

# FINAL PLAT of SPAIN BRIDGE MEADOWS SUBDIVISION PHASE 1 SITUATED IN THE E1/2 & NW1/4 SECTION 3, T1S, R5E, P.M.M., GALLATIN COUNTY, MONTANA

FOR: SPAIN BRIDGE MEADOWS, LLC  
BY: GASTON ENGINEERING & SURVEYING P.C.

JUNE, 2006  
BOZEMAN, MONTANA

**NOTE:**  
• = SET 3/4" x 24" REBAR YELLOW PLASTIC CAP  
R.B. = RADIAL BEARING  
A.C. = ALUMINUM CAP  
C.I.M. = CAST IRON MONUMENT  
Y.P.C. = YELLOW PLASTIC CAP  
W.C. = WITNESS CORNER  
C.C. = CLOSING CORNER  
S.C. = SECTION CORNER

**AREAS**  
TOTAL AREA = 199.650 ACRES  
COMMON OPEN SPACE = 6.99 ACRES  
AGRICULTURAL OPEN SPACE = 99.967 ACRES  
LOTS = 79.401 ACRES  
DEDICATED PUBLIC RIGHT-OF-WAY = 13.292 ACRES

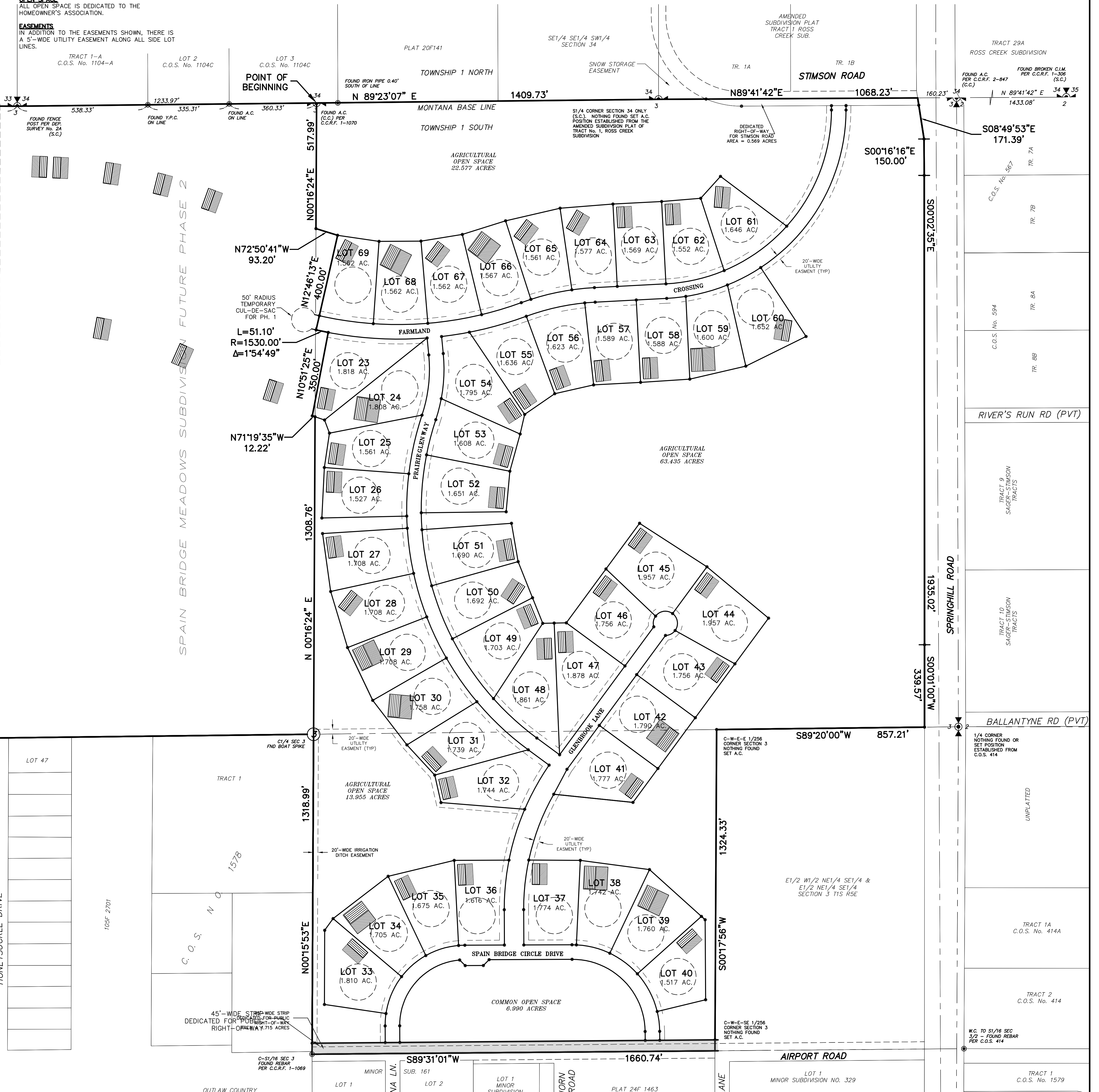
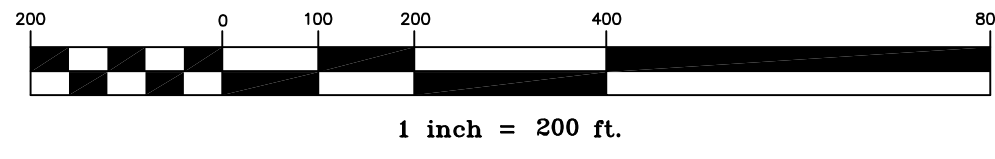
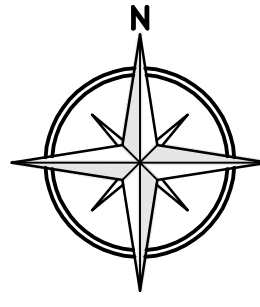
**BASIS OF BEARING**  
GEODETIC NORTH AS DETERMINED BY GPS  
SATELLITE OBSERVATION

