

SURVEY REQUESTED BY OWNER TO CREATE 23 LOTS AND 1 REMAINDER TRACT FROM AN EXISTING TRACT OF LAND.

OWNER: 2B HOLDINGS, LLC  
DEED REF. DOC. NO. 2524871

FINAL PLAT OF RYEN GLENN ESTATES SUBDIVISION, PHASE 3 LOCATED IN THE NW 1/4 OF SECTION 31, T. 1 N., R. 5 E. OF P.M.M., CITY OF BELGRADE, GALLATIN COUNTY, MONTANA

J-607

CERTIFICATE OF DEDICATION

I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots, blocks, open space parcels, streets and alleys, and other divisions and dedications as shown by the plat hereunto included, the following described tract of land, to wit:

That part of Tract B, Certificate of Survey No. 2890 on file and of record in the office of the clerk and recorder, located in the Northwest Quarter of Section 31, Township 1 North, Range 5 East, of P.M.M., Gallatin County, Montana, described as follows:

Beginning at the southeast corner of Ryen Glenn Estates Subdivision, Phase 1, thence southerly 178°45'51" azimuth from north, 553.35 feet along the east line of said tract B, thence westerly 282°19'40" azimuth 150.85 feet, thence southerly 178°45'30" azimuth 272.13 feet, thence southerly 145.85 feet on a tangential curve to the east, 26942.32' azimuth 110.81 feet, thence westerly 273°04'42" azimuth 60.28 feet, thence westerly 269°46'38" azimuth 115.02 feet to the southeast corner of Ryen Glenn Estates Subdivision, Phase 2, thence northerly 358°45'30" azimuth 104.39 feet along the east line of said Ryen Glenn Estates Subdivision, Phase 2, thence southerly 003°40'39" azimuth 60.14 feet along said east line, thence northerly 358°45'30" azimuth 649.10 feet along said east line to the southeast corner of said Ryen Glenn Estates Subdivision, Phase 2, and also being on the south line of said Ryen Glenn Estates Subdivision, Phase 1, thence easterly 088°45'30" azimuth 110.00 feet along said south line, thence southerly 109°37'27" azimuth 64.36 feet along said south line, thence easterly 088°45'30" azimuth 110.00 feet along said south line, thence southerly 178°45'30" azimuth 23.89 feet along said south line, thence easterly 088°45'30" azimuth 150.00 feet along said south line; thence easterly 071°29'54" azimuth 62.53 feet along said south line, thence easterly 088°29'41" azimuth 149.96 feet along said south line to the Point of Beginning.

Area = 476,824 square feet, 10,916 acres, or 44,288.4 square meters. Subject to existing easements.

The above described tract of land is to be known and designated as RYEN GLENN ESTATES SUBDIVISION, PHASE 3, City of Belgrade, Gallatin County, Montana, and the lands included in all streets, avenues, parks or public lands shown on said plat are hereby granted and donated to the City of Belgrade for the public use and enjoyment. Unless specifically listed herein, the lands included in all streets, avenues, alleys, and parks or public lands dedicated to the public are occupied for public use, but the city accepts no responsibility for maintaining the same. The owner agrees that the City has no responsibility for the maintenance of streets, streets, avenues, alleys, or public lands dedicated to the public for which the City accepts responsibility for maintenance including: Ingomar Boulevard, Roundup Boulevard, and Fairview Avenue.

The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, internet, cable television or other similar utility or service, the right to the 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 to have and to hold forever.

