

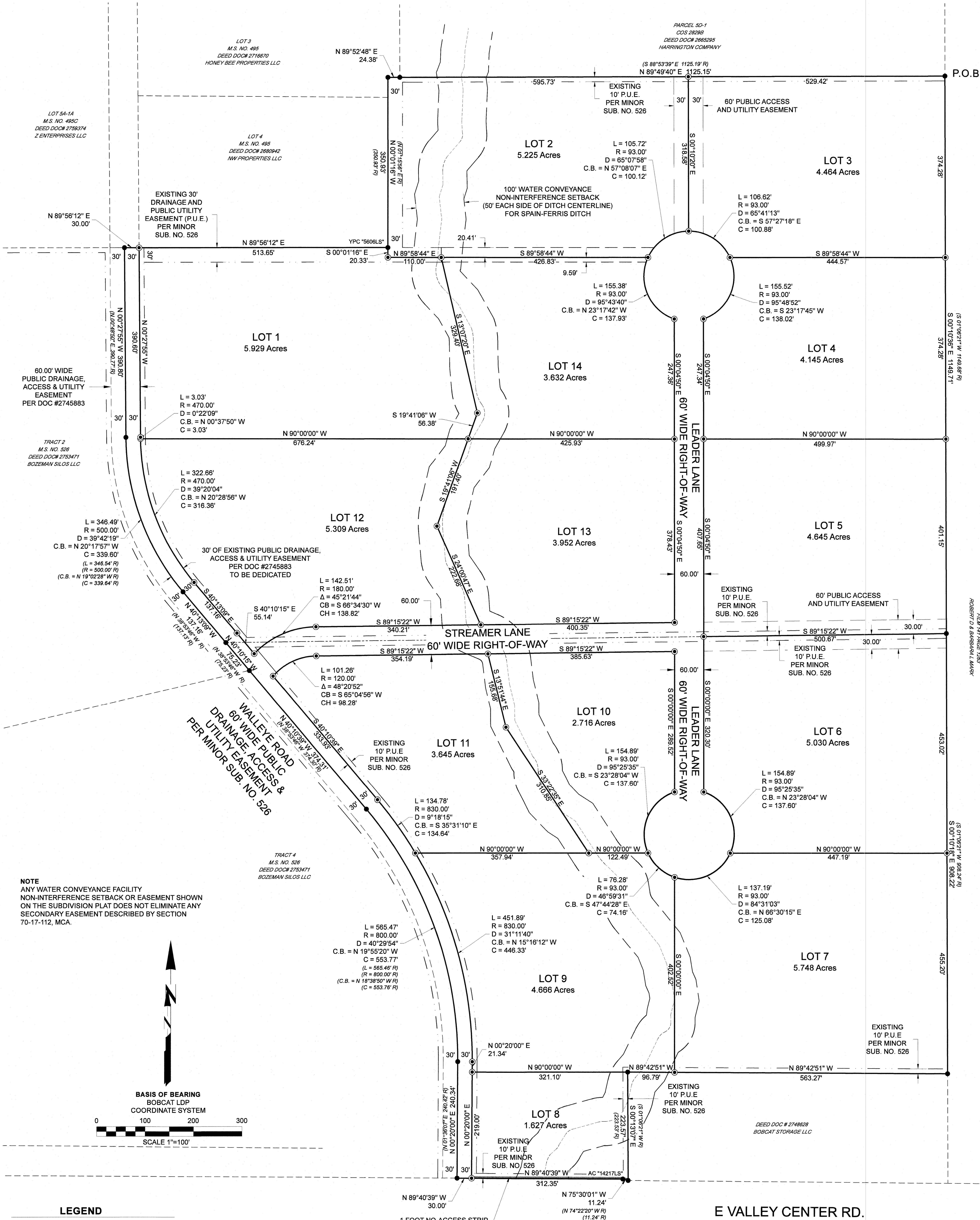
Final Plat - Lots

PANTHER PARK MAJOR SUBDIVISION J-732

TRACTS 3 & 5 OF THE DYKSTRA MINOR SUBDIVISION NO. 526
LOCATED IN THE SW¼ OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST, P.M.M.,
GALLATIN COUNTY, MONTANA,

