

# 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

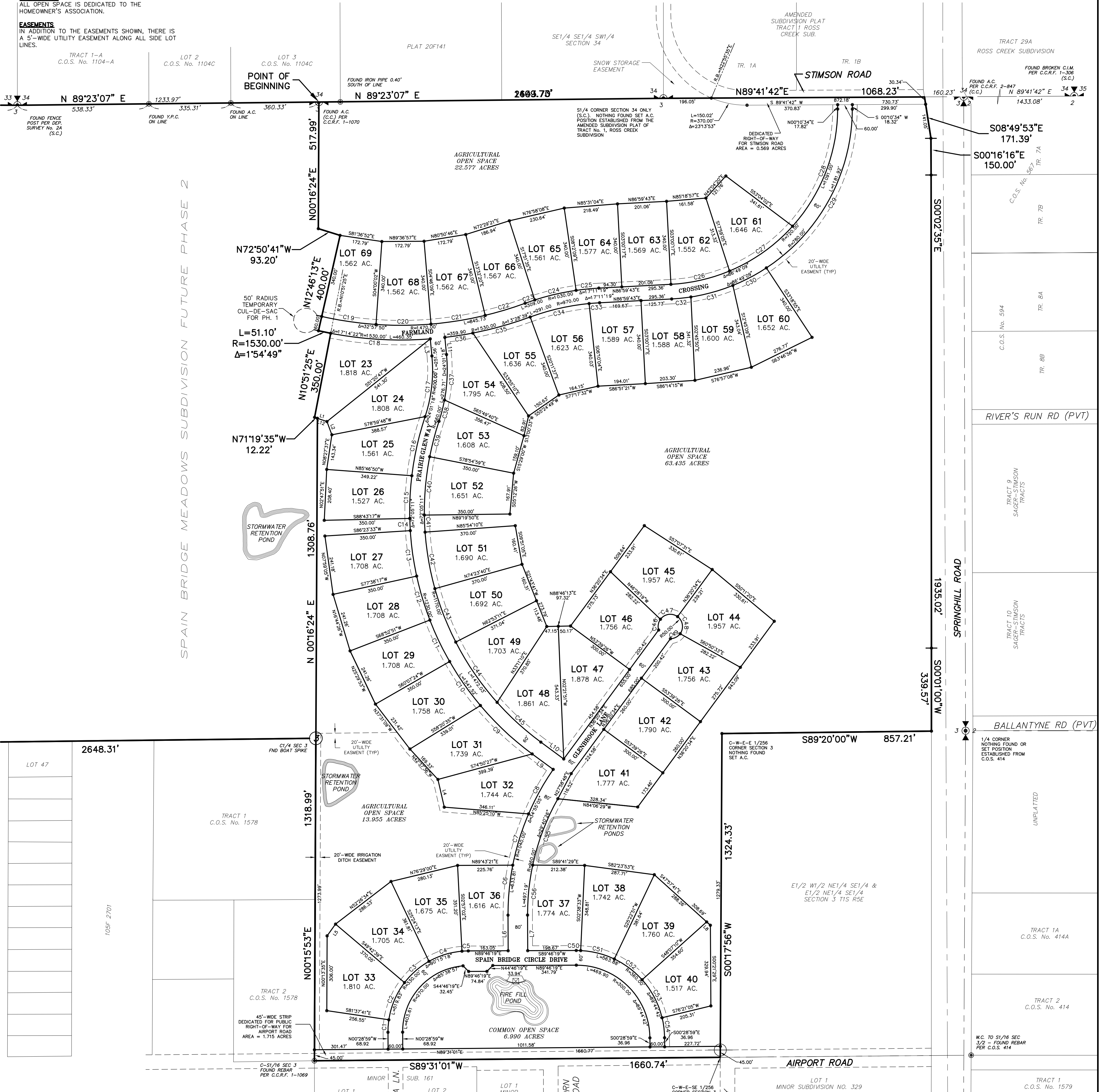
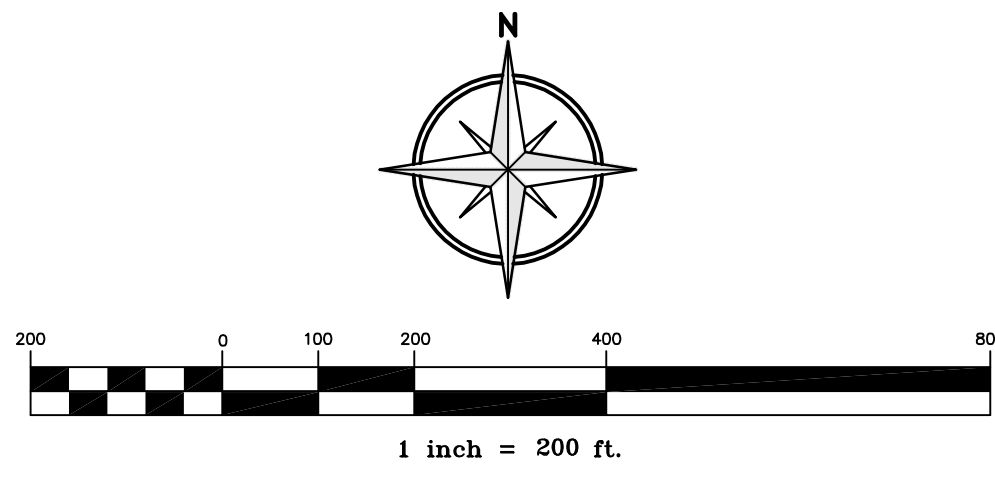
**AREAS**  
TOTAL AREA = 199.650 ACRES  
COMMON OPEN SPACE = 6.99 ACRES  
AGRICULTURAL OPEN SPACE = 99.967 ACRES  
LOTS = 79.401 ACRES  
DEDICATED PUBLIC RIGHT-OF-WAY = 13.292 ACRES

**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.



| 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°36'52"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°32'56"  | S89°43'15"W  | 43.15'   |
| C34   | 247.85' | 970.00'  | 14°38'23" | S77°02'55"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"  | S144°52'23"W | 149.90'  |
| C40   | 240.00' | 1170.00' | 11°45'11" | S051°22'28"W | 239.58'  |
| C41   | 70.00'  | 1170.00' | 3°25'41"  | S02°33'00"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°20'34"W | 70.71'   |
| C48   | 78.54'  | 50.00'   | 90°00'00" | N08°39'26"W | 70.71'   |
| 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   | 142.85' | 360.00'  | 22°44'08" | N53°13'40"W | 141.89'  |
| C53   | 172.31' | 360.00'  | 28°13'12" | N22°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'  |

| 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°57'41"E | 20.43'   |
| L9   | S53°39'26"E | 106.84'  |
| L10  | S53°39'26"E | 116.40'  |
| L11  | N05°35'33"W | 70.29'   |
| L12  | S71°19'35"E | 41.20'   |

**GASTON ENGINEERING  
SURVEYING & SOILS TESTING**

SHEET 1 OF 2  
PROJ: 02-604  
02-604 FINAL PLAT 1086  
TAB: PP 1  
6/14/2006

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