OWNER: 2B Holdings, LLC, a Montana Limited Liability Company

Dated this 13th day of June, 2017. Benjamin E. Nistler, Managing Member

Dated this 14th day of June, 2017. Mark A. Chandler, Professional Engineer

Dated this 14th day of June, 2017. Mark A. Chandler, Professional Engineer

Dated this 14th day of June, 2017. Mark A. Chandler, Professional Engineer

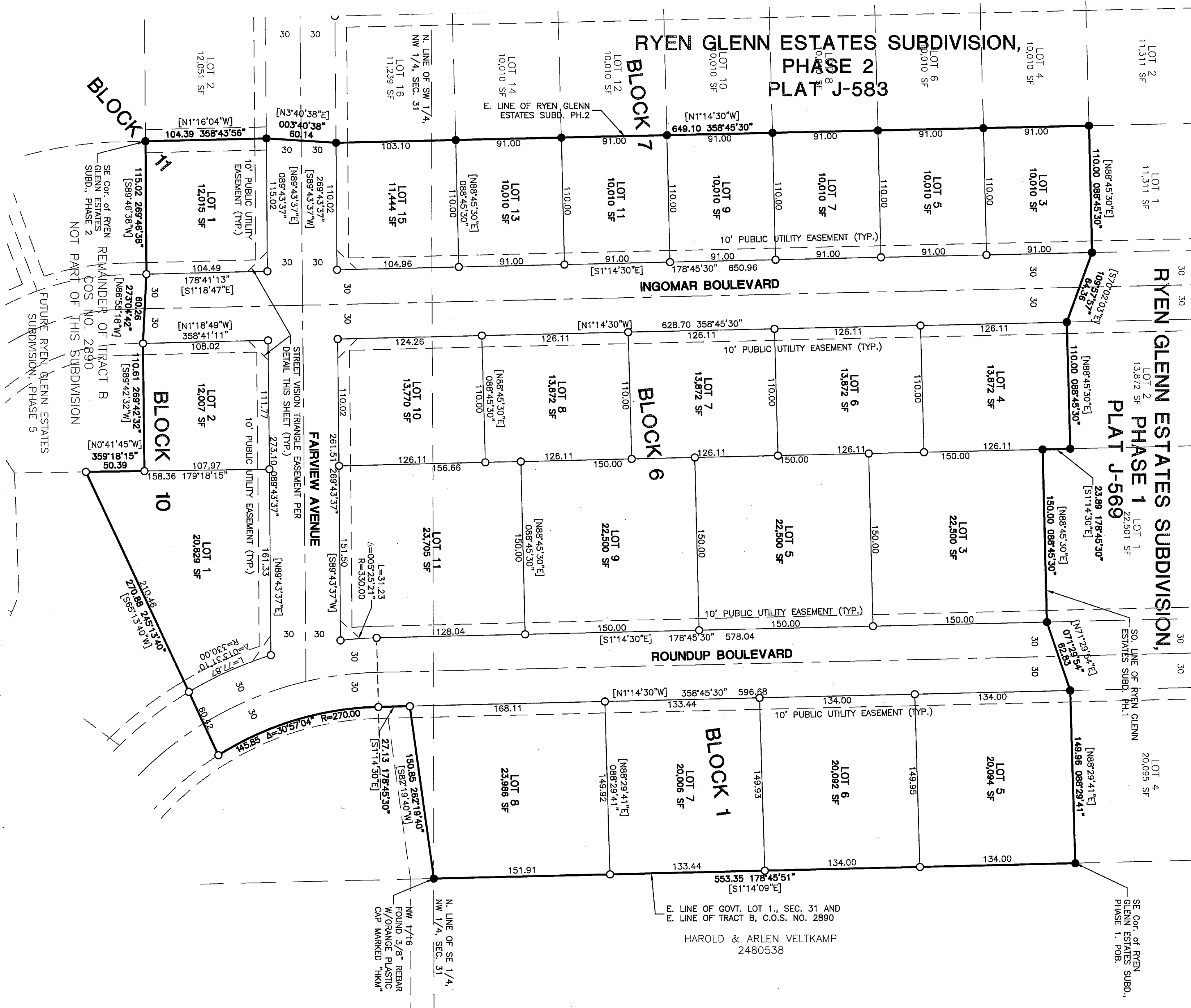
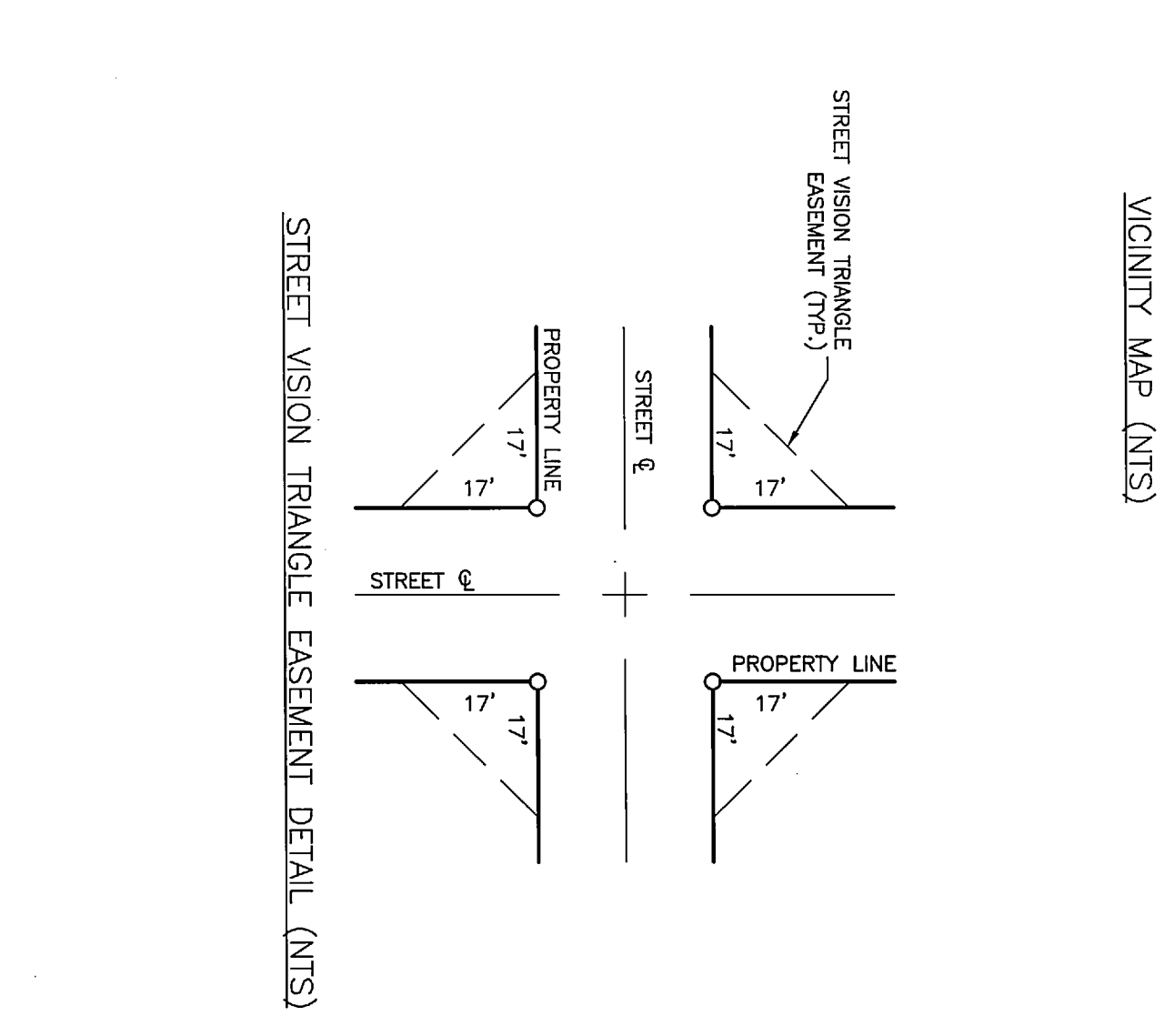
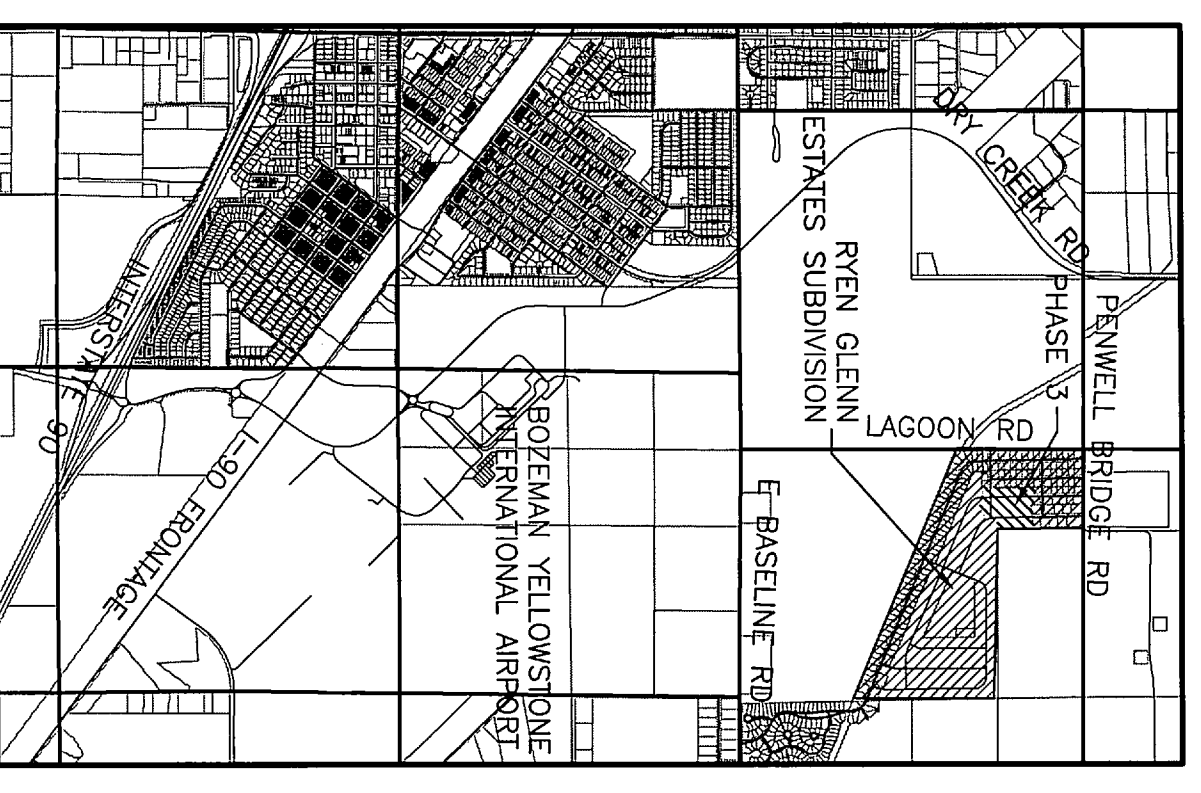
Dated this 14th day of June, 2017. Mark A. Chandler, Professional Engineer