THIS SURVEY WAS PERFORMED FOR BILL AND TIDD'S EXCELLENT, LLC & WTGC II, LLC

THE PURPOSE OF THIS SURVEY IS TO CREATE A 14 LOT SUBDIVISION



- LEGEND**
- FOUND YPC "10062LS" UNLESS NOTED
 - SET 5/8" x 24" REBAR WITH 2" ALUMINUM CAP "14535LS"
 - PROPERTY BOUNDARY THIS SURVEY
 - PROPERTY BOUNDARY EXTINGUISHED THIS SURVEY
 - ADJOINING PROPERTY BOUNDARY
 - EXISTING PUBLIC DRAINAGE, ACCESS & UTILITY EASEMENT
 - PUBLIC DRAINAGE, ACCESS & UTILITY EASEMENT THIS SURVEY
 - PUBLIC UTILITY EASEMENT (P.U.E.) THIS SURVEY
 - EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
 - 100' WATER CONVEYANCE NON-INTERFERENCE SETBACK
 - CENTERLINE OF SPAIN-FERRIS DITCH
 - 1 FOOT NO-ACCESS STRIP
 - (1125.19' R) RECORD PER MINOR SUBDIVISION NO. 526
 - P.O.B POINT OF BEGINNING

TRACT C
COS NO. 28058
DEED DOC # 2740471
DYKSTRA FAMILY TRUST

TRACT D
COS NO. 28058
DEED DOC # 2740471
DYKSTRA FAMILY TRUST

TRACT E
COS NO. 28058
DEED DOC # 2740471
DYKSTRA FAMILY TRUST

TRACT F
COS NO. 28058
DEED DOC # 2740471
DYKSTRA FAMILY TRUST

TRACT G
COS NO. 28058
DEED DOC # 2740471
DYKSTRA FAMILY TRUST

TRACT H
COS NO. 28058
DEED DOC # 2740471
DYKSTRA FAMILY TRUST

TRACT I
COS NO. 28058
DEED DOC # 2740471
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TRACT J
COS NO. 28058
DEED DOC # 2740471
DYKSTRA FAMILY TRUST

TRACT K
COS NO. 28058
DEED DOC # 2740471
DYKSTRA FAMILY TRUST

TRACT L
COS NO. 28058
DEED DOC # 2740471
DYKSTRA FAMILY TRUST

TRACT M
COS NO. 28058
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TRACT N
COS NO. 28058
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TRACT O
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TRACT P
COS NO. 28058
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TRACT Q
COS NO. 28058
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TRACT R
COS NO. 28058
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TRACT S
COS NO. 28058
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TRACT T
COS NO. 28058
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TRACT U
COS NO. 28058
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TRACT V
COS NO. 28058
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TRACT W
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TRACT X
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TRACT Y
COS NO. 28058
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TRACT Z
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714 Stoneridge Drive
Suite 3
Bozeman, MT 59718
586.5599 Office
www.alpinesurveying.net

PROJECT SURVEYOR: NH		SHEET	
DRAWN BY: NH/MB		2 OF 3	
REVIEWED BY: MB		PANTHER PARK	
DATE: 10/02/23		PROJECT NO. 064 - 154	

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Eric Seward - Gallatin County, MT
PLAT

Final Plat - Conditions of Approval

PANTHER PARK MAJOR SUBDIVISION J-732

TRACTS 3 & 5 OF THE DYKSTRA MINOR SUBDIVISION NO. 526
LOCATED IN THE SW¼ OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST, P.M.M.,
GALLATIN COUNTY, MONTANA,

