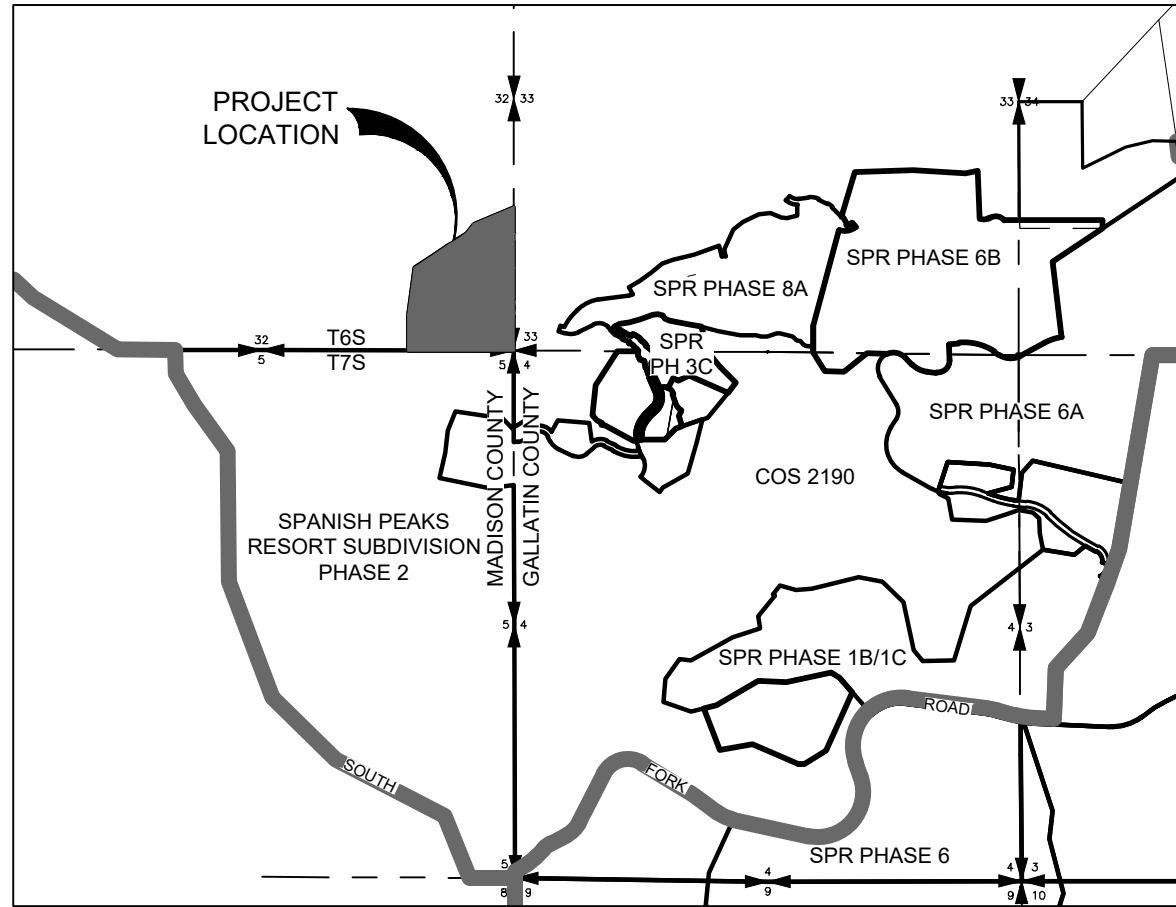


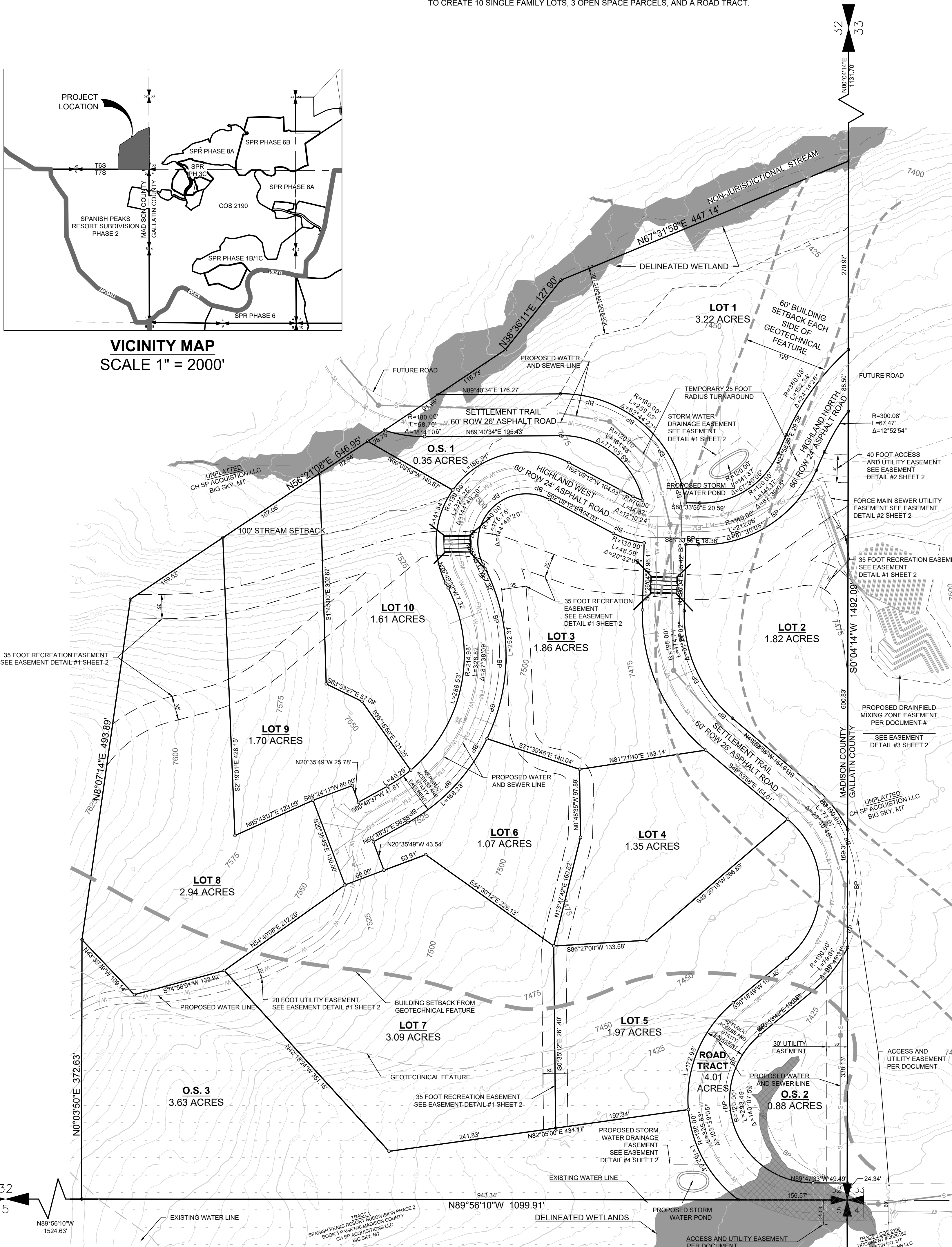
PRELIMINARY PLAT OF
SPANISH PEAKS RESORT PHASE 3 P.U.D. SUBDIVISION
 BEING A PORTION OF THE EAST 1/2 SOUTHEAST 1/4 SECTION 32, TOWNSHIP 6 SOUTH, RANGE 3 EAST, P.M.
 MADISON COUNTY, MONTANA

OWNER
 CH SP ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY
 ONE BOSTON PLACE, SUITE 2310
 BOSTON, MA, 02108

PURPOSE
 TO CREATE 10 SINGLE FAMILY LOTS, 3 OPEN SPACE PARCELS, AND A ROAD TRACT.



VICINITY MAP
 SCALE 1" = 2000'



