

FINAL PLAT OF
CREEKWOOD SUBDIVISION

LOCATED IN THE E 1/2 OF THE SE 1/4, SEC. 32, T. 1 S., R. 6 E.
OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

SURVEY REQUESTED BY OWNER TO CREATE 53 SINGLE
FAMILY RESIDENTIAL LOTS, 3 OF WHICH ARE AFFORDABLE LOTS

OWNER: DAWKWOOD PROPERTIES LLC
DEED REF: DOC. NO. 2158283

LEGEND

- (R) RECORD DISTANCE OR AZIMUTH
- (M) MEASURED DISTANCE OR AZIMUTH
- FOUND 3/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP OR AS NOTED
- o SET 3/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED (CALL #000165)

100 YEAR FLOOD PLAIN

LOTS DESIGNATED AFFORDABLE OR EQUIVALENT TO BE PROVIDED

F.L.D. ELEV. +2 MINIMUM BUILDING ELEVATION OF 2' ABOVE 100 YEAR FLOOD PLAIN

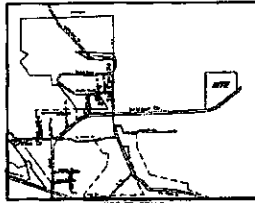
EASEMENT NOTES

1. NONE OF ANY EASEMENT TO THE MONTANA POWER COMPANY AS RECORDED ON FILE 12, P. 1132, INDICATES A WIDTH OF 20' FOR AN ELECTRIC POWER LINE AND COMMUNICATION SYSTEM, BUT DOES NOT GIVE A LOCATION FOR THE EASEMENT.

AREA TABULATION

AREA OF LOTS = 816,844 SQ FT	14,1470 ACRES
AREA OF PUBLIC WAYS = 78,816 SQ FT	1,2898 ACRES
AREA OF COMMON OPEN SPACE = 138,816 SQ FT	1,8836 ACRES
AREA OF PUBLIC STREET AND ALLEY = 310,354 SQ FT	4,8881 ACRES
TOTAL AREA = 1,844,830 SQ FT	27,2808 ACRES

