J-642

GLEN LAKE COMMERCE SUB

FINAL PLAT - LOTS

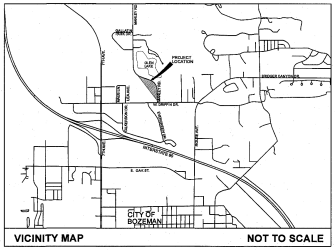
GLEN LAKE COMMERCE SUBDIVISION

J-642

A SUBDIVISION OF LOT 1A OF MINOR SUBDIVISION NO. 154A
LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 31, T. 1 S., R. 6 E., P.M.M.
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

THIS SURVEY WAS PERFORMED FOR THE OWNER OF RECORD : GLEN LAKE HOLDINGS, LLC.

THE PURPOSE OF THIS SURVEY IS TO CREATE A 16 LOT MAJOR SUBDIVISION



VICINITY MAP NOT TO SCALE

LEGEND

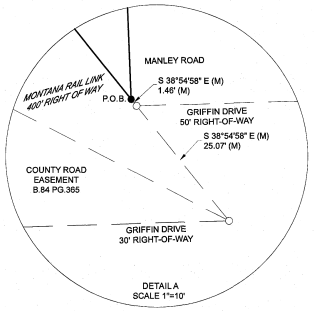
- FOUND SECTION CORNER
- FOUND ONE-QUARTER CORNER
- FOUND 1 1/4" SANDERSON STEWART YPC UNLESS OTHERWISE NOTED
- FOUND 1 /14" GASTON YPC
- SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP
- CALCULATED POINT, NOTING FOUND OR SET
- PROPERTY BOUNDARY THIS SURVEY
- ADJOINING LOT BOUNDARIES
- ACCESS AND ROAD EASEMENTS
- UTILITY EASEMENTS
- GAS PIPELINE EASEMENT
- SANITARY SEWER EASEMENT
- 1' NO ACCESS STRIP
- P.O.B. POINT OF BEGINNING
- (M) MEASURED
- (R) RECORD

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°42'29" E	75.80'
L2	S 51°14'19" W	83.00'
L3	N 38°54'58" W	99.00'
L4	N 51°05'04" E	75.01'
L5	S 38°54'56" E	65.54'
L6	N 38°54'58" W	100.27'
L7	S 38°54'56" E	100.27'
L8	N 51°05'04" E	75.01'
L9	N 38°54'58" W	100.27'
L10	N 51°05'04" E	75.01'
L11	S 38°54'56" E	100.27'
L12	N 38°54'58" W	100.27'
L13	N 51°05'04" E	75.01'
L14	S 38°54'56" E	100.27'
L15	N 38°54'58" W	100.27'
L16	N 51°05'04" E	75.01'
L17	S 38°54'56" E	100.27'
L18	N 38°54'58" W	99.93'
L19	N 38°54'56" W	75.40'
L20	N 51°14'19" E	79.07'
L21	N 38°54'58" W	61.35'
L22	N 20°40'31" E	139.06'
L23	S 69°19'23" E	133.43'
L24	S 69°19'23" E	75.00'
L25	S 20°40'31" W	53.15'
L26	S 69°19'23" E	116.31'
L27	N 20°40'31" E	53.15'
L28	S 38°54'56" E	101.70'
L29	S 30°53'50" W	119.46'
L30	S 38°54'56" E	75.00'
L31	S 39°07'49" W	163.07'
L32	S 38°54'56" E	75.00'
L33	S 45°31'10" W	191.37'
L34	S 69°19'23" E	70.56'
L35	S 38°54'56" E	75.00'
L36	S 51°27'13" W	196.71'
L37	S 38°54'56" E	75.00'
L38	S 57°20'36" W	179.02'
L39	S 38°54'56" E	75.00'
L40	S 63°24'39" W	138.71'
L41	N 38°54'56" W	65.31'
L42	S 87°42'29" W	75.80'
L43	S 02°17'54" E	99.49'
L44	S 00°00'08" E	28.32'
L45	N 86°17'00" E	39.94'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	479.89' (M)	140.02' (M)	16°43'04"	S 60°58'24" E	139.53' (M)
C2	360.97' (M)	422.34' (M)	67°02'14"	S 35°48'32" E	398.66' (M)
C3	15.00'	13.97'	53°22'34"	N 65°36'13" W	13.47'
C4	75.00'	34.93'	26°41'17"	S 78°56'52" E	34.62'
C5	75.00'	34.93'	26°41'17"	S 52°15'35" E	34.62'
C8	75.00'	24.77'	18°55'24"	S 29°27'14" E	24.66'
C7	75.00'	53.23'	40°40'03"	S 00°20'30" W	52.12'
C8	15.00'	15.60'	59°35'27"	N 09°07'12" W	14.91'
C9	360.97'	24.56'	3°53'57"	S 67°22'41" E	24.56'
C10	360.97'	95.65'	15°10'57"	S 57°50'13" E	95.37'
C11	360.97'	95.31'	15°07'40"	S 42°40'55" E	95.03'
C12	360.97'	95.39'	15°08'30"	S 27°32'50" E	95.12'
C13	360.97'	95.37'	15°08'15"	S 12°24'27" E	95.09'
C14	360.97'	16.06'	2°32'55"	S 03°33'52" E	16.05'



DETAIL A
SCALE 1"=10'

SUBDIVISION AREA	
COMMERCIAL LOTS	4.054 ACRES
ROAD RIGHT-OF-WAY	1.046 ACRES
OPEN SPACE	0.391 ACRES
TOTAL	5.491 ACRES

NOTE
All current and future property owners are advised of the potential enviromental hazards identified in the Environmental Site Assessment (Terracon Project No. AJ167008 & AJ167011) and the associated declaration of covenants conditions, and restrictions.

