

J-195

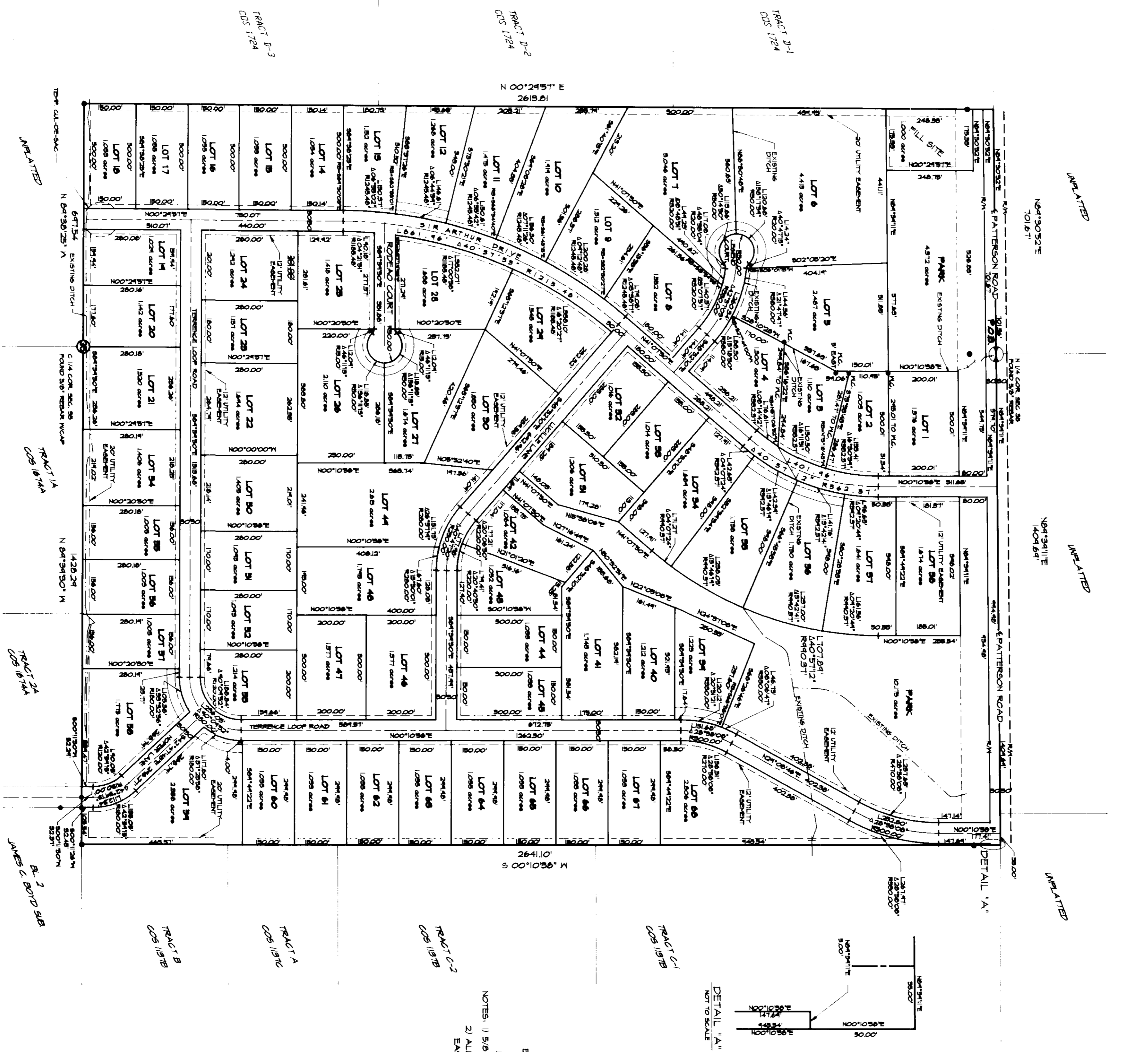
PLAT OF

LAZY T H ESTATES SUBDIVISION

TRACTS B AND E OF CERTIFICATE OF SURVEY NO. 11974 AND A PORTION OF THE ABANDONED CHICAGO MILWAUKEE ST. PAUL AND PACIFIC RAILROAD COMPANY RIGHT-OF-WAY LOCATED IN THE NW 1/4 AND THE NE 1/4 OF SEC. 35, T25, R2E, PM, M.

GALLATIN COUNTY, MONTANA

PREPARED FOR TERRY HUNTER TO CREATE 60 LOTS



LOTTED AREA = 46.267 AC.
 PARK AREA = 14.547 AC.
 ROAD AREA = 13.947 AC.
 FILL SITE = 1.000 AC.
TOTAL AREA = 127.811 AC.

Scale 1" = 200 FT

CERTIFICATE OF MORTGAGEE

No, the undersigned mortgagee(s) 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 streets, avenues, parks, or other public uses and dedicated to the use of the public forever.

Dated this 16th day of August, 1994
First Security Bank of Bozeman
 Bozeman, Montana
 State of Montana
 County of Gallatin
 By: [Signature]
 PRESIDENT

On this 16th day of August in the year 1994, before me personally appeared James W. DeWitt, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he (she or they) executed the same.

CERTIFICATE OF PLANNING DIRECTOR

I, Andrew C. Epple, Planning Director of the City-County Planning Board have reviewed the accompanying plat and find that it conforms to the Subdivision Requirements of Section 6-3-101, et seq., M.C.A., 1985 as amended and the Bozeman Area Subdivision Regulations.