**WATER RIGHTS**  
LOTS ABUTTING IRRIGATION DITCHES MAY HAVE  
WATER RIGHTS AS DESCRIBED IN DEEDS. NO  
OWNER MAY REMOVE WATER OR CAUSE TO BE  
REMOVED WATER WITHOUT DEEDED WATER RIGHTS.  
IRRIGATION DITCHES ARE HAZARDOUS TO SMALL  
CHILDREN.

**OPEN SPACE**  
ALL OPEN SPACE IS DEDICATED TO THE  
HOMEOWNER'S ASSOCIATION.

**EASEMENTS**  
IN ADDITION TO THE EASEMENTS SHOWN, THERE IS  
A 5'-WIDE UTILITY EASEMENT ALONG ALL SIDE LOT  
LINES.

LINE	BEARING	DISTANCE
L1	S71°19'35"E	53.42
L2	S20°28'39"E	57.83
L3	S05°35'33"E	70.29
L4	S12°51'54"E	116.14
L5	N35°43'28"E	59.16
L6	N00°13'41"W	145.69
L7	N00°13'41"W	145.69
L8	S47°52'41"E	20.43
L9	S53°39'26"E	106.84
L10	S53°39'26"E	116.40
L11	N05°35'33"E	70.29
L12	S71°19'35"E	41.20



CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	51.19	330.00	8°53'19"	S03°57'40"W	51.14
C2	166.86	330.00	28°58'13"	S22°53'26"W	165.08
C3	133.40	330.00	23°09'38"	S48°57'21"W	132.49
C4	142.59	330.00	24°45'24"	S72°54'52"W	141.48
C5	25.80	330.00	4°28'45"	S87°31'56"W	25.79
C6	205.64	1040.00	11°19'45"	S05°26'11"W	205.31
C7	219.83	1040.00	12°06'40"	S17°09'24"W	219.42
C8	208.34	1040.00	11°28'40"	S28°57'03"W	207.99
C9	290.51	1230.00	13°31'57"	S46°53'27"E	289.83
C10	220.00	1230.00	10°14'53"	S35°00'02"E	219.71
C11	188.00	1230.00	8°45'27"	S25°29'53"E	187.82
C12	188.00	1230.00	8°45'27"	S16°44'26"E	187.82
C13	187.93	1230.00	8°45'15"	S07°59'05"E	187.75
C14	50.00	1230.00	2°19'45"	S02°26'35"E	50.00
C15	175.00	1230.00	8°09'07"	S02°47'51"W	174.85
C16	248.08	1230.00	11°33'21"	S12°39'05"W	247.66
C17	251.56	600.00	24°01'18"	N06°25'06"E	249.72
C18	409.26	1530.00	15°19'33"	S86°48'22"E	408.04
C19	225.00	1470.00	8°46'11"	S81°36'52"E	224.78
C20	225.00	1470.00	8°46'11"	N89°36'52"E	224.78
C21	225.00	1470.00	8°46'11"	N89°50'46"E	224.78
C22	170.73	1470.00	6°39'17"	N73°08'02"E	170.64
C23	41.96	1030.00	2°20'02"	S70°58'24"W	41.95

CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C24	173.61	1030.00	9°39'26"	S76°58'08"W	173.40
C25	93.44	1030.00	5°11'52"	S84°23'47"W	93.41
C26	247.34	720.00	19°40'57"	N77°09'14"E	246.12
C27	318.91	720.00	25°22'42"	N54°37'25"E	316.31
C28	524.75	720.00	41°45'30"	N21°03'19"E	513.21
C29	769.28	780.00	56°30'31"	N28°25'50"E	738.48
C30	155.18	780.00	11°23'57"	N62°23'03"E	154.93
C31	178.33	780.00	13°05'58"	N74°38'00"E	177.94
C32	79.12	780.00	5°48'43"	N84°05'21"E	79.09
C33	43.15	970.00	2°33'56"	S85°43'15"W	43.15
C34	247.85	970.00	14°38'23"	S77°07'35"W	247.17
C35	243.86	1530.00	9°07'55"	N74°22'21"E	243.60
C36	116.04	1530.00	4°20'44"	N81°06'40"E	116.01
C37	186.71	660.00	16°12'31"	N02°30'43"E	186.09
C38	90.00	660.00	7°48'47"	N14°31'22"E	89.93
C39	150.00	1170.00	7°20'44"	S14°45'23"W	149.90
C40	240.00	1170.00	11°45'11"	S05°12'28"W	239.58
C41	70.00	1170.00	3°25'41"	S02°23'00"E	69.99
C42	235.00	1170.00	11°30'29"	S09°51'05"E	234.61
C43	235.00	1170.00	11°30'29"	S21°21'34"E	234.61

CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C44	300.00	1170.00	14°41'28"	S34°27'33"E	299.18
C45	242.03	1170.00	11°51'09"	S47°43'52"E	241.60
C46	46.36	50.00	53°07'48"	S09°46'40"W	44.72
C47	78.54	50.00	90°00'00"	S81°20'54"W	79.71
C48	78.54	50.00	90°00'00"	N08°39'26"W	79.71
C49	46.36	50.00	53°07'48"	N62°54'28"E	44.72
C50	18.21	360.00	2°53'56"	N88°46'43"W	18.21
C51	142.85	360.00	22°44'08"	N75°57'41"W	141.92
C52	142.83	360.00	22°43'54"	N53°13'40"W	141.89
C53	177.31	360.00	28°13'12"	N27°45'07"W	175.52
C54	82.68	360.00	13°09'32"	N07°03'45"W	82.50
C55	291.40	960.00	17°23'30"	S20°44'59"W	290.28
C56	205.79	960.00	12°16'56"	S05°54'47"W	205.40

**GASTON ENGINEERING  
SURVEYING & SOILS TESTING**  
CONSULTING ENGINEERS  
LAND SURVEYORS  
SOILS TESTING  
SHEET 1 OF 2  
PROJ: 02-604  
02-604 FINAL PLAT LONG  
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