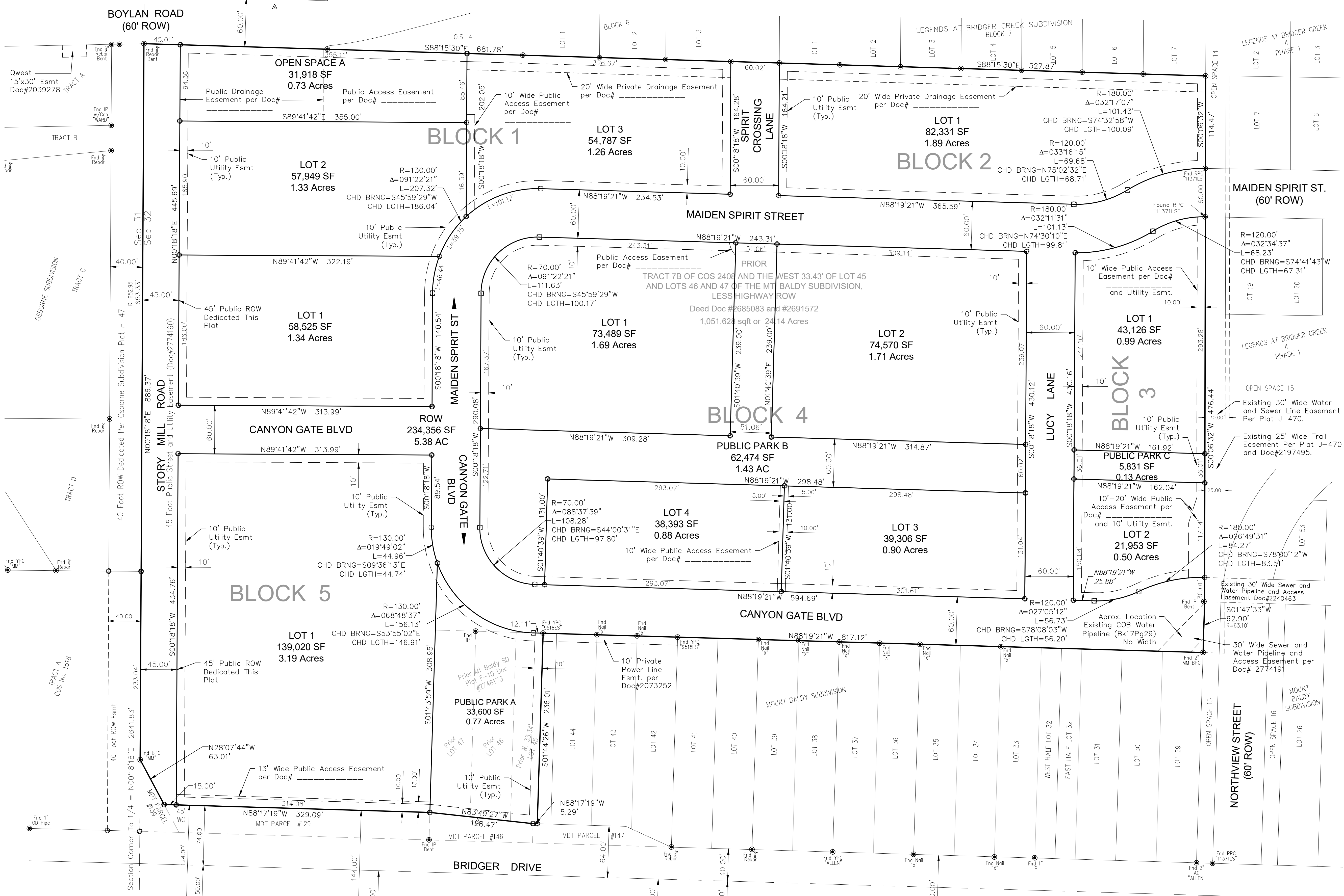




# FINAL PLAT - LOTS CANYON GATE SUBDIVISION

Upon Tracts of Land known as Tract 7B of COS No. 2408, excepting out MDT B/S deed parcels Doc No. 2532621 and No. 2532622, and the westerly 33.34' of Lot 45, all of Lots 46 and 47 of MT. BALDY SUBDIVISION (Plat F-10), excepting out MDT B/S deed parcels Doc No. 2532623 and No. 2532624. All located within portions of the South West One Quarter of Section 32, Township 1 South, Range 6 East, Principal Meridian Montana, City of Bozeman, Gallatin County, Montana.



