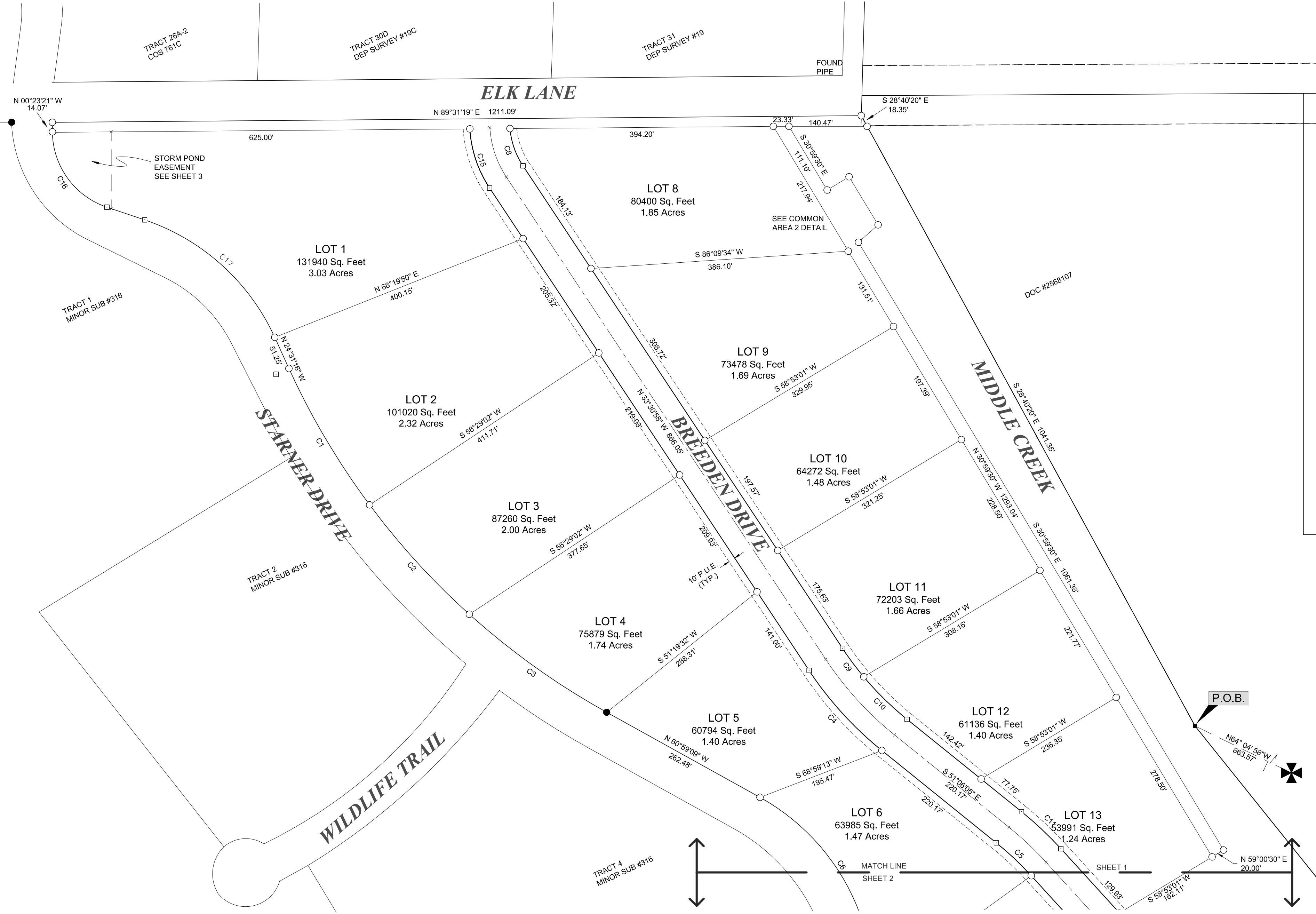
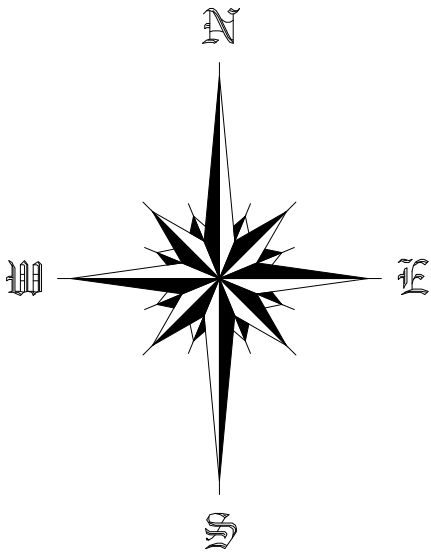


FINAL PLAT OF SALES PLACE ESTATES SUBDIVISION

BEING TRACT 5 OF MINOR SUBDIVISION NO. 316, AND PORTIONS OF THE SE ¼ OF SECTION 18, NE 1/4 OF SECTION 19, AND THE NW ¼ OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 5 EAST, P.M.M., GALLATIN COUNTY, MONTANA



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	237.80'	1120.00'	12°09'18"	N 30°35'55" W	237.15'
C2	222.03'	1120.00'	11°21'30"	N 42°21'18" W	221.66'
C3	263.16'	1120.00'	12°57'04"	N 54°30'35" W	252.62'
C4	162.67'	530.00'	17°35'07"	S 42°19'31" E	162.03'
C5	71.87'	470.00'	8°45'43"	S 46°43'14" E	71.80'
C6	351.93'	330.00'	61°06'18"	N 30°25'11" W	335.49'
C7	88.86'	120.00'	42°25'36"	S 68°52'26" W	86.84'
C8	59.81'	120.00'	28°33'28"	N 19°14'14" W	59.19'
C9	53.32'	470.00'	6°29'58"	N 36°45'57" W	53.29'
C10	90.94'	470.00'	11°05'09"	N 45°33'50" W	90.80'
C11	81.05'	530.00'	8°45'43"	N 46°43'14" W	80.97'
C12	133.29'	180.00'	42°25'36"	N 68°52'26" E	130.26'
C13	110.06'	50.00'	128°07'25"	S 26°56'18" E	89.15'
C14	115.49'	50.00'	132°20'22"	N 23°49'49" E	91.47'
C15	94.41'	180.00'	30°03'10"	N 18°29'23" W	93.34'
C16	146.84'	120.00'	70°58'13"	N 35°42'27" W	138.32'
C17	269.77'	330.00'	46°50'18"	N 47°56'25" W	262.32'



