

PLAT OF

MEADOWLARK RANCH SUBDIVISION, PHASE 5 J-724

BEING LOT 14, BLOCK 7 OF MEADOWLARK RANCH SUBDIVISION, PHASE 4,
SITUATED IN THE E1/2SE1/4 OF SECTION 31 AND THE W1/2SW1/4 OF SECTION 32,
T. 1 N., R. 5 E., P.M.M., IN THE CITY OF BELGRADE, GALLATIN COUNTY, MONTANA

PREPARED FOR : MEADOWLARK RANCH INC.

175 N. 27th STREET, SUITE 900
BILLINGS, MT 59101

PREPARED BY : SANDERSON STEWART



BOZEMAN, MONTANA

JUNE, 2023

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

Meadowlark Ranch Subdivision, Phase 5, located in Gallatin County, Montana, is within the City of Belgrade, Montana, a third-class municipality, and is within the area covered by a growth policy adopted pursuant to Section 76-6-601 et seq., M.C.A., and can be provided with a copy of the policy upon request. The subdivision is excluded from the requirements of Section 76-4-125(1)(d) M.C.A. this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this 21st day of June, A.D., 2023.

2804114 MTE

City Engineer
City of Belgrade, Montana

CERTIFICATE OF GOVERNING BODY

The Mayor of the City of Belgrade, Gallatin County, Montana, does hereby certify that the accompanying Plat has been duly reviewed, and has been found to conform to the requirements of the Subdivision and Platting Act, Section 76-3-101 et. seq. MCA, and the Belgrade City Subdivision Regulations, approves it, and hereby accepts the dedication to public use.

DATED this 22nd day of June, A.D., 2023.

Mayor
City of Belgrade, Montana

CONSENT OF MORTGAGEE

We the undersigned mortgagees, 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, alleys, parks, common areas or other public areas which are dedicated to the use of the public forever.

DATED this 20th day of June, A.D., 2023.

STOCKMAN BANK OF MONTANA

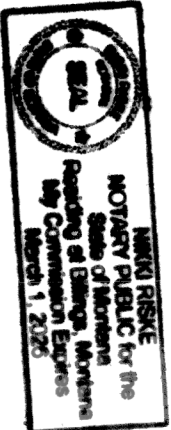
By: *[Signature]*

Title: **SENIOR BANKING EXECUTIVE**

STATE OF MONTANA)

County of Yellowstone)

On this 20th day of June, A.D., 2023, before me, the undersigned Notary Public for the State of Montana, personally appeared **JANINE NELSON**, known to me to be the person who signed the foregoing instrument, as **SENIOR BANKING EXECUTIVE** of STOCKMAN BANK OF MONTANA, and acknowledged to me that said corporation executed the same, in witness thereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public in and for the State of Montana

NOTES

1. Meadowlark Ranch is located in the projected flood inundation area in the event of a dam break at Hyolite Reservoir.
2. No trees shall be planted in the city infrastructure utility easements.
3. Basements are prohibited.
4. The first floor elevation of each home must be at least 2-feet above the base flood elevation as determined by the current flood study for the area.
5. An eleven foot (11') wide utility easement exists on the property side of the public right-of-way, to provide for installation of gas, electric, phone, TV cable, and other utilities, as required. No trees are allowed within the utility easement.

CERTIFICATE OF DEDICATION

We, the undersigned property owners, do hereby certify that they have caused to be surveyed, subdivided and platted into lots, blocks, roads and parks, as shown on the accompanying plat herunto annexed, the following described tract of land, to wit:

LEGAL DESCRIPTION:

Lot 14, Block 7 of Meadowlark Ranch Subdivision, Phase 4, as recorded in the office of the Clerk and Recorder of Gallatin County, Montana, under Document No. 2635746, situated in the E1/2SE1/4 of Section 31 and the W1/2SW1/4 of Section 32, T. 1 N., R. 5 E., P.M.M., in the City of Belgrade, Gallatin County, Montana, being more particularly described as follows:

