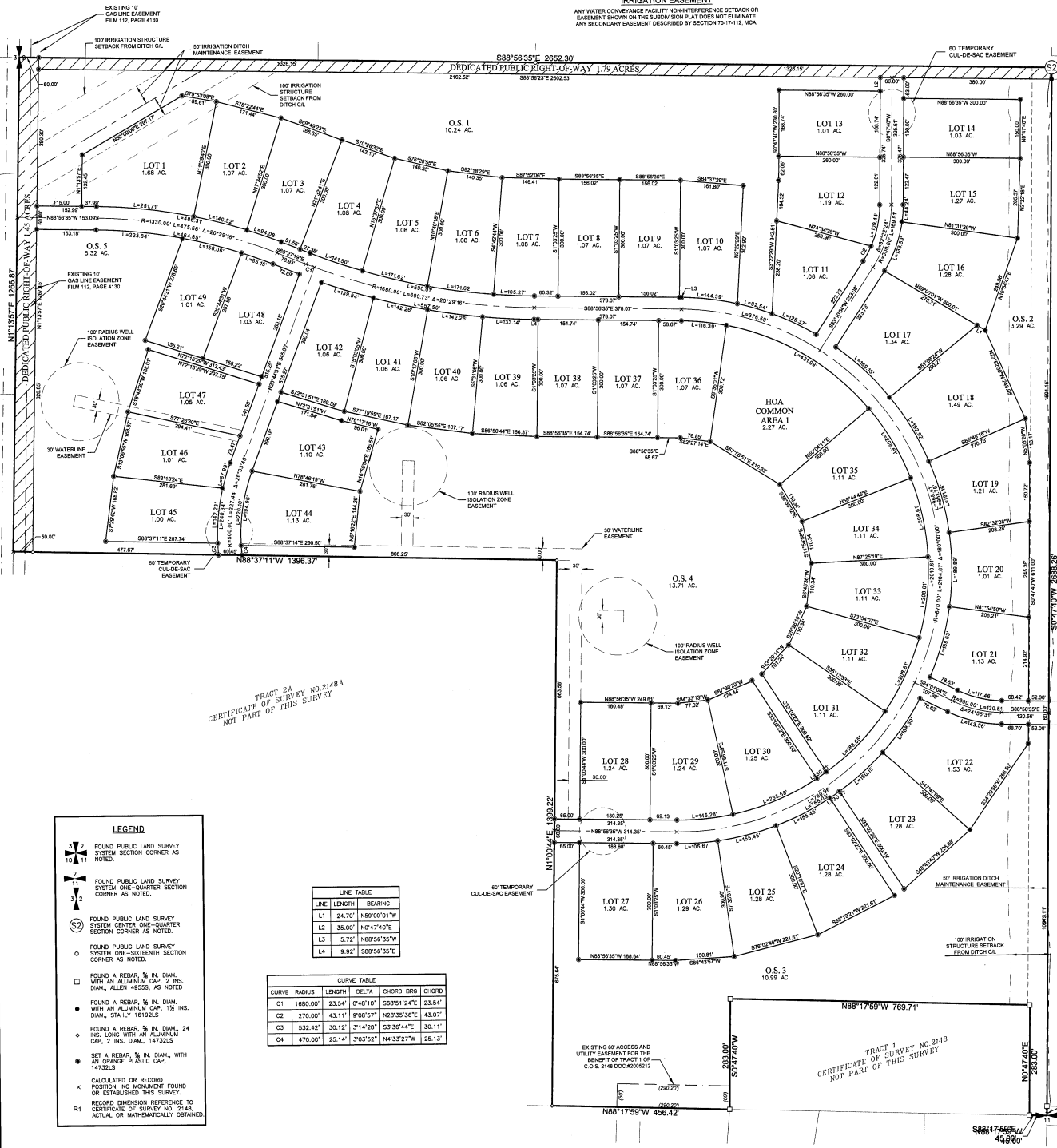
TRAIL EASEMENTS
UPON CONSTRUCTION, TRAILS SHALL BE DEDICATED AS PUBLIC EASEMENTS, 25 FEET WIDE, 12.5 FEET ON EACH SIDE OF THE CENTERLINE, AS-BUILT.

UTILITY EASEMENTS
ALL LOTS ARE SUBJECT TO THE FOLLOWING UTILITY EASEMENTS:
- 30' ALONG PUBLIC RIGHTS-OF-WAY
- 10' ALONG SIDE LOT LINES
- 10' ALONG REAR LOT LINES

IRRIGATION EASEMENT
ANY WATER CONVEYANCE FACILITY NON-INTERFERENCE SETBACK OR EASEMENT SHOWN ON THE SUBDIVISION PLAT DOES NOT ELIMINATE ANY SECONDARY EASEMENT DESCRIBED BY SECTION 10-11-12, MCA.



BASIS OF BEARING
BEARINGS ARE GRID-BASED FROM GPS OBSERVATIONS WITH SURVEY-GRADE RECEIVERS AND REFERENCED TO THE MONTANA COORDINATE SYSTEM, SINGLE ZONE, NAD83, REFERENCED TO CORS STATION 'MT91'. TO OBTAIN RECORD BEARINGS SHOWN ON CERTIFICATE OF SURVEY NO. 2148, APPLY THE ROTATION OF -1.9020' (LEFT OR CCW).



TRACT 2A
CERTIFICATE OF SURVEY NO. 2148A
NOT PART OF THIS SURVEY

TRACT 1
CERTIFICATE OF SURVEY NO. 2148
NOT PART OF THIS SURVEY

LEGEND

- Found public land survey system section corner as noted.
- Found public land survey system one-quarter section corner as noted.
- Found public land survey system one-sixteenth section corner as noted.
- Found a rebar, 1/2 in. diam. with an aluminum cap, 2 ins. diam., Allen 4955, as noted.
- Found a rebar, 1/2 in. diam. with an aluminum cap, 1 1/2 ins. diam., Stahly 16192LS.
- Found a rebar, 3/8 in. diam., 24 ins. long with an aluminum cap, 2 ins. diam., 14732LS.
- Set a rebar, 3/8 in. diam. with an orange plastic cap, 14732LS.
- Calculated or record position, no monument found or established this survey.
- Record dimension reference to certificate of survey No. 2148, actual or mathematically obtained.

LINE	LENGTH	BEARING
L1	24.70'	N59°00'01"W
L2	35.00'	N07°47'40"E
L3	5.72'	N88°56'35"W
L4	9.92'	S88°56'35"E

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	1680.00'	23.54'	0°48'10"	S88°51'24"E	23.54'
C2	270.00'	43.11'	9°08'57"	N28°35'36"E	43.07'
C3	532.42'	30.12'	3°14'28"	S3°36'44"E	30.11'
C4	470.00'	25.14'	3°03'52"	N4°33'27"W	25.13'

Morrison Maierle
2800 Technology Blvd West
Bozeman, MT 59714
Phone: 406.587.0772
Fax: 406.582.9192
www.morrisonmaierle.com

1/4 SEC. SECTION TOWNSHIP RANGE
SW 2 S5 R5E
PRINCIPAL MERIDIAN, MONTANA GALLATIN COUNTY, MONTANA

FIELD WORK: MMI DATE: 09/2018
DRAWN: JMM DATE: 09/2018
CHECKED: JMM DATE: 09/2018
CADD: JMM DATE: 09/2018

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