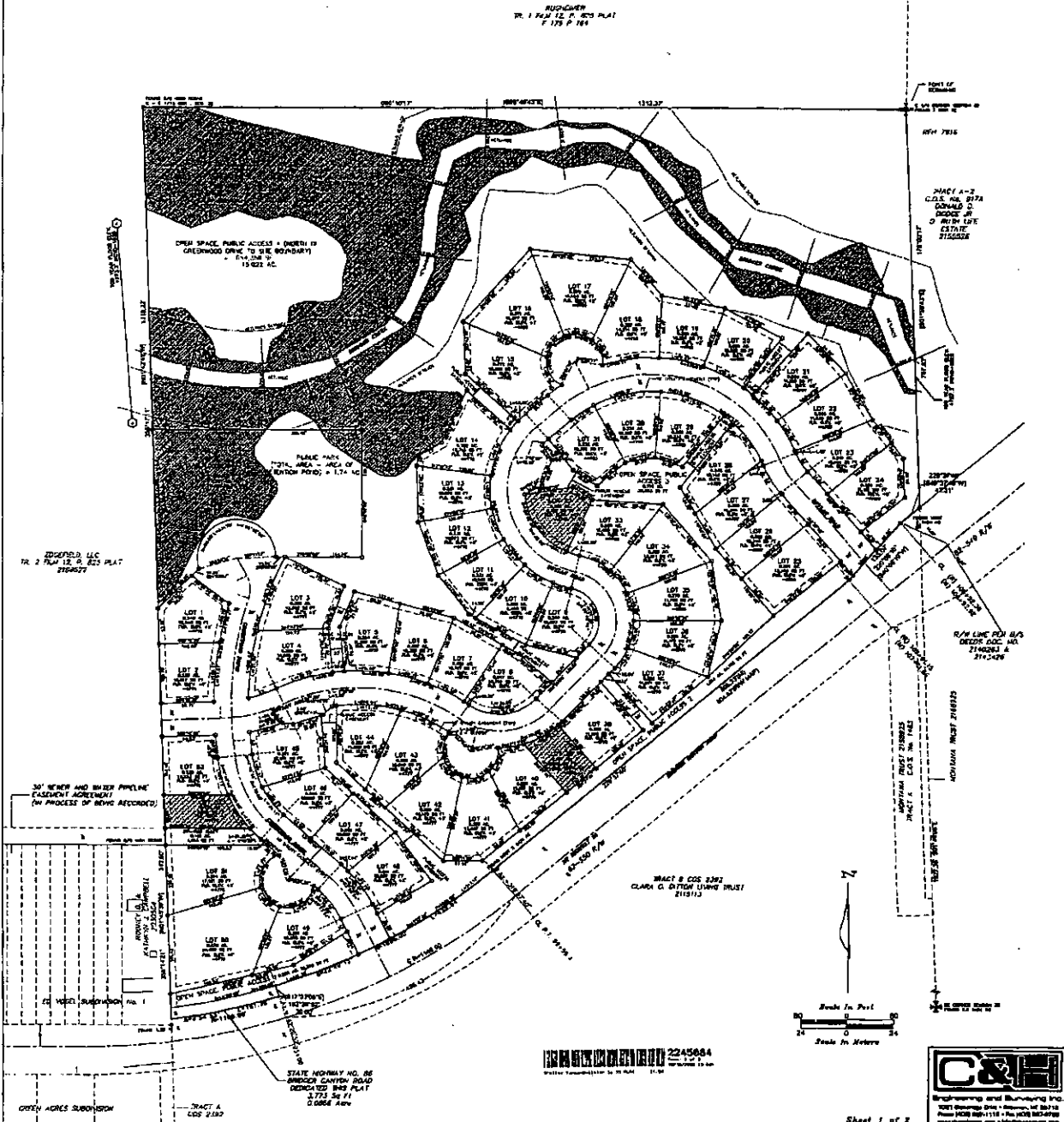
VICINITY MAP



LINE	ADJUSTED DISTANCE	BEARING
1	120.00	S 89° 59' 59" W
2	120.00	S 89° 59' 59" W
3	120.00	S 89° 59' 59" W
4	120.00	S 89° 59' 59" W
5	120.00	S 89° 59' 59" W
6	120.00	S 89° 59' 59" W
7	120.00	S 89° 59' 59" W
8	120.00	S 89° 59' 59" W
9	120.00	S 89° 59' 59" W
10	120.00	S 89° 59' 59" W
11	120.00	S 89° 59' 59" W
12	120.00	S 89° 59' 59" W

LINE	ADJUSTED DISTANCE	BEARING
1	120.00	S 89° 59' 59" W
2	120.00	S 89° 59' 59" W
3	120.00	S 89° 59' 59" W
4	120.00	S 89° 59' 59" W
5	120.00	S 89° 59' 59" W
6	120.00	S 89° 59' 59" W
7	120.00	S 89° 59' 59" W
8	120.00	S 89° 59' 59" W
9	120.00	S 89° 59' 59" W
10	120.00	S 89° 59' 59" W
11	120.00	S 89° 59' 59" W
12	120.00	S 89° 59' 59" W

REDCUTTER
TR. 1 FILE 12, P. 823 PLAT
P. 123 P. 201

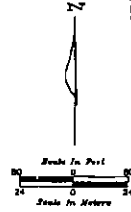


TRACT A-2
CLASS. NO. 8174
DONALD D.
OWNER OF
D. BIRDY LIFE
ESTATE
SITING

N/A LINE FOR A/S
DICKER ELEC. CO.
2142611
2142426

TRACT B COS 2382
CLARK G. DIXON TRUST
2151112

STATE HIGHWAY NO. 86
BORDER CANYON ROAD
2773 SQ FT
0.0636 ACRES



2245684
STATE HIGHWAY NO. 86
BORDER CANYON ROAD
2773 SQ FT
0.0636 ACRES

C&H
Engineering and Surveying Inc.
207 University Drive • Bozeman, MT 59715
Phone (406) 592-1118 • Fax (406) 592-4799
www.candhsurvey.com • 14000magnum.com