Beginning of a point which is the one-quarter common to Sections 31 and 32, T. 1 N., R. 5 E., in the City of Belgrade, Gallatin County, Montana, thence, from said Point of Beginning, along the south line of Tract 1A, Certificate of Survey No. 2495, S 89°29'41" E a distance of 1338.53 feet to the northwest corner of Tract 1B, Certificate of Survey No. 3071; thence, along the west line of said Tract 1B, S 00°31'46" E a distance of 2035.95 feet to the northeast corner of the Park in Block 1 of Meadowlark Ranch Subdivision, Second Filing; thence, along the northerly and easterly lines of Meadowlark Ranch Subdivision, First Filing and Second Filing the following courses and distances:

N 78°59'45" W a distance of 579.44 feet,
along a non-tangent curve to the right with a radius of 225.00 feet a distance of 24.13 feet (chord bearing N 05°36'54" E, chord length 24.12 feet),
N 78°04'02" W a distance of 166.44 feet,
N 12°01'28" E a distance of 246.19 feet,
N 67°41'38" E a distance of 872.74 feet and
N 67°42'18" W a distance of 82.88 feet to the southeast corner of Open Space Lot #2 in Block 3 of Meadowlark Ranch Subdivision, Phase 4; thence, along the easterly and northerly lines of Blocks 3, 7 and 6 in said Meadowlark Ranch Subdivision, Phase 4 and crossing the rights-of-way of Falcon Ridge Boulevard and Orville Drive, the N 22°17'42" E a distance of 85.15 feet,

N 36°04'46" W a distance of 203.03 feet,
S 88°47'40" W a distance of 32.49 feet,
N 01°12'20" W a distance of 247.30 feet,
N 07°10'30" W a distance of 67.47 feet,
N 89°51'53" W a distance of 121.02 feet,
N 62°22'48" W a distance of 57.07 feet,
along a non-tangent curve to the left with a radius of 155.00 feet a distance of 17.76 feet (chord bearing N 04°29'15" W, chord length 17.75 feet),
S 70°36'59" W a distance of 156.94 feet,
N 49°12'20" W a distance of 184.49 feet,
N 02°40'21" W a distance of 160.17 feet,
N 81°12'20" W a distance of 112.31 feet,
N 29°30'25" W a distance of 80.67 feet,
N 89°53'17" W a distance of 219.88 feet,
N 28°47'12" E a distance of 226.41 feet and
N 00°06'31" E a distance of 161.68 feet to the northeast corner of Open Space Lot #1 in Block 6 of said Meadowlark Ranch Subdivision, Phase 4, said point being on the south line of Tract 1A Certificate of Survey No. 2495; thence, along the south line of said Tract 1A, S 89°53'29" E a distance of 1067.70 feet to the Point of Beginning; said tract containing an area of 73.133 acres, more or less, subject to any existing easements and/or rights-of-way, whether of record or apparent on the ground.

The above described tract of land is to be known and designated as MEADOWLARK RANCH SUBDIVISION, PHASE 5, City of Belgrade, Gallatin County, Montana, and the lands included in all roads, avenues, rights-of-way, parks and common areas shown on said plat are hereby granted and devoted to the use of the public forever.

CERTIFICATE OF GRANT OF UTILITY EASEMENTS

The undersigned hereby grants unto each and every person or firm, whether public or private, providing or offering to provide telephone, 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, and under and across each area designated on this plat as "Utility Easement" to have and hold forever.

CERTIFICATE OF WAIVER

We, the undersigned property owners do hereby waive the right to protest the creation of Special Improvement Districts, in doing so, we do not waive any right to comment on, protest, and/or appeal any assessment formula which may be imposed, if we believe it to be inequitable. This waiver shall be binding upon the heirs, assigns and purchasers of all lots within this Subdivision.

Dated this 14th day of June, A.D., 2023.