CERTIFICATE OF DEDICATION AND CONSENT

The undersigned property owner, does hereby certify that it has caused to be surveyed, subdivided, and platted into lots, parcels, blocks, roads, alleys, and other divisions and dedications, as shown by this plat hereto included, the following described tract of land, to wit:
 Being a portion of the East 1/2 Southeast 1/4 Section 32, Township 6 South, Range 3 East, Principal Meridian Montana, Madison County, Montana, further described as follows:
 Beginning at the Section Corner common to Sections 32 and 33, Township 6 South, Range 3 East, and Sections 4 and 5, Township 7 South, Range 3 East, Principal Meridian Montana, as described in Certified Corner Record Book 3 Page 249 Document # 2061064 of records of Gallatin County, being the Point of Beginning, thence along the South line of Section 32 N89°56'10"W a distance of 1099.91 feet; thence N0°03'50"E a distance of 372.63 feet; thence N08°07'14"E a distance of 493.89 feet; thence N56°21'08"E a distance of 646.95 feet; thence N38°36'11"E a distance of 127.90 feet; thence N67°31'58"E a distance of 447.14 feet to the East line of Section 32, thence along said East line S0°04'14"W a distance of 1492.09 feet to the Point of Beginning.
 Said Tract contains 29.50 acres, more or less, and is subject to all existing easements.
 The above tract of land is to be known and designated as Spanish Peaks Resort Phase 3 P.U.D. Subdivision, Madison County, Montana, and the lands included in all roads shown on said plat are hereby granted and donated to the use of the public as an access and utility easement forever. The roadway access easement dedicated to the public hereon is accepted for public use, but the County accepts no responsibility for maintaining the same. The owner agrees that the County has no obligation to maintain the roads hereby dedicated to the public as an access and utility easement.

GRANT OF UTILITY EASEMENTS

The undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering telephone, telegraph, electric power, gas, cable television, water or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as "Utility Easement" to have and hold forever.

WAIVER OF RIGHT TO PROTEST

We, the undersigned property owners of Spanish Peaks Resort Phase 3 P.U.D. Subdivision, hereby waive the right to protest creation of Rural Improvement Districts and Local Improvement Districts. In doing so, we do not waive any right to comment, and or appeal any assessment formula which may be proposed if we believe it to be inequitable. The waiver shall be binding upon the heirs, assigns, and purchasers of all lots within this subdivision.

CERTIFICATE OF EXEMPTION - MDEQ

Open Space parcel 1 is subject to ARM 17.36.605(2)(a), a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed on the parcel. Any change in land use on these lots that requires the installation of facilities for sewage disposal subjects the division & the lots to the provisions of Title 76-4-101, M.C.A.
 Dated this _____ day of _____, 2021.
 CH SP Acquisition LLC, a Delaware Limited Liability Company

By: _____
 Matthew E. Kidd,
 Managing Director
 STATE OF MONTANA
 COUNTY OF MADISON
 This instrument was acknowledged before me on this _____ day of _____, 2021 by
 Matthew E. Kidd as Managing Director of CH SP Acquisition LLC, a Delaware Limited Liability Company.

Notary Public for the State of _____
 Residing at _____
 My commission expires _____

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

CH SP Acquisition LLC, and I, Eli A. Shuford, a registered Professional Engineer Licensed to practice in the State of Montana, hereby certify that the public improvements, required as a condition of approval of Spanish Peaks Resort Phase 3 P.U.D. Subdivision, have been installed in conformance with the approved engineering specifications and plans or by an improvements agreement.
 CH SP Acquisition LLC, a Delaware Limited Liability Company.

By: _____
 Matthew E. Kidd,
 Managing Director
 Eli A. Shuford #38413PE
 Morrison-Maierle, Inc. Dated _____

CERTIFICATE OF SURVEYOR

I, Nicholas J. Dougherty-McMichael, Montana Professional Land Surveyor License No. 72686LS, do hereby certify that the final plat of Spanish Peaks Resort Phase 3 P.U.D. Subdivision was surveyed under my supervision between _____ and _____, and platted the same as shown on the accompanying plat as described in accordance with the provisions of the Montana Subdivision and Platting Act §76-3-101 through §76-3-625, M.C.A. I further certify that monuments which have not been set by the filing date of this instrument, will be set within 240 days of the filing of this document pursuant to 24.183.110(1)(j) A.R.M.
 Dated this _____ day of _____, 2021.

Nicholas J. Dougherty-McMichael
 Montana Reg. # 72686 LS
 Morrison-Maierle, Inc.

CERTIFICATE OF COUNTY COMMISSION

The County Commission of Madison County, Montana does hereby certify that it has examined this subdivision plat and, having found the same to conform to law, approves it this _____ day of _____, 2021.

ATTEST:
 Commissioner _____ Montana
 Commissioner _____ Montana
 Commissioner _____ Montana

CERTIFICATE OF COUNTY TREASURER

I, _____, Treasurer of Madison County, Montana, do hereby certify that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.
 County Tax ID No. 0028006204
 Dated this _____ day of _____, 2021.