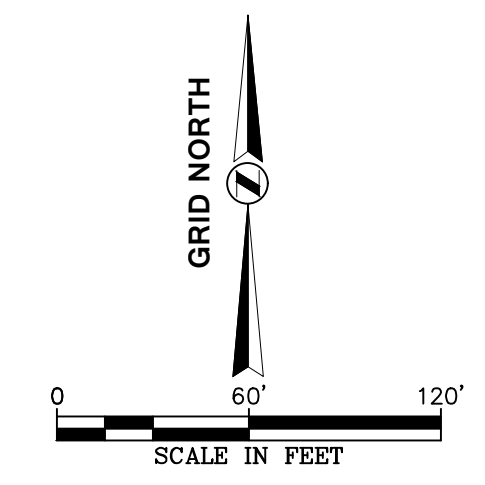
**MONUMENTATION DELAY DUE TO SITE CONDITIONS NOTE:**  
As per Montana Rule 24.183.1101 "UNIFORM STANDARDS FOR MONUMENTATION"  
Item: 1(d): The surveyor shall set all monuments prior to the filing of a plat or certificate of survey, except those monuments that will be disturbed by the installation of improvements, or because of severe weather conditions, may, in the surveyor's judgment, be more appropriately and accurately set after the weather has improved. In these two circumstances the surveyor may set monuments after the survey document is filed if the surveyor certifies on the survey document that the monuments will be set by a specified date. The surveyor shall set monuments, the placement of which has been deferred because of severe weather conditions, within 240 days of the date on which the survey document was filed.

**SITE STATISTICS**

TOTAL SITE AREA	24.14 acres
A. Area in Lots	15.69 acres
B. Area in Dedicated Right of Way	5.38 acres
C. Area in Parks	2.34 acres
D. Area in Open Space	0.73 acres

**LEGEND**

- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 



**BASIS OF BEARING:**  
STATE PLANE GRID NORTH WITH GROUND INTERNATIONAL FEET PROJECTION AT:  
NORTH LATITUDE: 45°-42'-00.55005"  
WEST LONGITUDE: 111°-01'-15.92060"  
ELLIPSOID HT: 4698.42 sft.  
DERIVED FROM MTSU CORS STATION (BOZEMAN, MONTANA)  
MERIDIAN CONVERGENCE ANGLE  
(-) 01°-06'-46"

- GENERAL NOTES:**
- DATE OF SURVEY: July 2021 - August 2025
  - PURPOSE OF SURVEY: To Create (11) Tracts of Land, (1) Open Space Lot, (3) Dedicated Park Lots and Street ROW.
  - OWNERS OF RECORD: Canyon Gate Investors LLC, a Montana Limited Liability Company.
  - SURVEY COMMISSIONED BY: Same
  - ZONING: B-2M, R-5, R-3 and REMU

- ALL DISTANCES ARE IN INT. FT GROUND UNITS.
- ALL BEARINGS ARE GRID NORTH
- ALL DATA COLLECTED RTK USING TRIMBLE R8 GPS RECEIVERS, L1/L2 FREQ. TYPE

**STAHLY ENGINEERING & ASSOCIATES**  
PROFESSIONAL ENGINEERS & SURVEYORS  
www.seoeng.com

2223 MONTANA AVE. STE. 201 BILLINGS, MT 59101 Phone: (406)601-4055

3530 CENTENNIAL DR. HELENA, MT 59601 Phone: (406)442-8594 Fax: (406)442-8557

851 BRIDGER DR. STE. 1 BOZEMAN, MT 59715 Phone: (406)522-8594 Fax: (406)522-9528

**LOTS  
FINAL PLAT CANYON GATE SUBDIVISION**

COUNTY:	1/4 SEC	T	R	1/4 SEC	T	R
GALLATIN	X			X		
PRINCIPAL MERIDIAN, MONTANA				32	1S	6E

FIELD: JP/NB/JS  
DRAWN: JP  
CHECKED: BK  
DATE: 08/27/2025  
SHEET  
**2 OF 3**

# FINAL PLAT - CONDITIONS OF APPROVAL CANYON GATE SUBDIVISION

Upon Tracts of Land known as Tract 7B of COS No. 2408, excepting out MDT B/S deed parcels Doc No. 2532621 and No. 2532622, and the westerly 33.34' of Lot 45, all of Lots 46 and 47 of MT. BALDY SUBDIVISION (Plat F-10), excepting out MDT B/S deed parcels Doc No. 2532623 and No. 2532624.