MEADOWLARK RANCH INC., a Montana corporation

By: *[Signature]*

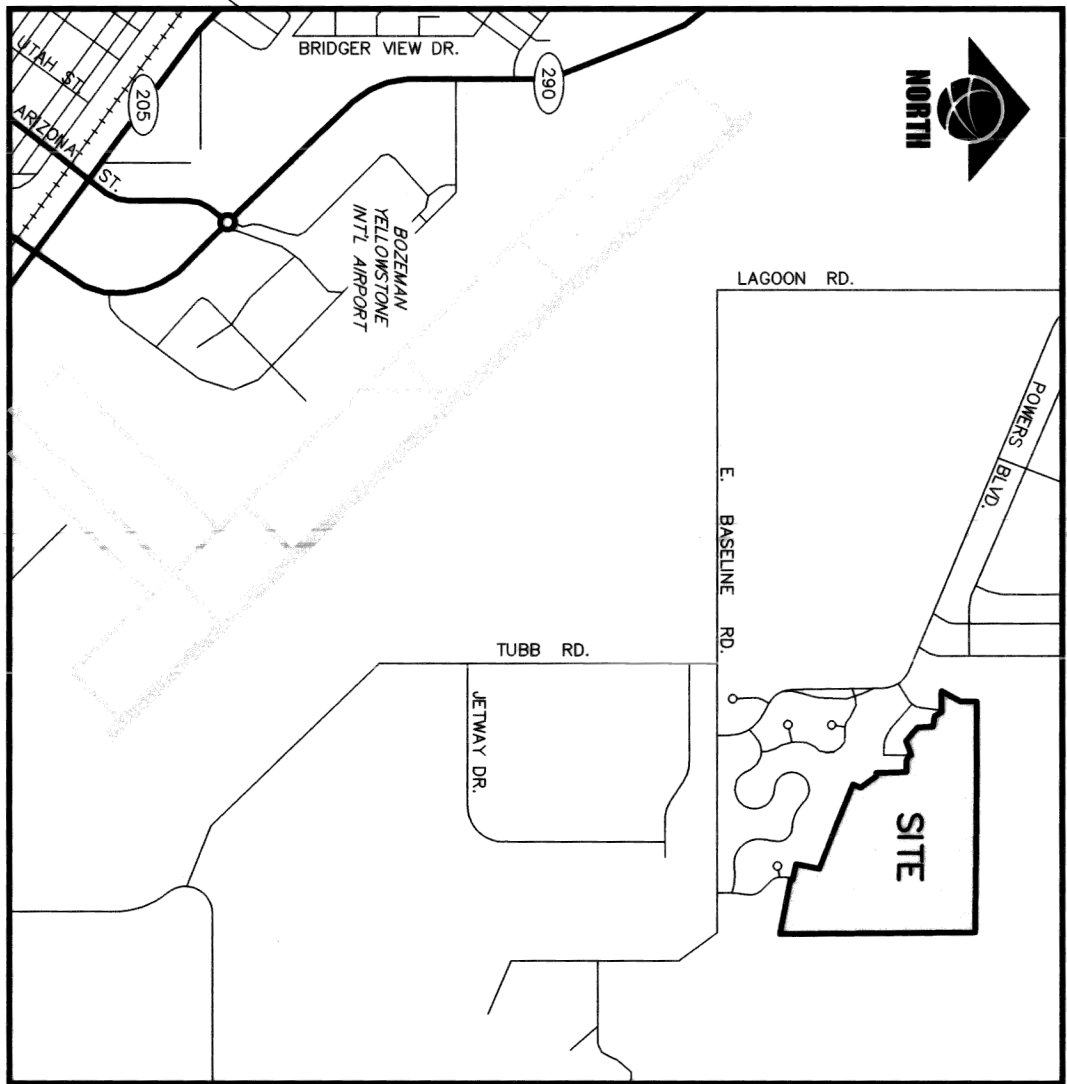
Title: **PRESIDENT**

STATE OF MONTANA)
County of Yellowstone)

On this 14th day of June, A.D., 2023, before me, a Notary Public of the State of Montana, personally appeared **Janine Nelson**, known to me to be the person who signed the foregoing instrument as **PRESIDENT** of Meadowlark Ranch Inc., a Montana corporation, and acknowledged to me that said Corporation executed the same. In witness thereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Montana



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF SURVEYOR

The undersigned, a professional land surveyor licensed in the State of Montana, does hereby certify that between April, 2022 and November, 2022, a survey was performed under their direct supervision for MEADOWLARK RANCH SUBDIVISION, PHASE 5, and described the same as shown on the accompanying plat herunto annexed, and that said plat complies with the Montana Subdivision and Platting Act, Section 76-3-101 through 76-3-625, MCA, and the Belgrade City Subdivision Regulations.