THIS SURVEY WAS PERFORMED FOR BILL AND TIDD'S EXCELLENT, LLC & WTGC II, LLC

THE PURPOSE OF THIS SURVEY IS TO CREATE A 14 LOT SUBDIVISION

CONDITIONS OF APPROVAL

- All internal lot driveway accesses must meet Gallatin County Road Design Standards per Gallatin County Transportation Design and Construction Standards Section 3.1.3.1.
- Lot purchasers are hereby notified that Montana law provides specific protection in regards to liability and nuisance claims for agricultural operations and irrigators. Those specific protections include, but are not limited to Section 85-7-2211, MCA; Section 85-7-2212, MCA and Section 27-30-101, MCA.
- Lots 1-14 and the portion dedicated to public roads of this plat are subject to an avigation easement for the unobstructed navigation of aircraft to and from the Bozeman-Yellowstone Airport.
- Sidewalks are required to be constructed to Gallatin County Transportation, Design, and Construction Standards along both sides of Streamer Lane and Leader Lane, and along the east side of Walleye Road per Gallatin County Transportation Design and Construction Standards Section 4.5.
- Modifications of the Spain-Ferris Ditch shall not take place unless written permission is provided by all legal water users of said ditch.
- Unless there is written consent from the appropriate water user and/or water conveyance facility's authorized representative, post development storm water, snowmelt runoff, water from dewatering practices, or other water originating from within the boundaries of the subdivision shall not discharge into or otherwise be directed into any irrigation ditch, canal, pipeline, or other water conveyance facility.
- The subdivider shall not undertake any activity that would result in the interference or obstruction in the transmission of water in any water conveyance facility. Before any maintenance, improvements, or modification are performed on any water conveyance facility, written permission must be obtained from the water users and/or water conveyance facility's authorized representatives. Upon completion of maintenance, improvements, or modifications to any water conveyance facility, the subdivider shall provide written notice to the water users and/or water conveyance facility's authorized representatives and allow them an opportunity to inspect such work.
- Approval from all legal water users of the Spain-Ferris Ditch must be obtained for any culvert crossing required within the subdivision.
- No residential uses shall be permitted within the subdivision unless an amended plat is approved by the Gallatin County Commission and adequate parkland or cash in lieu are provided.

CERTIFICATE OF CONDITIONS OF APPROVAL

We, Bill Langlas, Managing Member of Bill and Tidd's Excellent, LLC. & Mark Easton, Managing Member of WTGC II, LLC., the undersigned property owners, further certify that the text and/or graphics shown on the Conditions of Approval sheet represent the requirements by the governing body for final plat approval and all conditions of the subdivision application have been satisfied. The information shown hereon is current as of the date of the certification. Changes to any land-use restrictions or encumbrances may be made by amendments to covenants, zoning regulations, easements, or other documents as allowed by law or by local regulations.

Dated this 10 day of October, 2023

Bill Langlas
Bill Langlas, Managing Member of Bill and Tidd's Excellent, LLC.

Dated this 10th day of October, 2023

Mark Easton
Mark Easton, Managing Member of WTGC II, LLC.

State of Montana s.s.
County of Gallatin

On this 10th day of October, 2023 before me, a Notary Public in and for said state, personally appeared Bill Langlas, Managing Member of Bill and Tidd's Excellent, LLC., known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Afton Jolene Harper
Signature

Afton Jolene Harper
Printed Name

Notary Public for the State of Montana

Residing at Livingston

My commission expires October 28, 2026

State of Montana s.s.
County of Gallatin

On this 10th day of October, 2023 before me, a Notary Public in and for said state, personally appeared Mark Easton, Managing Member of WTGC II, LLC., known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