**GENERAL NOTES:**

1. DATE OF SURVEY: July 2021 – August 2025
2. OWNER OF RECORD: Canyon Gate Investors LLC, a Montana Limited Liability Company.
3. SURVEY COMMISSIONED BY: SAME
4. PURPOSE OF SURVEY: To Create (11) Lots, (1) Open Space Lot, (3) Dedicated Park Lots and Street ROW.
5. ZONING: B-2M, R-5, R-3 and REMU

All located within portions of the South West One Quarter of Section 32, Township 1 South, Range 6 East, Principal Meridian Montana, City of Bozeman, Gallatin County, Montana.

**CERTIFICATION FOR THE CONDITIONS OF APPROVAL:**

Pursuant to ARM 24.183.1107: UNIFORM STANDARDS FOR FINAL SUBDIVISION PLATS

(2)(e)(xxiii)(A): That Federal, State, and Local plans, policies, regulations, and/or conditions of subdivision approval that may limit the use of the property, including the location, size, and use are shown on the Conditions of Approval sheet or as otherwise stated.

(2)(e)(xxiii)(A) That buyers of property should ensure that they have obtained and reviewed all sheets of the plat and all documents recorded and filed in conjunction with the plat and that buyers of property are strongly encouraged to contact the local planning department and become informed of any limitations on the use of the property prior to closing.

(4)(a): any text and/or graphic representations of requirements by the governing body for final plat approval including, but not limited to, setbacks from streams or riparian areas, floodplain boundaries, no-build areas, building envelopes, or the use of particular parcels;

(4)(b): The landowner hereby certifies that the text and/or graphics shown on the Conditions of Approval sheet(s) represent(s) requirements by the governing body for final plat approval and that all conditions of subdivision application have been satisfied; and

(4)(c): that the information shown is current as of the date of the certification required in (4)(b), and that 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.

**NOTIFICATIONS AND CERTIFICATIONS**

I, the undersigned property owner, do hereby certify that the text and/or graphics shown on the Conditions of Approval sheet represents requirements by the governing body for final plat approval and that all conditions of the subdivision application have been satisfied.

I, the undersigned property owner, do hereby certify that the information shown is current as of the date of this certification, and that 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.

I, the undersigned property owner, do hereby certify that I acknowledge that federal, state and local plans, policies, regulations, and/or conditions of subdivision approval may limit the use of the property, including the location, size and use as shown on the Conditions of Approval sheet, or as otherwise stated. Buyers of property should ensure that they have obtained and reviewed all sheets of the plat and all documents recorded and filed in conjunction with the plat. Buyers of property are strongly encouraged to contact the local planning department and become informed of any limitations on the use of the property prior to closing.