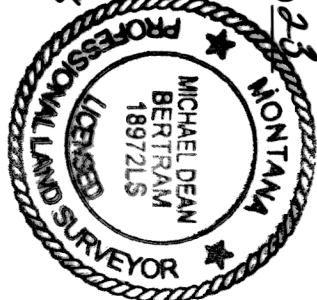
Pursuant to 24-183.110(d), A.R.M., the undersigned further certifies that monuments shall be set, the placement of which is deferred due to the installation of improvements, ongoing site work and construction, within 240 days of the date on which this plat is filed, not to exceed December 31, 2023.

DATED this 14th day of June, A.D., 2023.

SANDERSON STEWART

By: *[Signature]*

Montana Registration No. 1897475



CERTIFICATE OF COUNTY TREASURER

The Treasurer of Gallatin County, Montana, does 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 21st day of June, A.D., 2023.

By: *[Signature]*

Deputy Treasurer of Gallatin County

REC 616136

CERTIFICATE OF CLERK AND RECORDER

I, *[Signature]*, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 4:30 o'clock P.M., this 28th day of June, 2023, and recorded in Book **I** of Plats on Page **724**, as Document No. **2804112**.

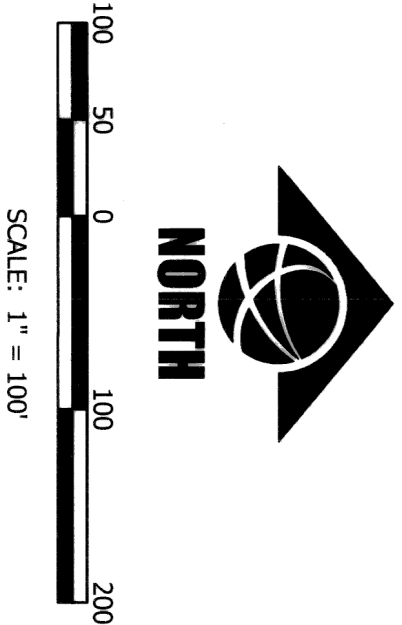
[Signature] by *[Signature]*
Gallatin County Clerk and Recorder



RADIAL TABLE	
RA2	S 81°18'45" E
RA3	S 87°27'27" E
RA4	S 88°47'40" W
RA5	S 82°13'49" W

LINE TABLE		
Line #	Bearing	Distance
L1	N 22°17'42" E	85.15'
L2	S 88°47'40" W	32.48'
L3	N 07°10'30" W	67.47'
L4	N 89°51'53" W	121.02'
L5	N 62°22'48" W	57.07'
L6	S 70°36'58" W	156.84'
L7	N 81°12'20" W	112.31'
L8	N 29°30'25" W	80.67'
L9	N 88°47'40" E	32.48'
L10	S 36°04'48" E	5.51'
L11	N 20°19'24" W	10.07'
L12	N 01°12'20" W	20.00'
L13	N 01°12'20" W	247.30'
L14	N 20°19'24" W	4.96'

CURVE TABLE			
Curve #	Delta	Radius	Chord Distance
C1	6°08'42"	225.00'	24.13' N 05°36'54" E
C2	6°33'51"	155.00'	17.78' N 04°29'15" W
C3	5°34'53"	210.00'	20.48' N 15°46'37" W
C4	5°21'32"	20.00'	1.87' S 78°53'32" W
C5	69°28'22"	20.00'	24.25' N 63°59'31" W
C6	78°27'47"	20.00'	27.39' N 59°33'17" W
C7	57°25'7"	220.00'	20.03' N 22°49'45" E



- BASIS OF BEARING:** PLAT OF MEADOWLARK RANCH SUBDIVISION, PHASE 4
- PLSS 1/4 CORNER
 - FOUND SURVEY MONUMENT, REBAR WITH YELLOW CAP MARKED "SANDERSON STEWART", OR AS NOTED
 - FOUND WITNESS CORNER, REBAR WITH YELLOW CAP MARKED "SANDERSON STEWART 6.0 FT. 18972-S"
 - SET 5/8" x 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- NOTE:** ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