LEGEND

US PUBLIC LANDS SURVEY SECTION CORNER FOUND AS DESCRIBED

US PUBLIC LANDS SURVEY SYSTEM ¼ SECTION CORNER FOUND AS DESCRIBED

FOUND 2" ALLEN ALUMINUM OR AS DESCRIBED

CALCULATED POINT/NOTHING SET

SET 3/8" x 24" REBAR W/ 2" ALUMINUM CAP MARKED "HYALITE ENGINEER 14456LS"

SET 3/8" x 24" REBAR W/ YELLOW PLASTIC CAP MARKED "HYALITE ENGINEERS 14456LS"

ROAD CENTERLINE

EASEMENT LINE

(M) MEASURED

(R) RECORDED

CA COMMON AREA

P.O.B. POINT OF BEGINNING

THIS SURVEY WAS PERFORMED FOR:  
Genmar Enterprises, Inc.

CERTIFICATE OF DEDICATION

We, the undersigned property owner(s), 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 hereunto included, the following described tract of land, to wit:

Being Tract 5 of Minor Subdivision No. 316, located in portions of the southeast ¼ of section 18, northeast 1/4 of Section 19, and the northwest ¼ of Section 20, Township 2 South, Range 5 East, P.M.M., Gallatin County, Montana, being more particularly described as follows:

Commencing at the corner common to Sections 17, 18, 19, and 20, thence N 64°04'58" West a distance of 863.57', and the Point of Beginning;

thence S 38°46'47" E a distance of 2187.51';  
thence S 89°53'10" W a distance of 592.08';  
thence S 89°47'42" W a distance of 1322.11';  
thence N 00°07'11" E a distance of 1252.96';  
thence S 89°52'49" E a distance of 60.00';  
thence N 00°07'11" E a distance of 62.36';  
thence along a curve to the left, for 351.93', with a radius of 330.00', with a chord bearing of N 30°25'11" W, with a chord length of 335.49';  
thence N 60°59'09" W a distance of 262.48';  
thence along a curve to the right for 712.79', with a radius of 1120.00', with a chord bearing of N 42°45'11" W, with a chord length of 700.82';  
thence N 24°31'46" W a distance of 51.25';  
thence along a curve to the left for 269.77', with a radius of 330.00', with a chord bearing of N 47°56'25" W, with a chord length of 262.32';  
thence N 71°21'34" W a distance of 59.56';  
thence along a curve to the right for 148.64', with a radius of 120.00', with a chord bearing of N 35°52'27" W, with a chord length of 139.32';  
thence N 00°23'21" W a distance of 14.07';  
thence N 89°31'19" E a distance of 1211.09';  
thence S 28°40'20" E a distance of 1041.35' to the point of beginning;

Said parcel contains 70.69 acres more or less, and is subject to all easements of record, or apparent on the ground.

The above described tract of land is to be known and designated as Sales Place Estates, Gallatin County, Montana; and the lands included in all roads, avenues, alleys, and 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 public use, but the County accepts no responsibility for maintaining the same. The owner(s) agree(s) that the County has no obligation to maintain the roads hereby dedicated to public use.

CERTIFICATE OF EXEMPTION

We, the undersigned property owner(s), do hereby certify that the Park Areas are exempt from Sanitary review pursuant to Section 17.36.605(2)(a) ARM "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" (Park Area 1 and Park Area 2).

CERTIFICATE OF WAIVER

We, the hereon signed property owners of this Major Subdivision, do hereby waive the right to protest the creation of future rural improvement districts for improvements. In doing so, we do not waive any 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 heirs, assigns and purchasers of all tracts within this Major Subdivision.

GRANT OF EASEMENTS

The undersigned hereby grant unto each and every person, firm or corporation, whether public or private, providing or offering fiber optic, telephone, telegraph, electric power, gas, cable television, water or sewer service to the public, the right to 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' or 'P.U.E.' to have and to hold forever.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020

Its:  
**Genmar Enterprises Inc**

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, a notary public in and for said county and state, personally appeared \_\_\_\_\_, know me to be the \_\_\_\_\_, of Genmar Enterprises Inc, know to me to be the corporation whose name is subscribed to the within instrument.

Signature of notarial officer \_\_\_\_\_

Name - typed, stamped, or printed \_\_\_\_\_

Title (and Rank) \_\_\_\_\_  
Residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_

PURPOSE OF SURVEY:  
Creation of a 22 lot major subdivision.

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, Genmar Enterprises Inc, and I, Brett Megaard, 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 Sales Place Estates Major Subdivision, have been installed in conformance with the approved engineering specifications and plans.

Its:  
**Genmar Enterprises Inc**

**Brett Megaard, PE 29106**  
**Hyalite Engineers PLLC**

CERTIFICATE OF COUNTY COMMISSIONERS

I, \_\_\_\_\_, 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 \_\_\_\_\_, A.D., 2020.

**Chairman, Board of Commissioners**  
**Gallatin County, MT**

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 divided have been paid.

**Assessor Number RGG63381**  
**RGG21738**  
**RGG10294**

DATED this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2020.

**Jennifer Blossom**  
**Treasurer of Gallatin County**

CERTIFICATE OF SURVEYOR

I, the undersigned, Shannon J. Marinko, Registered Land Surveyor, do hereby certify that between January 1, 2019 and \_\_\_\_\_, 2020, I surveyed 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 \_\_\_\_\_, A.D., 2020.

**Shannon J. Marinko #LS-14456**  
**Hyalite Engineers, PLLC.**

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 \_\_\_\_\_, A.D., 2020, and recorded in Book \_\_\_\_\_, of Plats on Page \_\_\_\_\_, as Document No. \_\_\_\_\_, Records of the Clerk and Recorder, Gallatin County, Montana.