**CONDITIONS OF APPROVAL**

1. The property is subject to conditions of the Annexation Agreement and Covenants, dated 4-28-22, Doc#2774187 & 2774188, and Amended Annexation Agreement and Covenants, dated 7-13-23, Doc# 2805058 & 2805059.
2. 38.240.150.C. Standard Subdivision Conditions of Approval.
  - a. No crawl spaces or basements may be constructed. Sump pumps are not allowed to be connected to the sanitary sewer. Sump pumps are also not allowed to be connected to the drainage system unless capacity is designed into the drainage system to accept the pumped water. Water from sump pumps may not be discharged onto streets, such as into the curb and gutters where they may create a safety hazard for pedestrians and vehicles;
  - b. All downstream water user facilities will not be impacted by this subdivision;
  - c. All lot frontages are subject to a 10-foot wide front setback utility easement;
  - d. If a utility easement is greater than the building setback required under Chapter 38 of the Bozeman Municipal Code (B.M.C.) said easement shall apply;
  - e. The property owners association bears all responsibility of maintenance for the storm water facilities, storm water open space lots, pedestrian open space lots, and street frontage landscaping for the perimeter streets. Maintenance responsibility must include, all vegetative ground cover, boulevard trees, and irrigation systems in the public-right-of-way boulevard strips along all external perimeter development streets. The property owners association must be responsible for levying annual assessments to provide for the maintenance, repair, and upkeep of all perimeter street frontage landscaping, storm water facilities, and all open space landscaping; and
  - f. Lot access must be constructed to the standards set forth by the City of Bozeman Design Standards and Specifications, and per the City of Bozeman Modifications to the State Public Works Standard Specifications per BMC requirements.
3. THE SUBDIVISION IS SUBJECT TO 100-YEAR FLOOD HAZARDS IDENTIFIED IN THE FLOOD HAZARD EVALUATION (FHE) THAT ARE NOT REFLECTED IN THE OFFICIAL FEMA FLOOD INSURANCE STUDY (FIS) AND FLOOD INSURANCE RATE MAPS (FIRMS) EFFECTIVE APRIL 21, 2021. FUTURE REVISION(S) OF THE OFFICIAL FEMA FIS AND FIRMS MAY PLACE PORTIONS OF THE SUBDIVISION INTO THE REGULATORY FLOODPLAIN, POTENTIALLY SUBJECTING PROPERTY OWNERS OF THOSE AREAS TO LOCAL FLOODPLAIN REGULATIONS AND FEDERAL FLOOD INSURANCE MANDATES. The property is subject to a Hold Harmless Agreement that runs with the land recorded as Doc#\_\_\_\_\_.
4. Although parkland dedication is required at the time of Final Plat, the Parks and Recreation Department does not assume maintenance responsibility for parkland and improvements until the following have been completed after Final Plat: 1) the constructed park meets requirements of BMC 38.420.080 and the approved park master plan; 2) all conditions of approval for the subdivision or park master plan are completed and 3) written acknowledgement of final acceptance has been provided by the City.
5. Fences located along or in the rear or side setback of properties adjoining any City linear park must have a maximum height of four feet.
6. Private utilities are not allowed within parkland unless otherwise approved by the Director of Parks and Recreation.
7. The property is subject to the Declaration of Covenants, Conditions, Restrictions, and Easements for Canyon Gate Subdivision recorded as Doc#\_\_\_\_\_.
8. Snow removal from park sidewalks that serve primary egress from private lots is the responsibility of the Property Owners Association.
9. List of easements recorded with Final Plat
  - a. Utility Easement Doc#\_\_\_\_\_
  - b. Public Drainage Easement on Open Space A Doc#\_\_\_\_\_
  - c. Public Access Easement Doc#\_\_\_\_\_
  - d. Private Drainage Easement Doc#\_\_\_\_\_

Canyon Gate Investors LLC, a Montana limited liability company,  
By: Canyon Gate Partners LLC, a Montana limited liability company, it's Managing Member;

By: \_\_\_\_\_  
(Signature)  
Andrew Holloran, Manager

STATE OF MONTANA )  
) ss  
County of Gallatin )

On this \_\_\_\_ day of \_\_\_\_\_, 2025, before me the undersigned, a Notary Public for the State of Montana, personally appeared \_\_\_\_\_, known to me to be the Manager of Canyon Gate Partners LLC, the Managing Member of Canyon Gate Investors L.L.C., a Montana limited liability company and the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the within instrument for and on behalf of Canyon Gate Investors L.L.C., a Montana limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

\_\_\_\_\_  
Notary Public for the State of Montana

(Printed Name) \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My Commission expires \_\_\_/\_\_\_/20\_\_\_

**CASH-IN-LIEU OF WATER RIGHTS**

Pursuant to BMC Sec. 38.410.130.D.3. The City Water adequacy requirement has been satisfied by payment of cash-in-lieu of water rights for subdivision improvements and all fee simple lots prior to the filing of this final plat as shown below.

For Subdivision Improvements, a CILWR fee of \$540 to offset 0.09 ac-ft of boulevard irrigation demand along the south side of Canyon Gate Boulevard.

For Lot 1, Block 1, a CILWR fee of \$53,371.32 to offset 8.895 ac-ft of future development water use on this lot.

For Lot 2, Block 1, a CILWR fee of \$46,635.00 to offset 7.773 ac-ft of future development water use on this lot.