PLAT OF

MEADOWLARK RANCH SUBDIVISION, PHASE 5

BEING LOT 14, BLOCK 7 OF MEADOWLARK RANCH SUBDIVISION, PHASE 4,

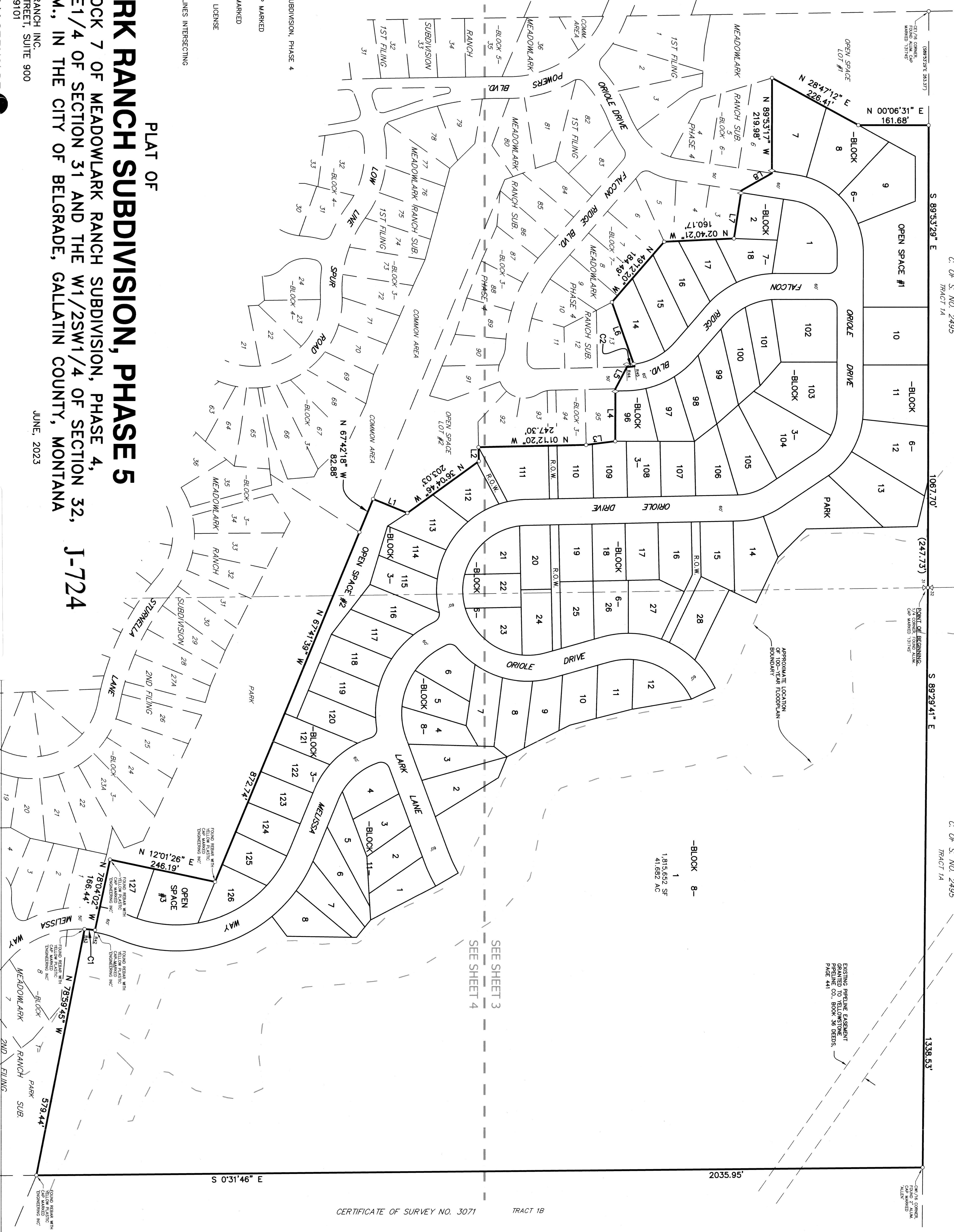
SITUATED IN THE E1/2SE1/4 OF SECTION 31 AND THE W1/2SW1/4 OF SECTION 32, T. 1 N., R. 5 E., P.M.M., IN THE CITY OF BELGRADE, GALLATIN COUNTY, MONTANA