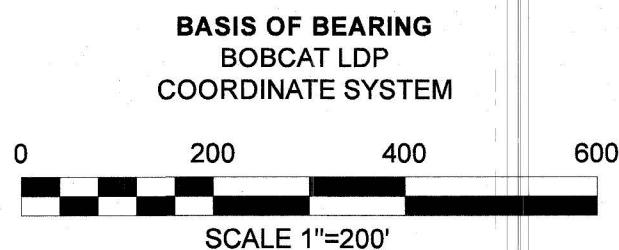
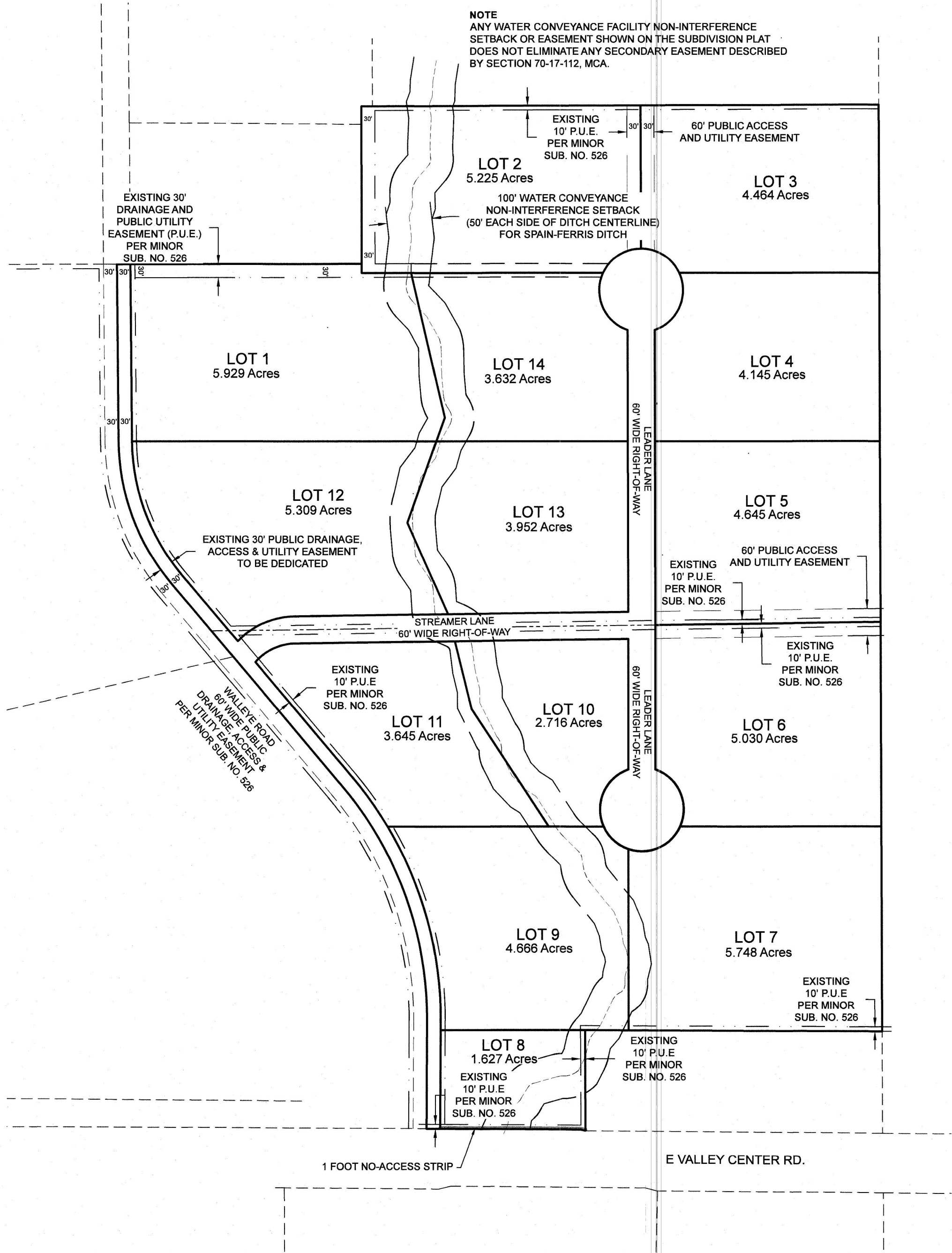
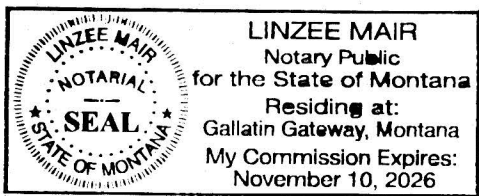
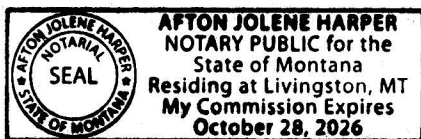
Linzee Mair
Signature

Linzee Mair
Printed Name

Notary Public for the State of Montana

Residing at Gallatin Gateway

My commission expires November 10, 2026



ACREAGE BREAKDOWN

PUBLIC ROAD RIGHT-OF-WAY:	5.237 ACRES
COMMERCIAL LOTS:	80.733 ACRES
TOTAL AREA:	85.970 ACRES

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- 1 FOOT NO-ACCESS STRIP

(1125.19' R) RECORD PER MINOR SUBDIVISION NO. 526

P.O.B POINT OF BEGINNING

MADISON ENGINEERING
895 Technology Boulevard
Suite 203, Bozeman, MT 59715
(406) 586-0262 | (406) 586-5740 FAX

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Eric Semrad - Gallatin County, MT
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