**Eric Semerad**  
**Gallatin County Clerk and Recorder**

SURVEYOR'S NOTE

- Lot 7 drainfield easement is for the benefit of Lots 7, 20, 21, and 22 encumbering Lot 7.
- A 1-foot NO-ACCESS strip exists on lots 1-7 fronting onto Starner Drive.

AREA TABLE		
	AREA (ACRES)	PERCENT AREA
LOTS	48.15	68.12%
DEDICATED ROAD	6.67	9.44%
COMMON AREA	1.31	1.85%
PARKS	14.56	20.59%
TOTALS	70.69	100%

BASIS OF BEARING  
Geodetic North @  
GPS Position  
Lat N 45° 40' 5.85949"  
Long. W 111° 08' 6.46043"

MAJOR SUBDIVISION  
GALLATIN COUNTY, MONTANA

SCALE BAR  
0' 100' 200' 300'

1/4	SEC	T	R	1/4	SEC	T	R
<input checked="" type="checkbox"/>	18	2S	5E	<input checked="" type="checkbox"/>	20	2S	5E
<input checked="" type="checkbox"/>	19	2S	5E	<input type="checkbox"/>			

**HYALITE**  
2304 N. 7th AVE. STE. L. BOZEMAN, MT 59715  
PHONE: (406) 581-2781 FAX: (406) 522-9233  
www.hyaliteeng.com

DRAWN SJM	DATE 5/1/2020	SALES PLACE ESTATES MAJOR SUBDIVISION
SCALE 1"=100'	SHEET 1 OF 4	PROJECT NUMBER 162552

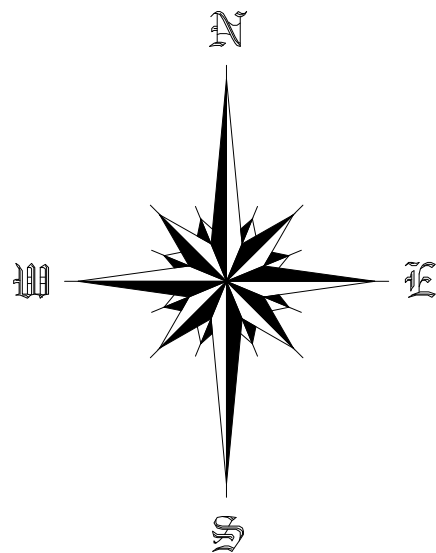
FINAL PLAT OF SALES PLACE ESTATES SUBDIVISION

BEING TRACT 5 OF MINOR SUBDIVISION NO. 316, AND PORTIONS OF THE SE ¼ OF SECTION 18, NE 1/4 OF SECTION 19, AND THE NW ¼ OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 5 EAST, P.M.M., GALLATIN COUNTY, MONTANA

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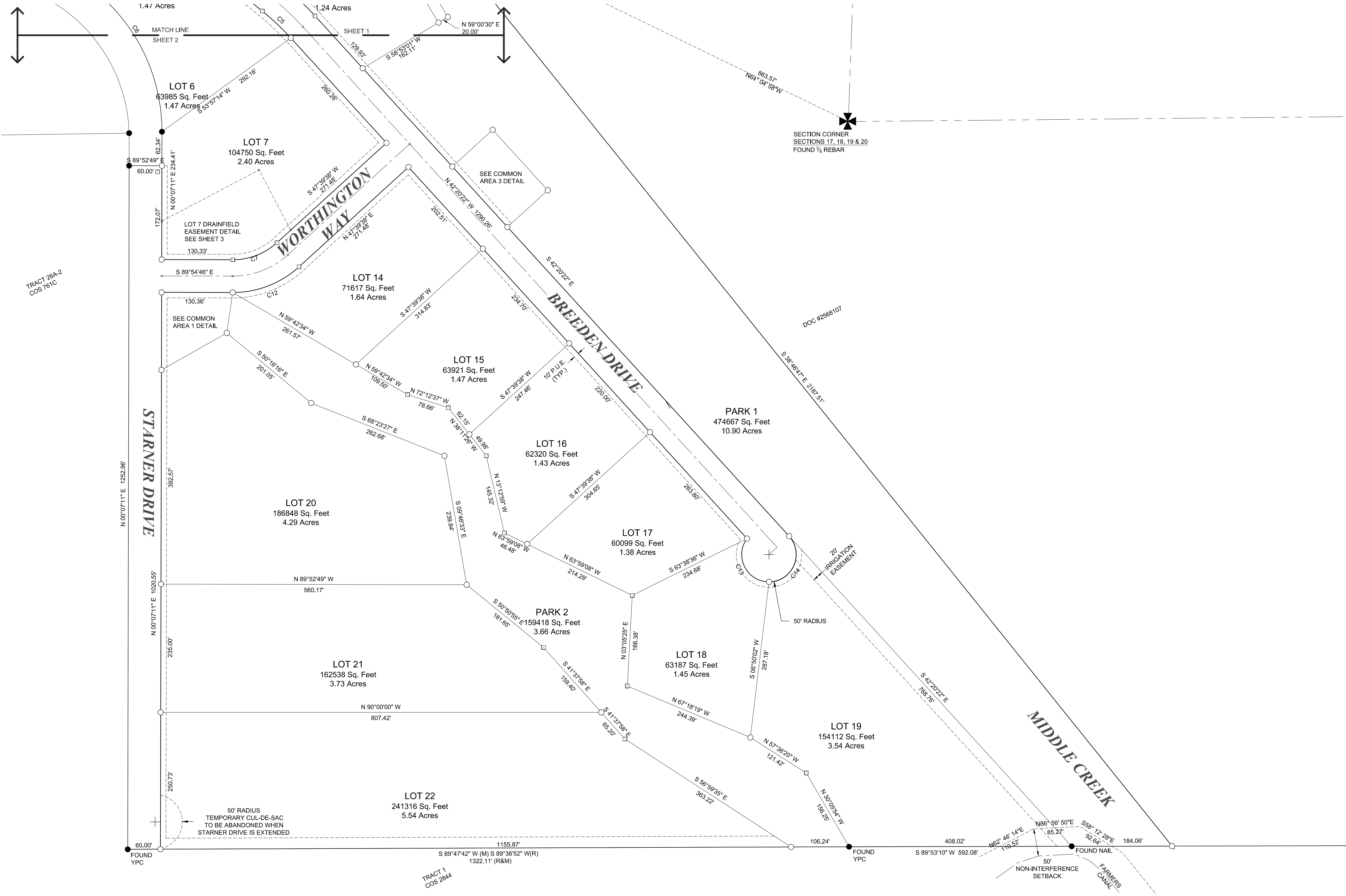
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LEGEND

