

BRIDGER VIEW REDEVELOPMENT CITY OF BOZEMAN GROWTH POLICY MAP AMENDMENT

Residential Emphasis Mixed Use on 9.37 Acres, (PREVIOUSLY Residential and Community Commercial Mixed Use.)
Upon a tract of land being known as the Bridger View Mobile Home Court as shown on COS 2547 and a portion of the adjacent Bridger Drive (aka Hwy. 86) lying south of said centerline.
Located in the South West One Quarter of Section 31, Township 1 South, Range 6 East, Principle Meridian Montana, City of Bozeman, Gallatin County, Montana

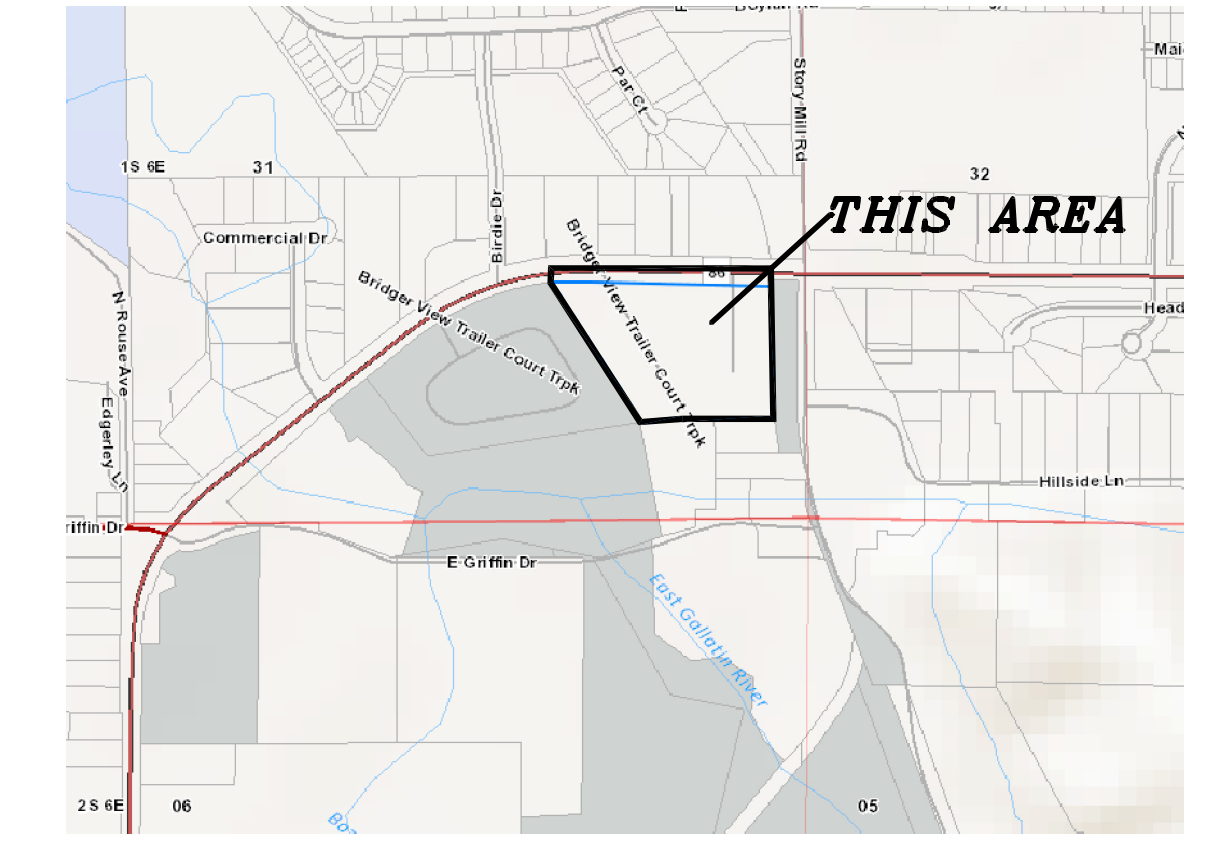
