

PLAT OF OAK SPRINGS SUBDIVISION - PHASE 1

LOCATED IN THE SE 1/4, SECTION 3, T. 2 S., R. 5 E.
OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

SURVEY REQUESTED BY
OWNER TO CREATE:
53 SINGLE FAMILY LOTS
24 MODULAR LOTS
8 DUPLEX LOTS
1 REMAINDER TRACT
1 DEDICATED PUBLIC PARK

OWNER: OAK SPRINGS ESTATES, LLC

Gallatin County Regional Park
PLI ZONING
[N89°52'25"E]
[089°52'25"
2636.29' (R&M)

65' WIDE PUBLIC STREET AND UTILITY EASEMENT
Per Document No. 2103148

30' WIDE POWER LINE R/W
EASEMENT PER 95 Fm 271,272
(30' FROM POWER LINES AS FIELD LOCATED)

C 1/4 COR. SEC. 3
FND BRASS CAP IN MONUMENT BOX
089°52'25"
659.90 (R&M)

Oak Street
60' DEDICATED THIS PLAT

Yellowstone Ave
60' DEDICATED THIS PLAT

LaDuke Street
60' DEDICATED THIS PLAT

Renova Lane
60' DEDICATED THIS PLAT

Palm Street
60' DEDICATED THIS PLAT

Annie Street
60' DEDICATED THIS PLAT

Diamond Street
60' DEDICATED THIS PLAT

Carbon Street
60' DEDICATED THIS PLAT

Durston Road
(45' dedicated this plat)

LEGEND

- (R) RECORD DISTANCE OR AZIMUTH
- (M) MEASURED DISTANCE OR AZIMUTH
- FOUND 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED (C&H ENGR. #9518ES) OR AS NOTED
- ⊙ FOUND 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED (GASTON)
- SET 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED (C&H ENGR. #9518ES)
- 282.50 DENOTES CENTERLINE LENGTH OR TIE TO CENTERLINE
- PROPOSED RESTRICTED SIZE LOTS
- ▨ WETLANDS