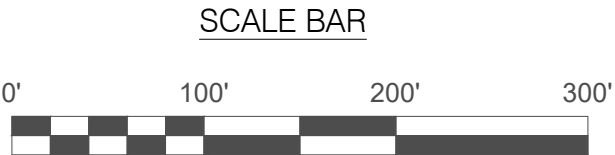
- US PUBLIC LANDS SURVEY SECTION CORNER FOUND AS DESCRIBED
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- ROAD CENTERLINE
- EASEMENT LINE
- (M) MEASURED
- (R) RECORDED
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AREA TABLE		
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COMMON AREA	1.31	1.85%
PARKS	14.56	20.59%
TOTALS	70.69	100%



BASIS OF BEARING  
Geodetic North @  
GPS Position  
Lat N 45° 40' 5.85949"  
Long. W 111° 08' 6.46043"

MAJOR SUBDIVISION  
GALLATIN COUNTY, MONTANA



1/4	SEC	T	R	1/4	SEC	T	R
18	2S	5E		20	2S	5E	
19	2S	5E					

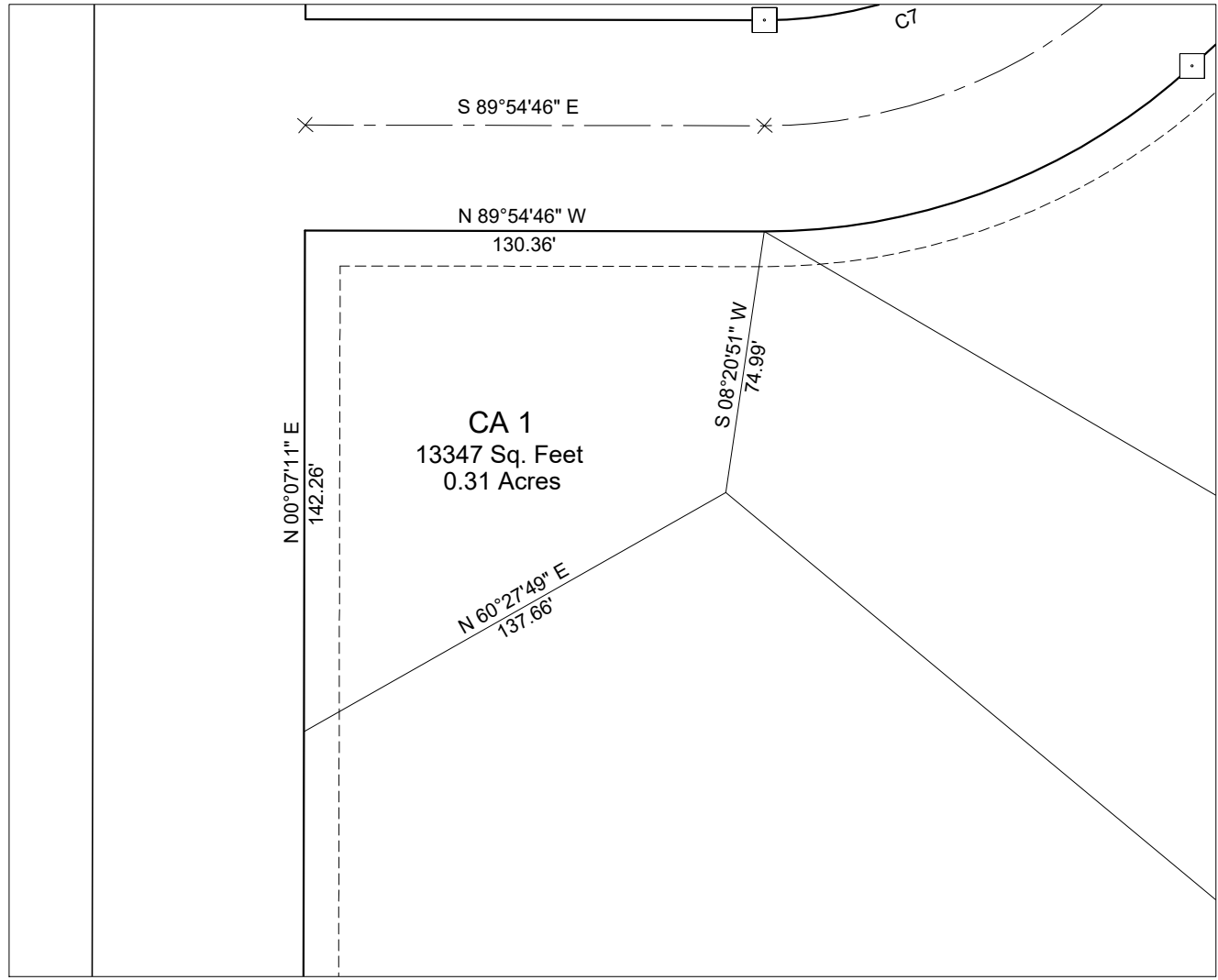
**HYALITE**  
2304 N. 7th Ave. Ste. L, Bozeman, MT 59715  
PHONE: (408) 381-2781 FAX: (408) 522-9233  
www.hyaliteeng.com

DRAWN SJM	DATE 5/1/2020	SALES PLACE ESTATES MAJOR SUBDIVISION
SCALE 1"=100'	SHEET 2 OF 4	PROJECT NUMBER 162552

FINAL PLAT OF SALES PLACE ESTATES SUBDIVISION

BEING TRACT 5 OF MINOR SUBDIVISION NO. 316, AND PORTIONS OF THE SE ¼ OF SECTION 18, NE 1/4 OF SECTION 19, AND THE NW ¼ OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 5 EAST, P.M.M., GALLATIN COUNTY, MONTANA