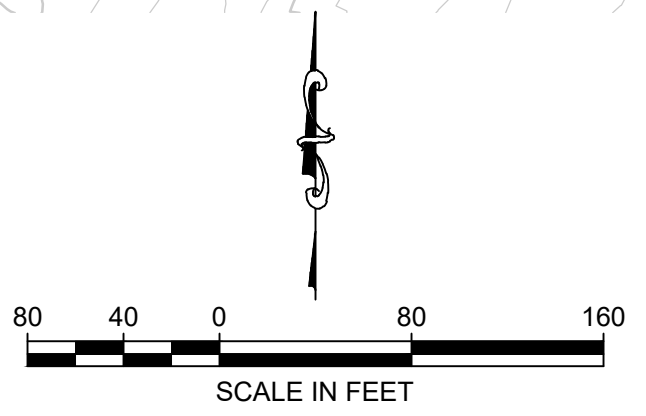
Treasurer
 Madison County, Montana

CERTIFICATE OF CLERK AND RECORDER

I, _____, Clerk and Recorder of Madison County, Montana, do hereby certify that the foregoing instrument was filed in my office at _____ o'clock, (a.m. or p.m.), this _____ day of _____, 2021, and recorded in Book _____ of Plats on Page _____ as Document No. _____, Records of the Clerk and Recorder, Madison County, Montana.
 Clerk and Recorder
 Madison County, MT

LEGEND

- FOUND US PUBLIC LAND SURVEY SECTION CORNER MONUMENT
- FOUND US PUBLIC LAND SURVEY 1/4 SECTION CORNER MONUMENT
- SET REBAR W/ YELLOW PLASTIC CAP MARKED "MORRISON-MAIERLE, INC. 72686LS"
- PROPOSED SEWER MAIN
- PROPOSED SEWER SERVICE
- SEWER MANHOLE
- EXISTING WATERLINE
- PROPOSED WATERLINE
- PROPOSED WATER SERVICE
- WATER VALVE
- FIRE HYDRANT
- CURB STOP
- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- SETBACK / EASEMENT
- PROPOSED EDGE ASPHALT
- FUTURE EDGE ASPHALT



BASIS OF BEARINGS
 BEARINGS FOR THIS PLAT ARE BASED ON THE EAST HALF OF THE SECTION LINE BETWEEN SECTION 32, T6S, R3E, AND SECTION 5, T7S, R3E, BEING S89°56'10"W PER SPANISH PEAKS RESORT SUBDIVISION PHASE 2 BOOK 4 PAGE 500 MADISON COUNTY

LOT LINE ACCESS AND UTILITY EASEMENT SETBACKS
 FRONT: 30 FOOT
 SIDE AND REAR: 20 FOOT

TOPOGRAPHY
 CONTOUR INTERVAL = 5'
 CONTOURS ARE FROM A 2019 AERIAL DRONE FLIGHT SURVEY.

SITE GEOTECHNICAL REPORT
 ALL STRUCTURES SHALL ONLY BE LOCATED IN AREAS IDENTIFIED AS SUITABLE FOR CONSTRUCTION BY A SITE SPECIFIC GEOTECHNICAL REPORT, AS REFERENCED IN THE LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES GEOTECHNICAL REPORT DATED FEBRUARY 6TH, 2018, AND ANY SUBSEQUENT GEOTECHNICAL REPORTS. SELLERS SHALL PROVIDE A COPY OF ALL GEOTECHNICAL REPORTS TO SUBSEQUENT PURCHASERS.

WETLANDS IMPACT
 IMPACTS TO 0.271 ACRES OF WETLAND IS APPROVED AND WILL BE MITIGATED PER USACE FILE NO. NOV-2002-90643-MTB.

AREA SUMMARY

LOT AREA	20.63 Ac.
OPEN SPACE	4.86 Ac.
ROAD TRACT	4.01 Ac.
TOTAL	29.50 Ac.

 2860 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 www.m-m.net CDP/REG/ST/2/MORRISON-MAIERLE, INC. 2021	1/4 SEC.	SECTION	TOWNSHIP	RANGE
	SE	32	6 SOUTH	3 EAST
FIELD WORK: NM DRAWN BY: NM CHECKED BY: ES	DATE: 08/26/21 SCALE: 1"=80 PROJ. #: 5272036	1/4 SEC. SECTION TOWNSHIP RANGE	COUNTY, MONTANA MADISON 6 SOUTH 3 EAST	PLATTED DATE: Aug/31/2021 PLOTTED BY: nck mcmichael CLIENT: CH SP ACQUISITIONS SHEET 1 OF 2
DRAWING NAME: N:5272036 - West Highlands/CAD/Survey/5272_036_PPLAT MSTR.dwg				