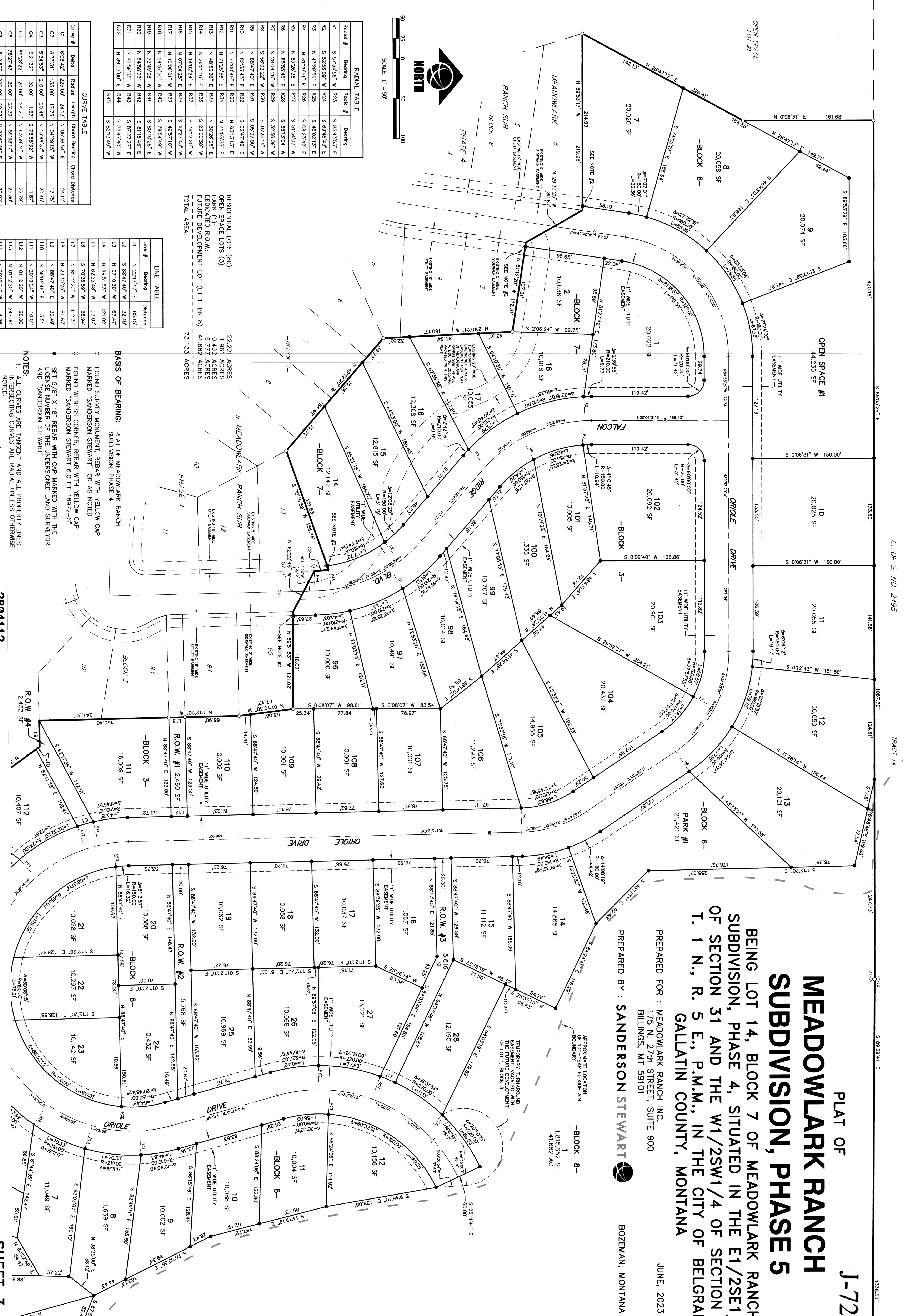
PREPARED FOR : MEADOWLARK RANCH, INC.