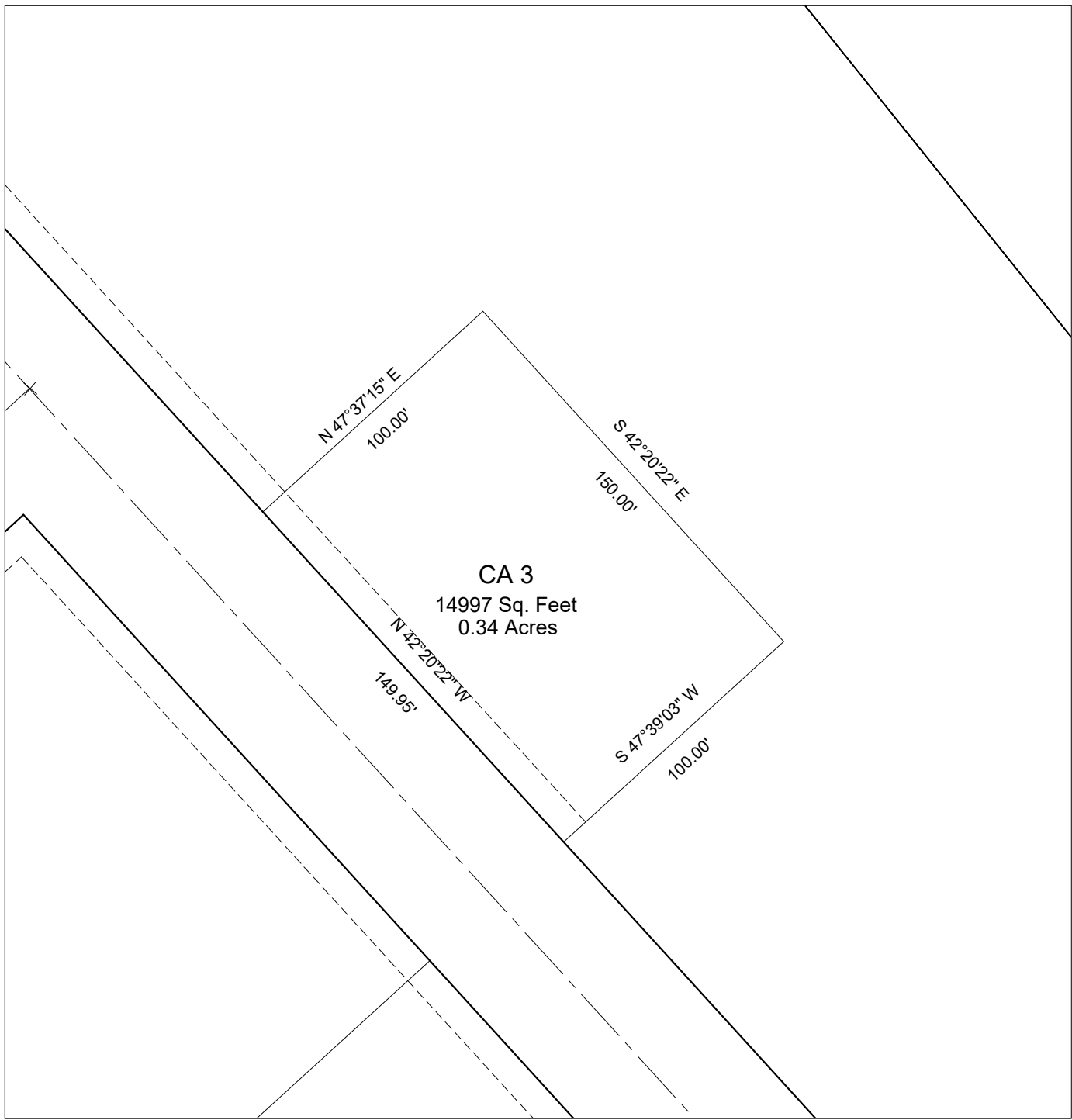
COMMON AREA 1 DETAIL



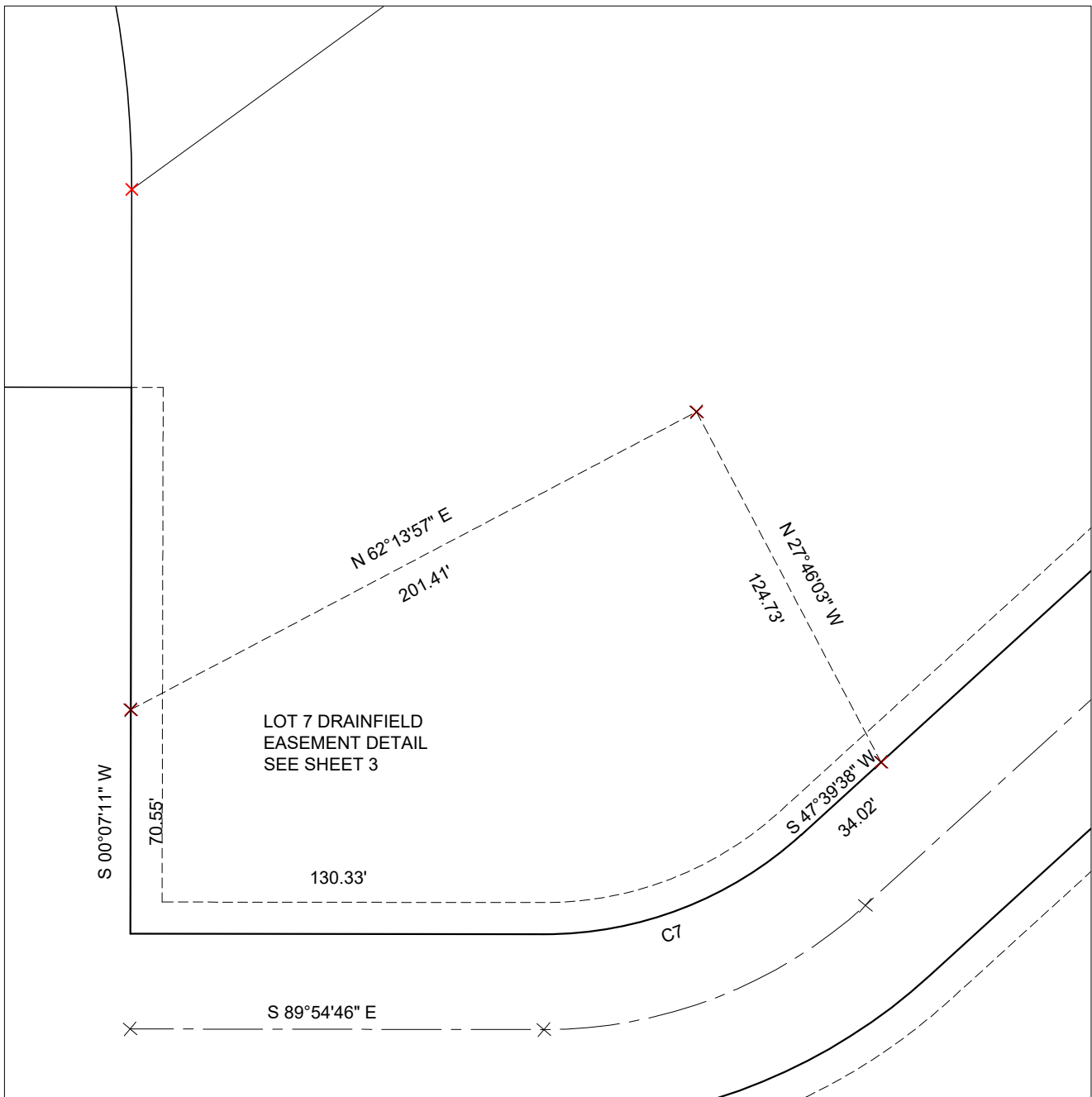
COMMON AREA 2 DETAIL



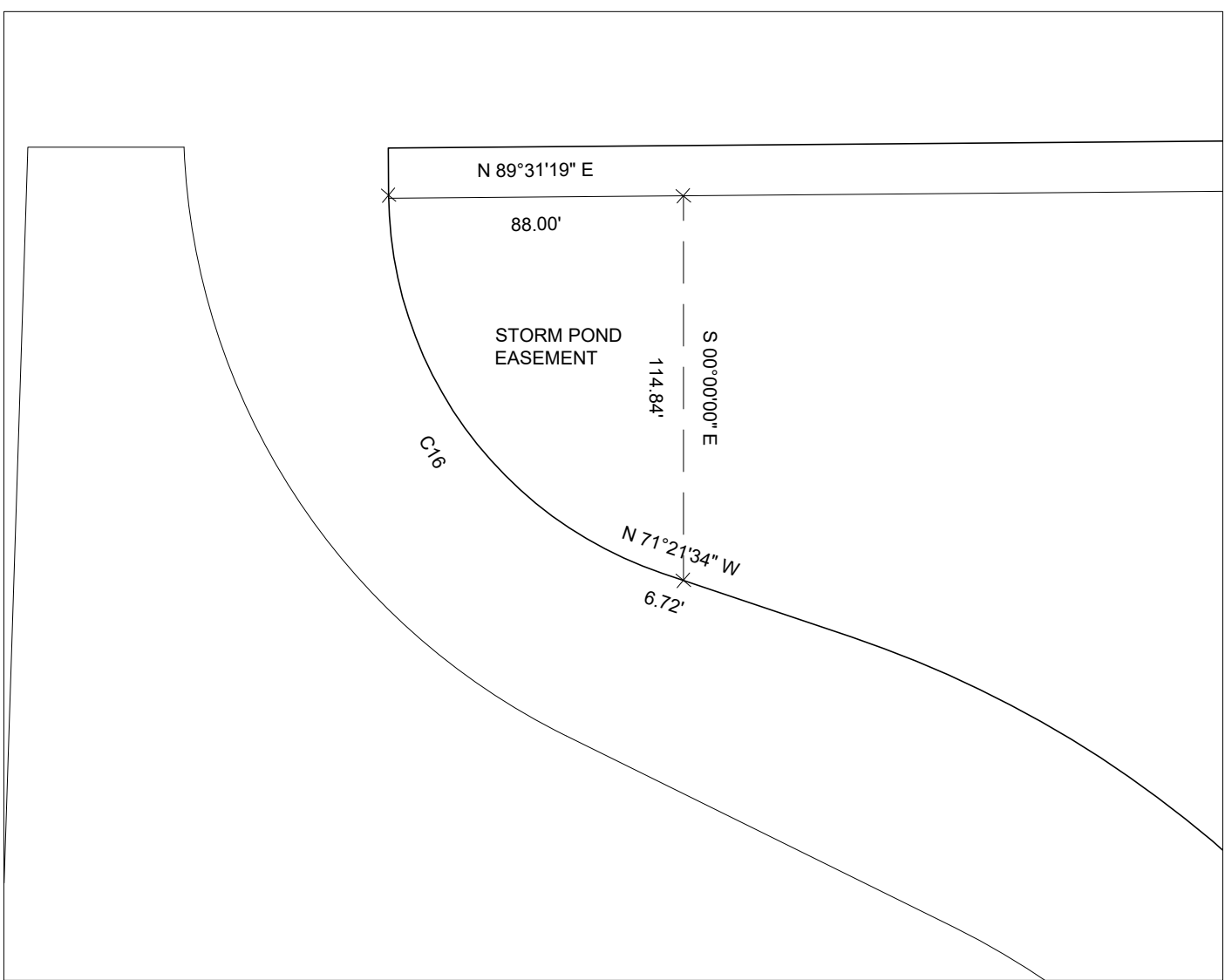
COMMON AREA 3 DETAIL



LOT 7 DRAINFIELD EASEMENT

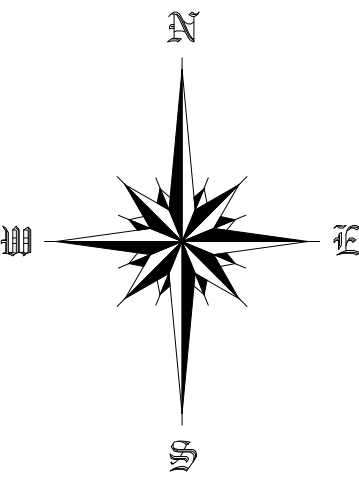


LOT 1 STORM POND EASEMENT



LEGEND

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- US PUBLIC LANDS SURVEY SYSTEM ¼ SECTION CORNER FOUND AS DESCRIBED
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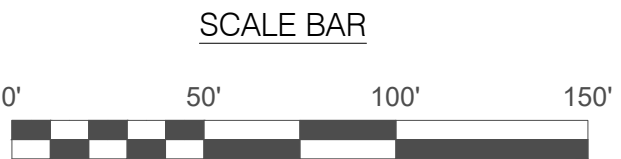