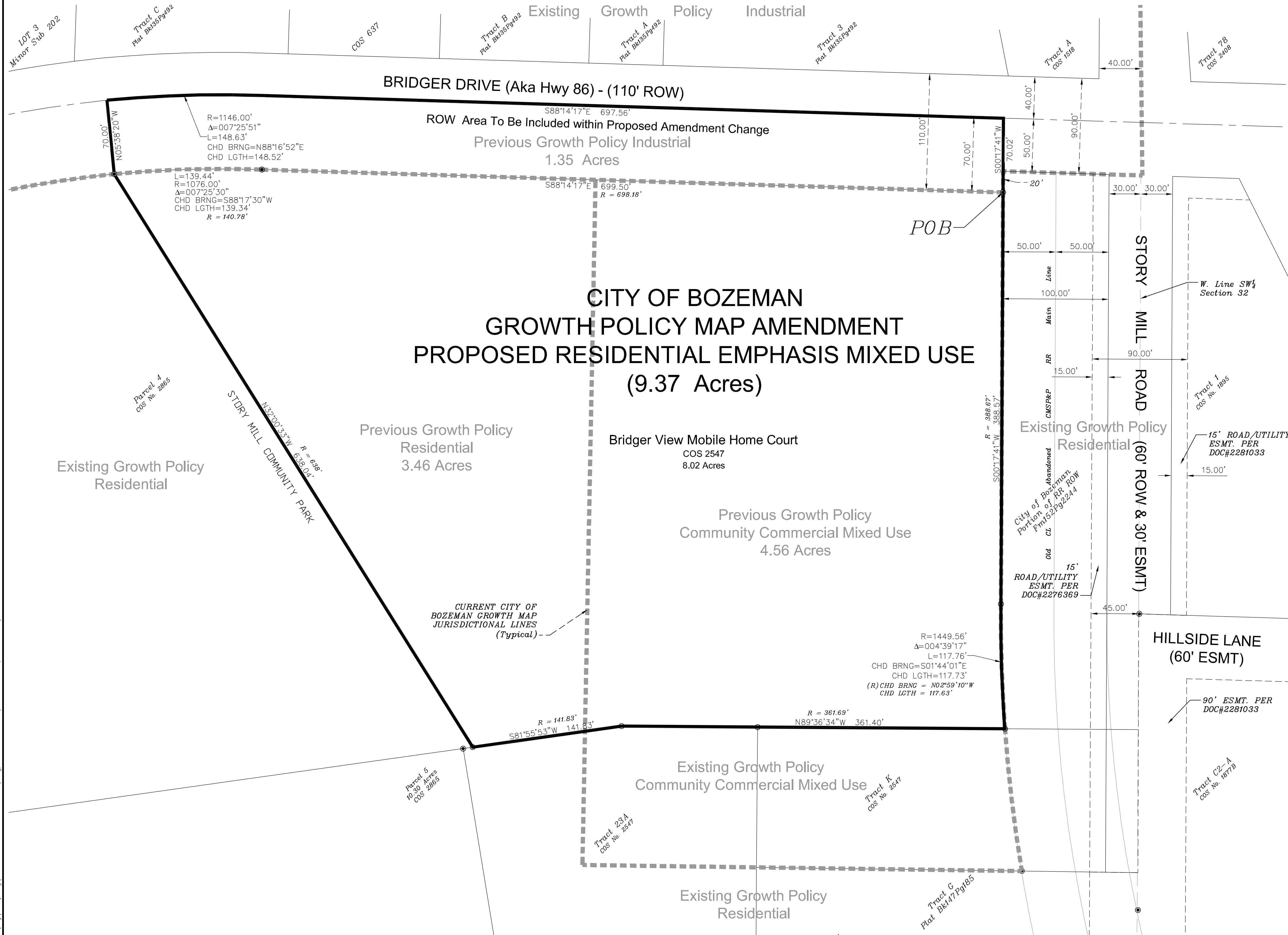


EXHIBIT A
BRIDGER VIEW REDEVELOPMENT
CITY OF BOZEMAN GROWTH POLICY MAP AMENDMENT
RESIDENTIAL EMPHASIS MIXED USE

A tract of land being known as the Bridger View Mobile Home Court as shown on COS 2547 and a portion of the adjacent Bridger Drive (aka Hwy. 86) lying south of said centerline. Located in the South West One Quarter of Section 31, Township 1 South, Range 6 East, Principle Meridian Montana, City of Bozeman, Gallatin County, Montana being more particularly described as follows:

Beginning at the POINT OF BEGINNING (POB), which is the North East Right Of Way corner of the Bridger View Mobile Home Court tract of land shown on Certificate of Survey (COS) #2547;

- thence, S 00° 17' 41" W for a distance of 388.57 feet to the beginning of a non-tangential curve.
- thence continuing along said curve turning to the left through an angle of 04° 39' 17", having a radius of 1449.56 feet and a length of 117.76, and whose long chord bears S 01° 44' 01" E for a distance of 117.73 feet to a point.
- thence, N 89° 36' 34" W for a distance of 361.40 feet to a point.
- thence, S 81° 55' 53" W for a distance of 141.83 feet to a point.
- thence, N 32° 00' 33" W for a distance of 638.04 feet to a point on the said Highway ROW.
- thence along a line perpendicular to said ROW, N 05° 38' 20" W for a distance of 70.00 feet to the intersection of said line and the centerline of said highway and the beginning of a non-tangential curve,
- thence along said curve turning to the right through an angle of 07° 25' 51", having a radius of 1146.00 feet and a length of 148.63', and whose long chord bears N 88° 16' 52" E for a distance of 148.52 feet to a point of intersection with a non-tangential line.
- thence continuing along said centerline, S 88° 14' 17" E for a distance of 697.56 feet to a point.
- thence leaving said centerline, S 00° 17' 41" W for a distance of 70.02 feet to the POB on said ROW.

Said area being 9.37 acres more or less, along with and subject to all easements of record or apparent on the ground.

CERTIFICATE OF SURVEYOR
I, the undersigned, John R. Pugh, Registered Land Surveyor, do hereby certify that I surveyed the same as shown on the accompanying drawing and as described in accordance with the provisions of the Montana Subdivision and Platting Act, Section 76-3-101 through 76-3-625, MCA, and the City of Bozeman and Gallatin County Subdivision Regulations.

DATED this ____ day of _____, A.D., 2019.

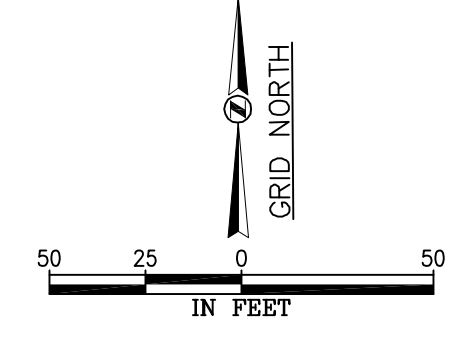
John R. Pugh
Registration No.15626LS

BASIS OF BEARING:
STATE PLANE GRID NORTH WITH GROUND
INTERNATIONAL FEET PROJECTION AT:
NORTH LATITUDE: 45°-42'-00.54885"
WEST LONGITUDE: 111°-01'-14.92058"
ELLIPSOID HT: 4698.37 sft.
DERIVED FROM MTSU CORS STATION
(BOZEMAN, MONTANA)
MERIDIAN CONVERGENCE ANGLE=(-) 01'-06"-50"

NOTES:
DATE OF SURVEY: 04-23-2018
PURPOSE OF SURVEY: To Change Growth Policy Boundaries.
OWNER OF RECORD: The Trust for Public Land

GROWTH POLICY BOUNDARY NOTE:
The lines shown for the existing growth policy boundaries were retrieved from the current City of Bozeman GIS departments online data shape files.

NOTE: THIS DRAWING IS INTENDED TO SHOW ONLY THE APPROXIMATE LOCATION OF THE MAP CHANGE AND DOES NOT REPRESENT A RECORD BOUNDARY SURVEY.



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BRIDGER VIEW REDEVELOPMENT GROWTH POLICY MAP AMENDMENT									
COUNTY: GALLATIN	1/4	SEC	T	R	1/4	SEC	T	R	FIELD: B. KRAY DRAWN: J. PUGH CHECKED: C. POOLE DATE: 2/28/2019
PRINCIPAL MERIDIAN, MONTANA	31	1S	6E	XX	XX	XX	XX	XX	PAGE 1 OF 1

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