For Lot 3, Block 1, a CILWR fee of \$17,400.00 to offset 2.90 ac-ft of future development water use on this lot.

For Lot 1, Block 2, a CILWR fee of \$24,612.00 to offset 4.102 ac-ft of future development water use on this lot.

For Lot 1, Block 3, a CILWR fee of \$16,860.00 to offset 2.81 ac-ft of future development water use on this lot.

For Lot 2, Block 3, a CILWR fee of \$8,440.00 to offset 1.407 ac-ft of future development water use on this lot.

For Lot 1, Block 4, a CILWR fee of \$57,936.00 to offset 9.656 ac-ft of future development water use on this lot.

For Lot 2, Block 4, a CILWR fee of \$57,936.00 to offset 9.656 ac-ft of future development water use on this lot.

For Lot 3, Block 4, a CILWR fee of \$16,680.00 to offset 2.78 ac-ft of future development water use on this lot.

For Lot 4, Block 4, a CILWR fee of \$16,640.00 to offset 2.773 ac-ft of future development water use on this lot.

For Lot 1, Block 5, a CILWR fee of \$114,228.96 to offset 19.038 ac-ft of future development water use on this lot.

A total payment of \$431,279.28 was received by the City of Bozeman on this \_\_\_\_ day of \_\_\_\_\_, A.D., 2025.

(City of Bozeman Receipt No.(s) \_\_\_\_\_)

CANYON GATE SUBDIVISION PUBLIC PARK LAND DEDICATION AND IMPROVEMENTS-IN-LIEU TRACKING TABLE (PER CANYON GATE PARK MASTER PLAN)	
NET RESIDENTIAL LAND AREA (ACRES)	15.69 ACRES
REQUIRED PARKLAND UP TO 8 DU/AC ON RESIDENTIAL LOTS & 6 DU/AC ON B2-M LOTS (ACRES)	3.41 ACRES
PROVIDED PARKLAND (ACRES)	2.33 ACRES
PROVIDED PARKLAND - QUALIFYING (ACRES)	2.33 ACRES
BALANCE ACREAGE (ACRES)	SHORTAGE OF 1.08 ACRES
EQUIVALENT CASH OR IMPROVEMENTS-IN-LIEU OWED	\$122,498
CASH OR IMPROVEMENTS-IN-LIEU OWED FOR 8-12 DU/AC ON RESIDENTIAL LOTS AND 6-12 DU/AC ON B2-M LOTS (ACRES)	2.24 ACRES
EQUIVALENT CASH OR IMPROVEMENTS-IN-LIEU OWED	\$253,693
PARKLAND APPRAISAL VALUE (\$ PER SF)	\$2.60
TOTAL CASH OR IMPROVEMENTS-IN-LIEU OWED	\$376,191
VALUE OF IMPROVEMENTS-IN-LIEU PROPOSED (FROM PARK MASTER PLAN)	\$576,375

NOTE: SUBDIVISION DEDICATES PARK OR IMPROVEMENTS-IN-LIEU UP TO 12 DU/AC FOR ALL LOTS.

**STAHLY ENGINEERING & ASSOCIATES**  
PROFESSIONAL ENGINEERS & SURVEYORS  
www.seeng.com

2223 MONTANA AVE. STE. 201 BILLINGS, MT 59101 Phone: (406)601-4055

3530 CENTENNIAL DR. HELENA, MT 59601 Phone: (406)442-8594 Fax: (406)442-8557

851 BRIDGER DR. STE. 1 BOZEMAN, MT 59715 Phone: (406)522-8594 Fax: (406)522-9528

Conditions of Approval  
**FINAL PLAT CANYON GATE SUBDIVISION**

COUNTY: GALLATIN

PRINCIPAL MERIDIAN, MONTANA

1/4	SEC	T	R	1/4	SEC	T	R
<input type="checkbox"/>				<input type="checkbox"/>			
<input type="checkbox"/>				<input checked="" type="checkbox"/>	32	1S	6E

FIELD: JP/NB/JS  
DRAWN: JP  
CHECKED: BK  
DATE: 08/27/2025

SHEET  
**3 OF 3**

L:\2225-10668\08-01721-Canyon Gate\0803\Survey\2225-01721\_Final\_Plat.dwg Page 3 of 3 Date: Sep 26, 2025 1:49pm