SURVEYOR'S NOTE

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BASIS OF BEARING  
Geodetic North @  
GPS Position  
Lat N 45° 40' 5.85949"  
Long. W 111° 08' 6.46043"

MAJOR SUBDIVISION  
GALLATIN COUNTY, MONTANA



1/4	SEC	T	R	1/4	SEC	T	R
<div><div></div><div></div><div></div></div>	18	2S	5E	<div><div></div><div></div><div></div></div>	20	2S	5E
<div><div></div><div></div><div></div></div>	19	2S	5E	<div><div></div><div></div><div></div></div>			

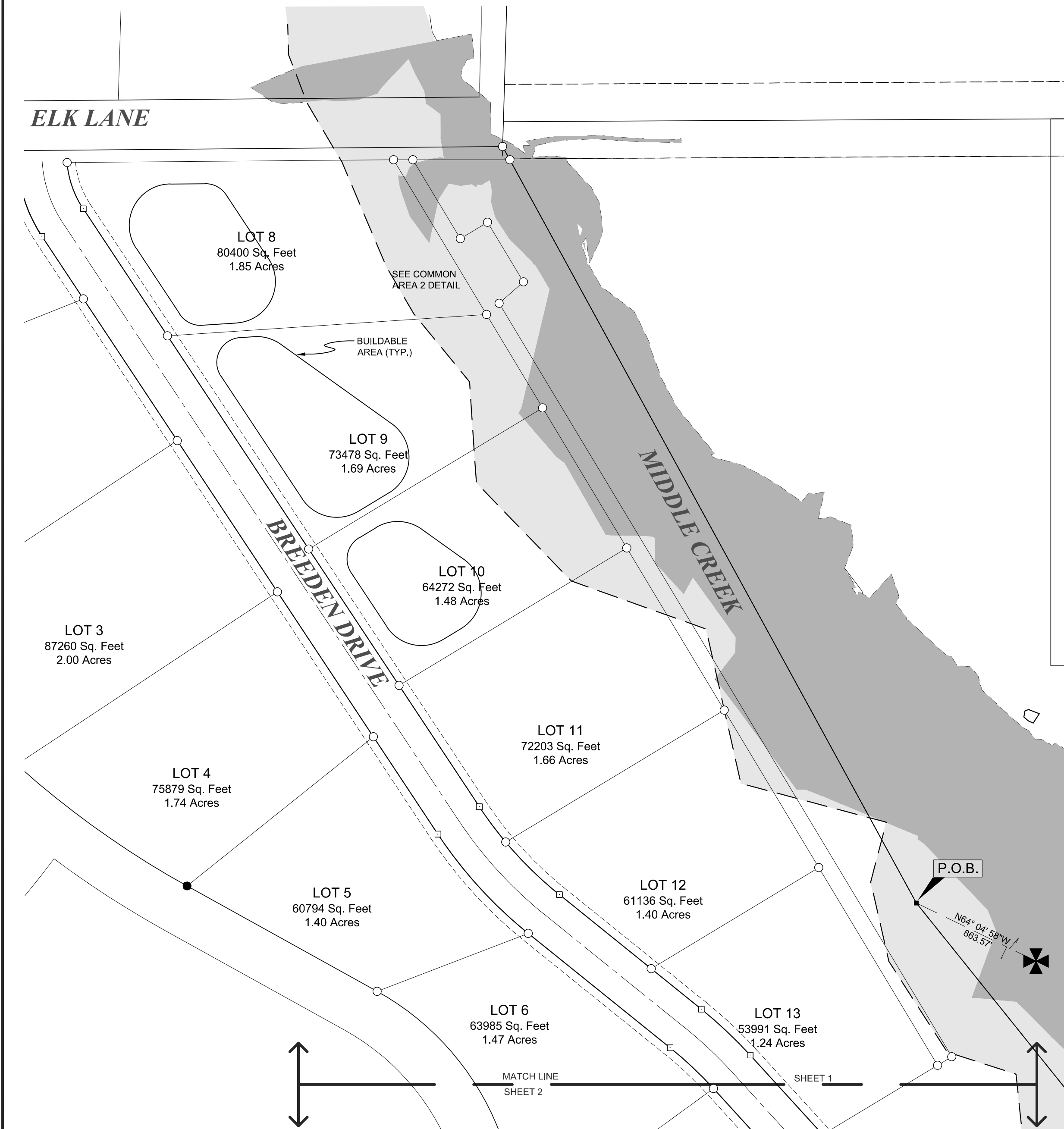
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DRAWN	DATE	SALES PLACE ESTATES MAJOR SUBDIVISION
SJM	5/1/2020	
SCALE	SHEET	PROJECT NUMBER
1"=50'	3 OF 4	162552



# FINAL PLAT OF SALES PLACE ESTATES SUBDIVISION

BEING TRACT 5 OF MINOR SUBDIVISION NO. 316, AND PORTIONS OF THE SE ¼ OF SECTION 18, NE 1/4 OF SECTION 19, AND THE NW ¼ OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 5 EAST, P.M.M., GALLATIN COUNTY, MONTANA



## OWNER'S CERTIFICATION

I, the undersigned property owner, do hereby certify that the text and/or graphics shown on the Conditions of Approval sheet(s) represent(s) requirements by the governing body for final plat approval and that all conditions of subdivision application have been satisfied.

I, the undersigned property owner, do hereby certify that the information shown is current as of the date of this certification, and that changes to any land-use restrictions or encumbrances may be made by amendments to covenants, zoning regulations, easements, or other documents as allowed by law or by local regulations.