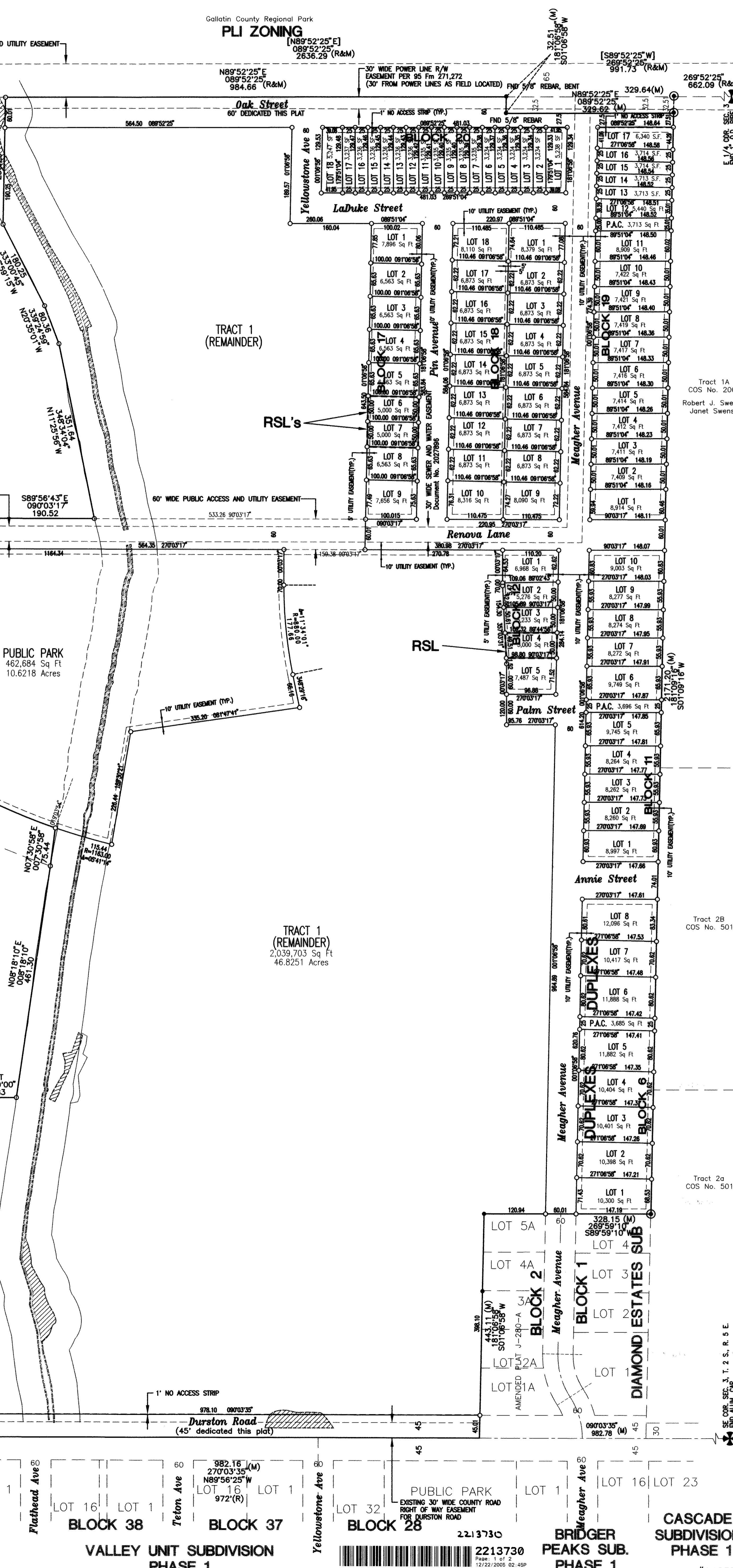
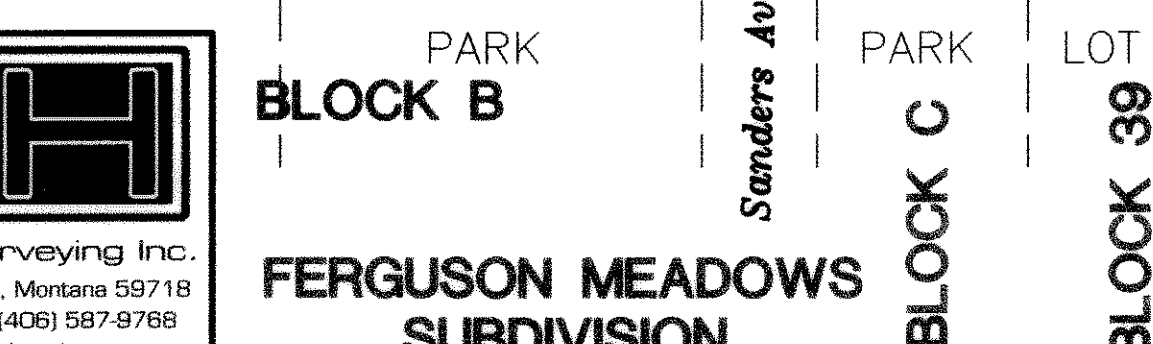
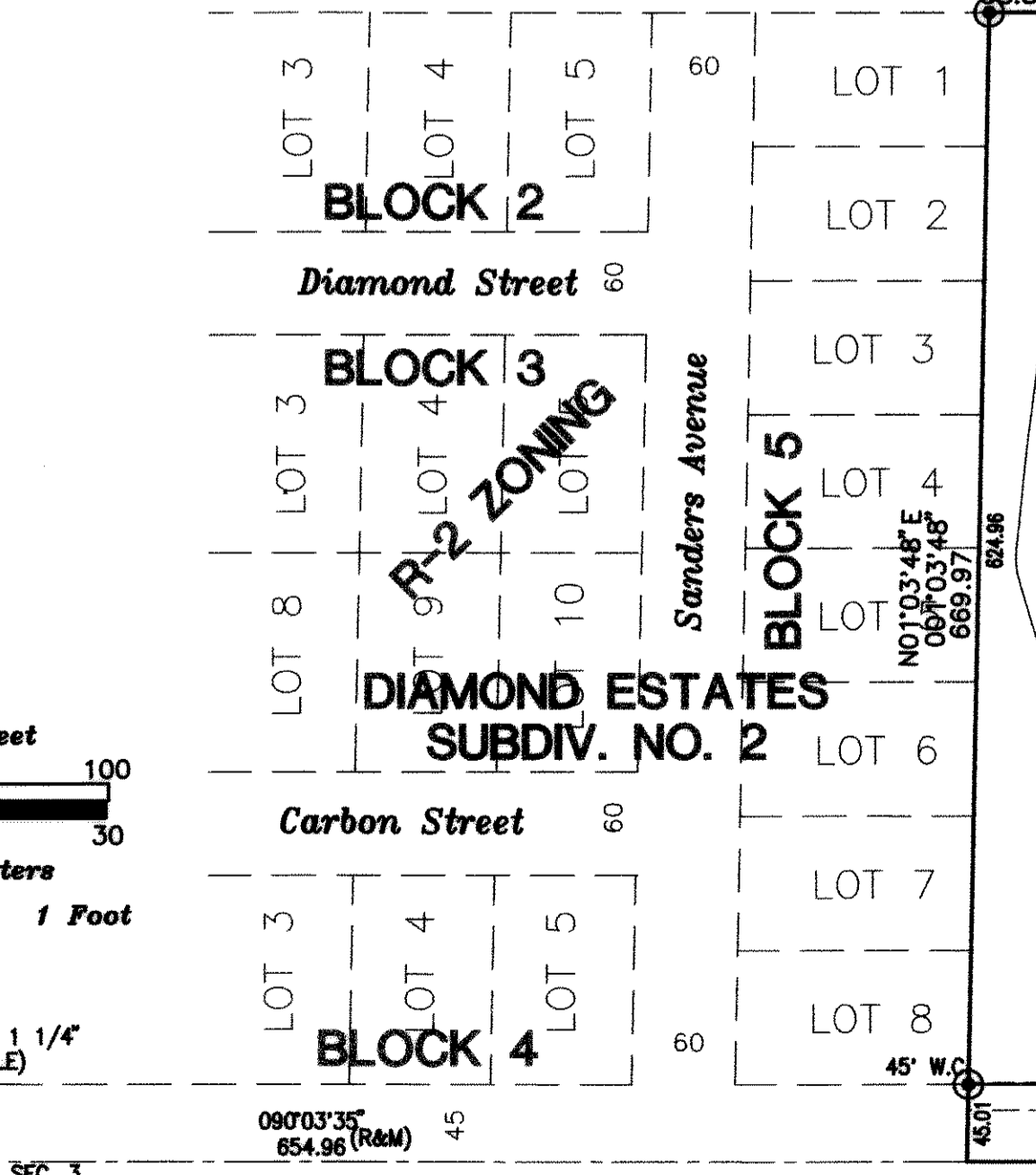
BASIS FOR AZIMUTHS FROM NORTH: THE NORTH LINE OF THE SE 1/4, SEC. 3, T. 2 S., R. 5 E., BEING 089° 52' 25"
[N45°00'00"E] BEARING COMPUTED FROM AZIMUTH SHOWN

TRACT B
COS NO. 2530A
Douglas L. Smith
142 Fm 69, 107 Fm 435

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COS NO. 2530A
Douglas L. Smith
142 Fm 69, 107 Fm 435

AREA TABULATION

AREA OF LOTS =	531,403 SQ FT	12.1993 ACRES
AREA OF TRACT 1(REMAINDER) =	2,039,703 SQ FT	46.8251 ACRES
PUBLIC ACCESS CORRIDORS =	11,094 SQ FT	0.2547 ACRE
AREA OF PUBLIC STREET =	364,660 SQ FT	8.3714 ACRES
AREA OF PUBLIC PARK =	462,684 SQ FT	10.6218 ACRES
TOTAL AREA =	3,409,544 SQ FT	78.2723 ACRES



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C&H
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12/22/2005 02:45P
Shelley Vance-Gallatin Co MT PLAT 48.50

SE COR. SEC. 3, T. 2 S., R. 5 E.
FND ALUM. CAP

CASCADE SUBDIVISION PHASE 1 #04857(MJ1)