175 N. 27th STREET, SUITE 900
BILLINGS, MT 59101

PREPARED BY : SANDERSON STEWART

BOZEMAN, MONTANA





CURVE TABLE			
Curve #	Delta	Radius	Chord Distance
C1	6.0842°	225.00'	24.13'
C2	6.3351°	155.00'	17.76'
C3	5.3453°	210.00'	20.45'
C4	5.7132°	20.00'	1.87'
C5	69.2822°	20.00'	24.25'
C6	78.2747°	20.00'	22.79'
C7	51.257°	220.00'	25.30'

RADIAL TABLE			
Radial #	Bearing	Radial #	Bearing
R1	S 57°34'56" W	R23	S 85°43'53" E
R2	S 52°56'09" W	R24	S 69°46'43" E
R3	N 43°29'56" E	R25	S 46°02'13" E
R4	N 61°29'51" E	R26	S 08°23'42" E
R5	N 87°26'56" E	R27	S 51°34'07" W
R6	N 85°55'46" E	R28	S 35°13'04" W
R7	S 28°04'26" W	R29	S 32°56'09" W
R8	S 56°02'22" W	R30	S 15°25'14" W
R9	N 88°47'40" E	R31	S 05°07'00" W
R10	N 82°33'43" E	R32	S 02°47'46" E
R11	N 77°00'49" E	R33	N 63°13'13" E
R12	N 71°25'56" E	R34	N 41°03'55" E
R13	N 48°53'56" E	R35	N 20°26'26" E
R14	N 26°21'16" E	R36	S 23°00'38" W
R15	N 14°02'24" E	R37	S 36°12'20" W
R16	N 07°04'25" E	R38	S 42°27'43" W
R17	N 16°06'01" W	R39	S 49°27'10" W
R18	N 54°37'50" W	R40	S 75°54'49" W
R19	N 73°49'08" W	R41	S 80°40'28" E
R20	N 84°58'23" W	R42	S 81°18'45" E
R21	S 86°59'35" W	R43	S 87°27'27" E
R22	N 89°57'08" E	R44	S 88°47'40" W
		R45	S 82°13'49" W

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L11	N 01°19'24" W	10.07'
L12	N 01°19'24" W	20.00'
L13	N 01°19'24" W	247.30'
L14	N 20°19'24" W	4.96'

RESIDENTIAL LOTS (80):
OPEN SPACE LOTS (3):
PARK (1):
DEDICATED R.O.W.:
FUTURE DEVELOPMENT LOT (1 T, 1 BK 8)
TOTAL AREA:
73.133 ACRES

22.221 ACRES
1.961 ACRES
0.492 ACRES
6.777 ACRES
41.682 ACRES

FOUND SURVEY MONUMENT, REBAR WITH YELLOW CAP
MARKED "SANDERSON STEWART", OR AS NOTED
FOUND WITNESS CORNER, REBAR WITH YELLOW CAP
MARKED "SANDERSON STEWART", OR AS NOTED
SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE
LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR
AND "SANDERSON STEWART"

NOTES:
1. ALL CURVES ARE TANGENT AND ALL PROPERTY LINES
INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE
NOTED.
2. SET REBAR & CAP 1.0' FROM FOUND WITNESS CORNER

2804112

PLAT OF
**MEADOWLARK RANCH
SUBDIVISION, PHASE 5**

BEING LOT 14, BLOCK 7 OF MEADOWLARK RANCH
SUBDIVISION, PHASE 4, SITUATED IN THE E1/2SE1/4
OF SECTION 31 AND THE W1/2SW1/4 OF SECTION 32,
T. 1 N., R. 5 E., P.M.M., IN THE CITY OF BELGRADE,
GALLATIN COUNTY, MONTANA

PREPARED FOR : MEADOWLARK RANCH INC.
175 N. 27th STREET, SUITE 900
BILLINGS, MT 59101

PREPARED BY : SANDERSON STEWART

BOZEMAN, MONTANA

JUNE, 2023