Dated this 14th day of June, 2017. Mark A. Chandler, Professional Engineer

AREA TABULATION table with columns: BLOCK, OPEN SPACE (SF), LOTS (SF), TOTAL (SF). Rows include lots 1 through 11 and a TOTAL row.

- LEGEND: FOUND 5/8 INCH REBAR WITH 1 1/4 INCH YELLOW NOTED... PLASTIC CAP MARKED "C&H ENGR #9518ES" OR AS SET 5/8 INCH REBAR WITH 1 1/4 INCH YELLOW... PROPERTY BOUNDARY LINE... SURROUNDING PROPERTY LINE... EASEMENT LINE... PHASE LINE

BASES FOR AZIMUTHS FROM NORTH: THE EAST LINE OF GOVT LOT 11, SEC. 31 AND EAST LINE OF TRACT B, COS NO. 2890 BEING 178°45'51", AS SHOWN ON SAID COS NO. 2890.



Engineering and Surveying, Inc. 1081 Strawberry Drive • Bellevue, MT 59718 Phone: (406) 582-1110 • Fax: (406) 582-2222

SHEET 1 of 2



2584916



CERTIFICATE OF COMPLETION OF IMPROVEMENTS... CERTIFICATE OF SUPERVISOR... CERTIFICATE OF ENVIRONMENTAL REVIEW... CERTIFICATE OF GOVERNING BODY... CERTIFICATE OF COUNTY TREASURER... CERTIFICATE OF CLERK AND RECORDER

SURVEY REQUESTED BY OWNER TO CREATE 23 LOTS AND 1 REMAINDER TRACT FROM AN EXISTING TRACT OF LAND.  
OWNER: 28 HOLDINGS, LLC  
DEED REF: DOC. NO. 2524871

CONDITIONS OF APPROVAL  
**RYEN GLENN ESTATES SUBDIVISION, PHASE 3**  
LOCATED IN THE NW 1/4 OF SECTION 31, T. 1 N., R. 5 E. OF P.M.M.,  
CITY OF BELGRADE, GALLATIN COUNTY, MONTANA

J-607

CONDITIONS OF APPROVAL FOR RYEN GLENN ESTATES SUBDIVISION, PHASE 3,  
LOCATED IN THE NW 1/4 OF SECTION 31, T. 1 N., R. 5 E. OF P.M.M.,  
CITY OF BELGRADE, GALLATIN COUNTY, MONTANA