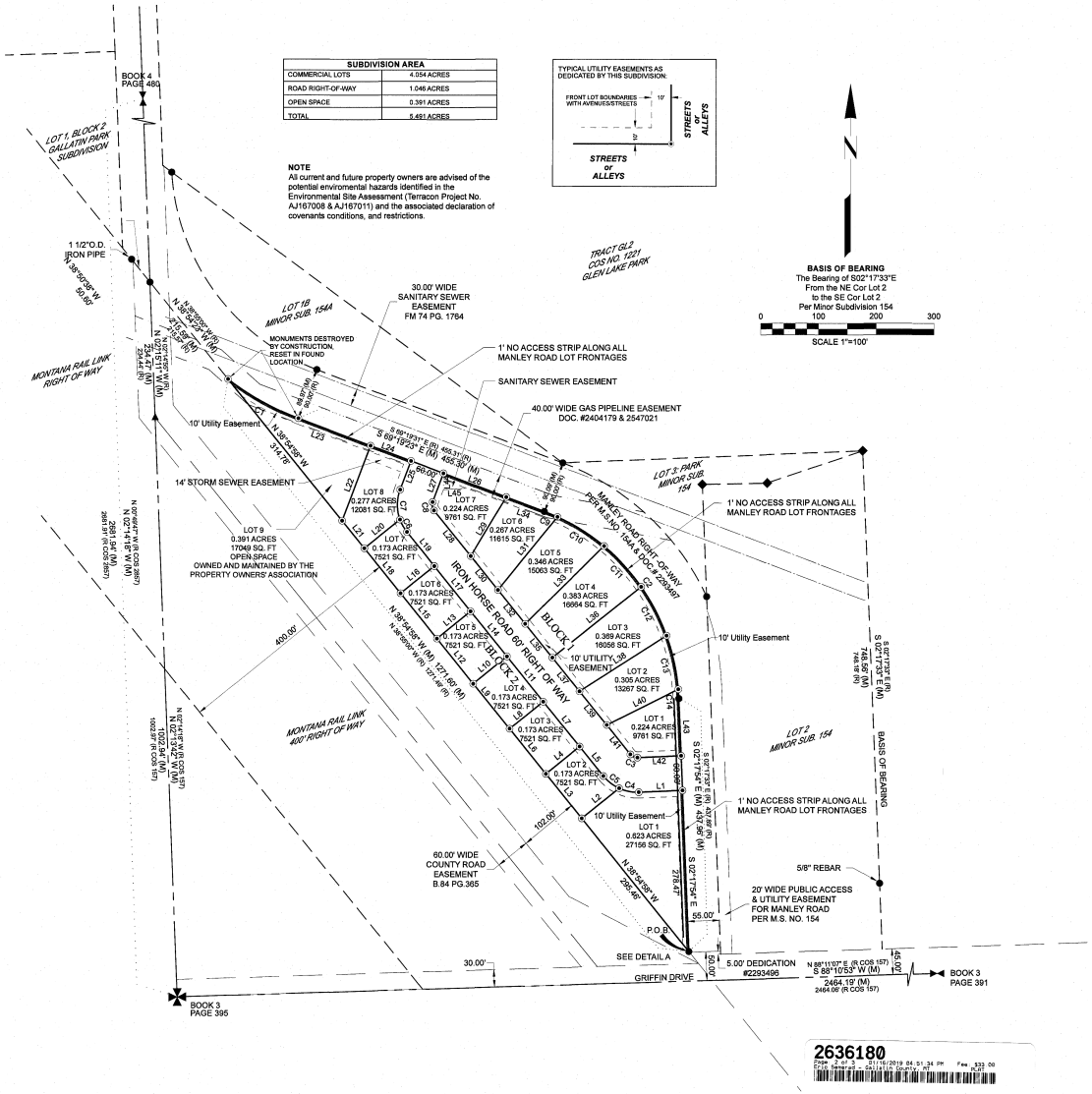
TYPICAL UTILITY EASEMENTS AS DEDICATED BY THIS SUBDIVISION:

FRONT LOT BOUNDARIES WITH AVENUES/STREETS — 10' — STREETS or ALLEYS

STREETS or ALLEYS

BASIS OF BEARING
The Bearing of S02°17'33"E
From the NE Cor Lot 2
to the SE Cor Lot 2
Per Minor Subdivision 154

0 100 200 300
SCALE 1"=100'



2636180
Page 2 of 3 03/16/2019 04:51:34 PM Fee $33.00
Fils Reserved - Gallatin County, MT
KJZ

X 1/4	Sec.	T.	R.	X 1/4	Sec.	T.	R.
X	31	1 S	6 E				

MADISON ENGINEERING
895 TECHNOLOGY BOULEVARD
SUITE 203, BOZEMAN, MT 59715
(406) 586-0262 | (406) 586-5740 FAX

ALPINE SURVEYING & ENGINEERING
2075 Charlotte Street
Suite 1
Bozeman, MT 59718
586.5599 Office
586.4490 Fax

PROJECT SURVEYOR: NH	SHEET 2 OF 3
DRAWN BY: MB/NH	
REVIEWED BY: NH	GLEN LAKE
10-9-18	PROJECT NO. 218-01