I, the undersigned property owner, do hereby certify that I acknowledge that federal, state and local plans, policies, regulations, and/or conditions of subdivision approval may limit the use of the property, including the location, size, and use as shown on the Conditions of Approval sheet or as otherwise stated. Buyers of property should ensure that they have obtained and reviewed all sheets of the plat and all documents recorded and filed in conjunction with the plat. Buyers of property are strongly encouraged to contact the local planning department and become informed of any limitations on the use of the property prior to closing.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020

Its: **Genmar Enterprises Inc**

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, a notary public in and for said county and state, personally appeared \_\_\_\_\_, known to me to be the \_\_\_\_\_ of **Genmar Enterprises Inc** know to me to be the corporation whose name is subscribed to the within instrument.

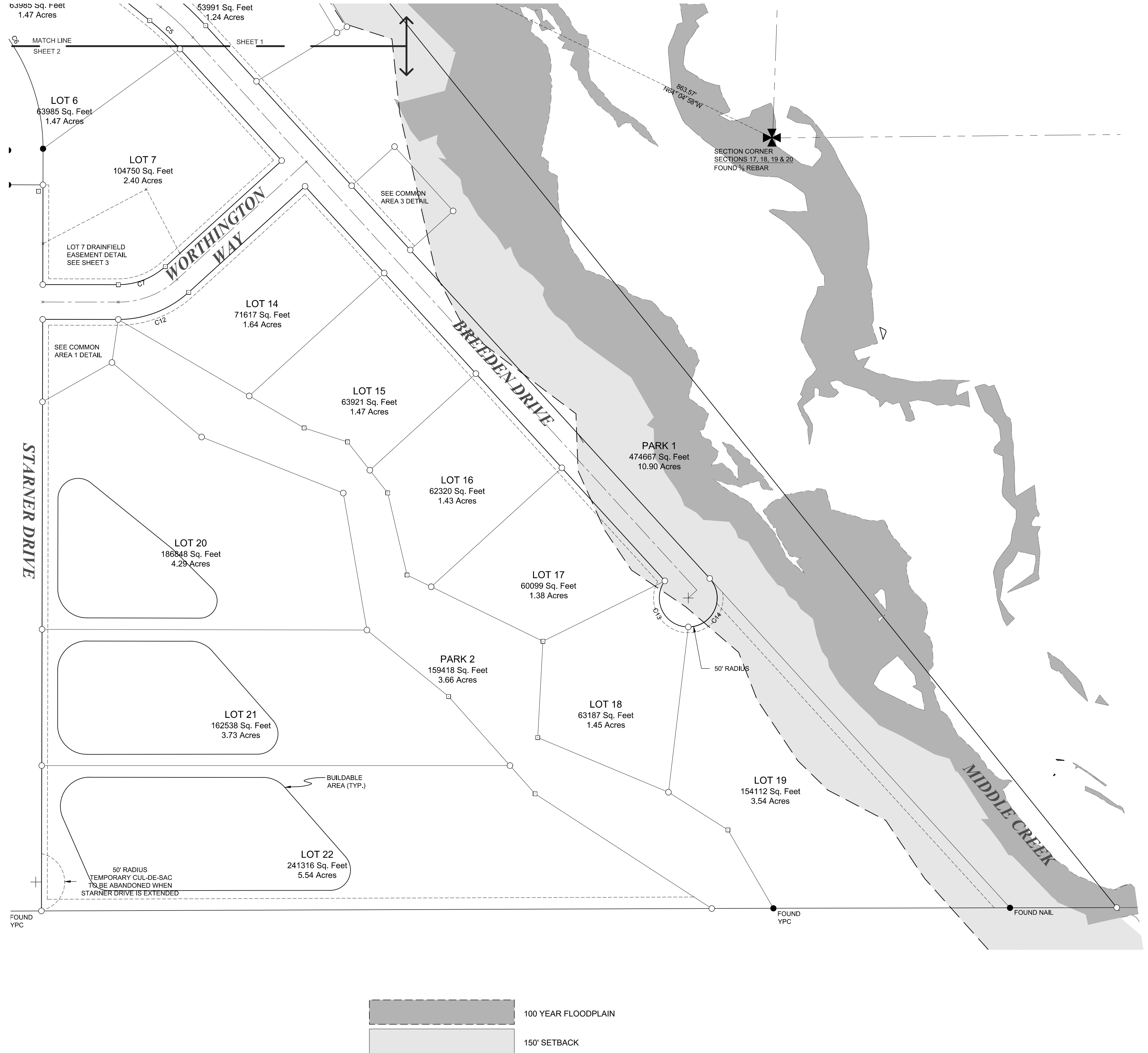
Signature of notarial officer: \_\_\_\_\_

Name - typed, stamped, or printed

Title (and Rank)

Residing at \_\_\_\_\_

My commission expires: \_\_\_\_\_



## NOTES

- 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.
- Individual lot access from County public roads shall be built to the standards of Section 7.E.3 of the Gallatin County Subdivision Regulations.
- No grading, excavation, placement of fill, or construction of buildings shall take place outside the designated building sites. Land located within the 100-year floodplain may be used for agriculture, open space, wildlife or recreation.
- For lots 8, 9, & 10, the buildable area is located at least 2 feet above the floodplain.
- This property has been identified by the Montana Department of Natural Resources and Conservation as being inundated by floodwaters in the event Hyalite/Middle Creek Dam fails. Residents and tenants should familiarize themselves with the Emergency Action Plan and appropriate evacuation routes.



BASIS OF BEARING  
Geodetic North @  
GPS Position  
Lat N 45° 40' 5.85943"  
Long. W 111° 08' 6.46043"

MAJOR SUBDIVISION  
GALLATIN COUNTY, MONTANA



1/4	SEC	T	R	1/4	SEC	T	R
18	2S	5E		20	2S	5E	
19	2S	5E					

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DRAWN	DATE	SALES PLACE ESTATES MAJOR SUBDIVISION
SJM	5/1/2020	
SCALE	SHEET	PROJECT NUMBER
1"=100'	4 OF 4	162552