Pursuant to ARM 24.183.1107 (4):  
(a) Any text and/or graphic representations of requirements by the governing body for final plot approval including, but not limited to, setbacks from streams or riparian areas, floodplain boundaries, no-build areas, building envelopes, or the use of particular parcels, are shown on the Conditions of Approval sheet; for final plot approval, the Lottowner hereby certifies that the text and/or graphics shown on the Conditions of Approval sheet represents requirements by the governing body for final plot approval.  
(b) The Lottowner hereby certifies that the text and/or graphics shown on the Conditions of Approval sheet represents requirements by the governing body for final plot approval.  
(c) The information shown is current as of the date of the certification required in (2)(b), 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.  
Pursuant to A.R.M. 24.183.1107 UNIFORM STANDARDS FOR FINAL SUBDIVISION PLATS: Section (2)(e)(xiii)(A): "Federal, state and local plans, policies, regulations, and/or conditions of subdivision approval that may limit the use of the property, including the location, size, and use are shown on the Conditions of Approval sheet or as stated. (B) Buyers of the property should ensure that they have obtained and read the Conditions of Approval sheet and understand that they are bound by the conditions of approval. (C) The Lottowner and the Buyer are strongly encouraged to contact local planning department and become informed of any limitations on the use of the property prior to closing."

WAIVER OF RIGHT TO PROTEST CREATION OF SPECIAL IMPROVEMENTS DISTRICTS

I, the undersigned property owner of this Subdivision, do hereby waive the right to protest creation of special improvements districts (SIDs), or the creation of sewer/water districts. 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 the heirs, assigns, and purchasers of all lots within Ryen Glenn Estates Subdivision.

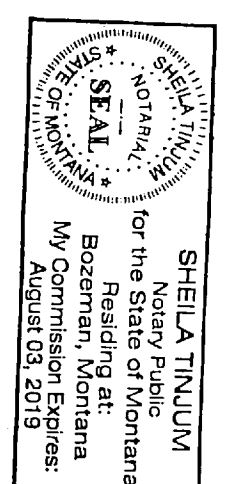
OWNER:  
28 Holdings, LLC, a Montana Limited Liability Company

Dated this 13<sup>th</sup> day of June, 2017.

By: Benjamin E. Nisler, Managing Member

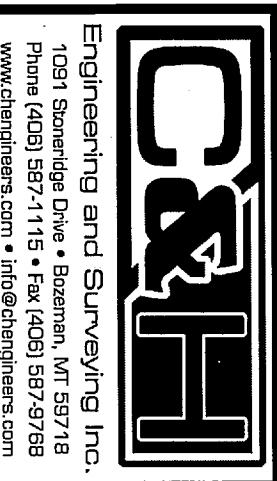
This instrument was signed or acknowledged before me on this 13<sup>th</sup> day of June, 2017,  
by Benjamin E. Nisler, as Managing Member of 28 Holdings, LLC, a Montana Limited Liability Company.

Notary Public for the State of Montana  
Printed Name: Sheila T. Nisler  
Residing at: Bozeman, Montana  
My commission expires: Aug 02, 2019



GENERAL NOTES

- Utility easements are 10' wide along street lines.
- The orientation of homes on corner lots shall be the same as on interior lots.
- Due to the potential of high ground water tables in the areas of the subdivision, it is not recommended that residential dwellings or commercial structures with full or partial basements be constructed without first consulting a professional engineer licensed in the State of Montana. The engineer shall be responsible for determining the location and depth of any basements and for providing the necessary foundation and wall specifications and details and responsibility of maintenance thereof and for city assessments levied on the common open space lands shall be that of the property owner's association. Maintenance responsibility shall include, in addition to the space and trails, all vegetative ground cover, boulevard trees and irrigation systems in the public right-of-way boulevard strips along all external perimeter development streets and adjacent to open space areas. All areas within the subdivision that are designated herein as open space including trails are for the use and enjoyment by residents of the development and the general public. The property owner's association shall be responsible for levying annual assessments to provide for the maintenance, repair, and upkeep of all open space areas and trails.
- Upon the third anniversary of the plat recordation of any phase of the subdivision, any lot owner who has not constructed sidewalk for their lot(s) shall, without further notice, construct within 30 days, said sidewalk for their lot(s), regardless of whether other improvements have been made upon the lot.



Engineering and Surveying, Inc.  
1001 S. Broadway, Suite 100, Bozeman, MT 59710  
www.chsands.com • info@chsands.com

Doc # 2584916  
2584916  
2017 JUN 13 11:47:18 AM Fee: \$35.50