Dated this 6th day of October, 1994
Andrew C. Epple
 Planning Director
 City-County Planning Board

CERTIFICATE OF PUBLIC SERVICE

I, Phillip J. Forbes, Director of Public Service, City of Bozeman, do hereby certify that the accompanying plat has been duly examined as required in 7-3-4444, M.C.A. and that all streets and alleys are of a proper width and are conforming with adjoining streets and alleys and all other regulations are conforming with

Dated this 20th day of September, 1994
Phillip J. Forbes
 Director of Public Service
 City of Bozeman

CERTIFICATE OF NAYVER

I, the undersigned owner of this subdivision, do hereby waive the right to protest the creation of Rural Improvement Districts. In doing so, I do not waive my right to comment on, protest, and/or appeal any 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 both lots within this subdivision.

Dated this 16th day of Aug, 1994
Tanner M. Hoyer
 TANNER M. HOYER, TRUCK ENTERPRISES, INC.
 State of Montana
 County of Gallatin

On this 16th day of Aug, in the year 1994, before me personally appeared Tanner M. Hoyer, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she or they) executed the same.

Dated this 16th day of August, 1994
[Signature]
 Notary Public for the State of Montana
 Residing at: Bozeman, Montana
 My Commission Expires: 01/15/97



CERTIFICATE OF COUNTY TREASURER

I, Stan Hughes, Treasurer of Gallatin County, Montana, do hereby certify that the accompanying plat has been duly examined and that no real property taxes assessed and levied on the land to be divided are delinquent.

Dated this 16th day of August, 1994
[Signature]
 DEPT. TERRY HUNTER
 TREASURER OF GALLATIN COUNTY

CERTIFICATE OF DEDICATION

No, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots, blocks, roads and alleys, as shown by this plat herewith included, the following described tract of land, to-wit: Tracts B and E of Certificate of Survey No. 11974, and a portion of the abandoned Chicago Milwaukee, St. Paul and Pacific Railroad Company right-of-way, located in the Northwest One-Quarter and Northeast One-Quarter of Section 35, Township 2 South, Range 2 East, Principal Meridian Montana, Gallatin County, Montana, being further described as follows:

Beginning at the North One-Quarter corner of Section 35, Thence North 84°34'11" East, on the north line of the Northeast One-Quarter of said Section 35 a distance of 1404.64 feet; Thence South 00°10'36" West a distance of 264.10 feet to a point on the East-West mid-section line of said Section 35; Thence North 84°34'30" West a distance of 1428.24 feet to the center One-Quarter corner of said Section 35; Thence North 84°35'25" West on said East-West mid-section line a distance of 647.54 feet; Thence North 00°24'57" East a distance of 261.36 feet to a point on the north line of the Northwest One-Quarter of said Section 35; Thence North 84°30'52" East a distance of 101.56 feet to the point of beginning.

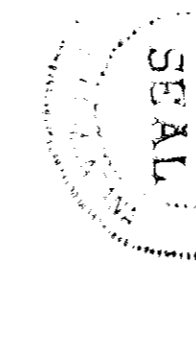
Said tract being 127.811 acres, along with and subject to all existing easements.

The above described tract of land is to be known and designated as Lazy T H Estates Subdivision, Gallatin County, Montana, and the roads in all roads, avenues, alleys, and parks or public squares shown on said plat are hereby granted and donated to the public forever. The roadways 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.

Dated this 16th day of Aug, 1994
Tanner M. Hoyer
 TANNER M. HOYER, TRUCK ENTERPRISES, INC.
 State of Montana
 County of Gallatin

On this 16th day of Aug, in the year 1994, before me personally appeared Tanner M. Hoyer, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she or they) executed the same.

Dated this 16th day of August, 1994
[Signature]
 Notary Public for the State of Montana
 Residing at: Bozeman, Montana
 My Commission Expires: 01/15/97



CERTIFICATE OF SURVEYOR

I, the undersigned ROBERT R. GUSTINE, Professional Land Surveyor, do hereby certify that between ARL, 412, and MARKET, 1474, surveyed Lazy T H Estates Subdivision, and platted same as shown on the accompanying plat, and as described in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-614 M.C.A., and the Gallatin County Subdivision Regulations.

Dated this 16th day of Aug, 1994
[Signature]
 ROBERT R. GUSTINE
 Montana Registration No. 54295

CERTIFICATE OF COMPLETION

I, William A. Hunt, and William A. Hunt, Registered Professional Engineer, licensed to practice in the State of Montana, hereby certify that the following public improvements, required as a condition of approval of Lazy T H Estates have been installed in conformance with the attached engineering specifications and plans.

Dated this 16th day of August, 1994
William A. Hunt
 Dated this 16th day of August, 1994

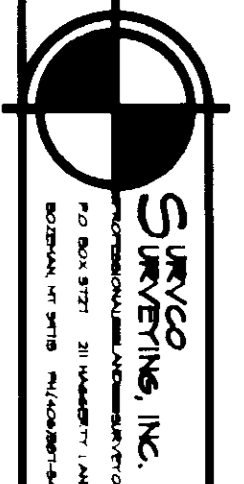
Registration No. 602E
 Dated this 11th day of Aug, 1994
[Signature]
 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS



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 has found the same to conform to the approval of the Board of County Commissioners, and hereby accepts the dedication to public use.

Dated this 11th day of Aug, 1994
[Signature]
 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS



1831 CLERK AND RECORDER
 I, Shelley M. Cheney, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office this 13th day of October, 1994, at Bozeman, and recorded in Book 195 of Plats on Page 195. Records of the County Clerk and Recorder, Gallatin County, Montana.
 By: [Signature]

1831 CLERK AND RECORDER
 I, Shelley M. Cheney, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office this 13th day of October, 1994, at Bozeman, and recorded in Book 195 of Plats on Page 195. Records of the County Clerk and Recorder, Gallatin County, Montana.
 By: [Signature]