

SURVEY REQUESTED BY OWNER TO CREATE 44 SINGLE FAMILY LOTS, 1 REMAINDER LOT, AND ASSOCIATED RIGHT OF WAY AND OPEN SPACE PARCELS FROM AN EXISTING TRACT OF LAND.

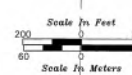
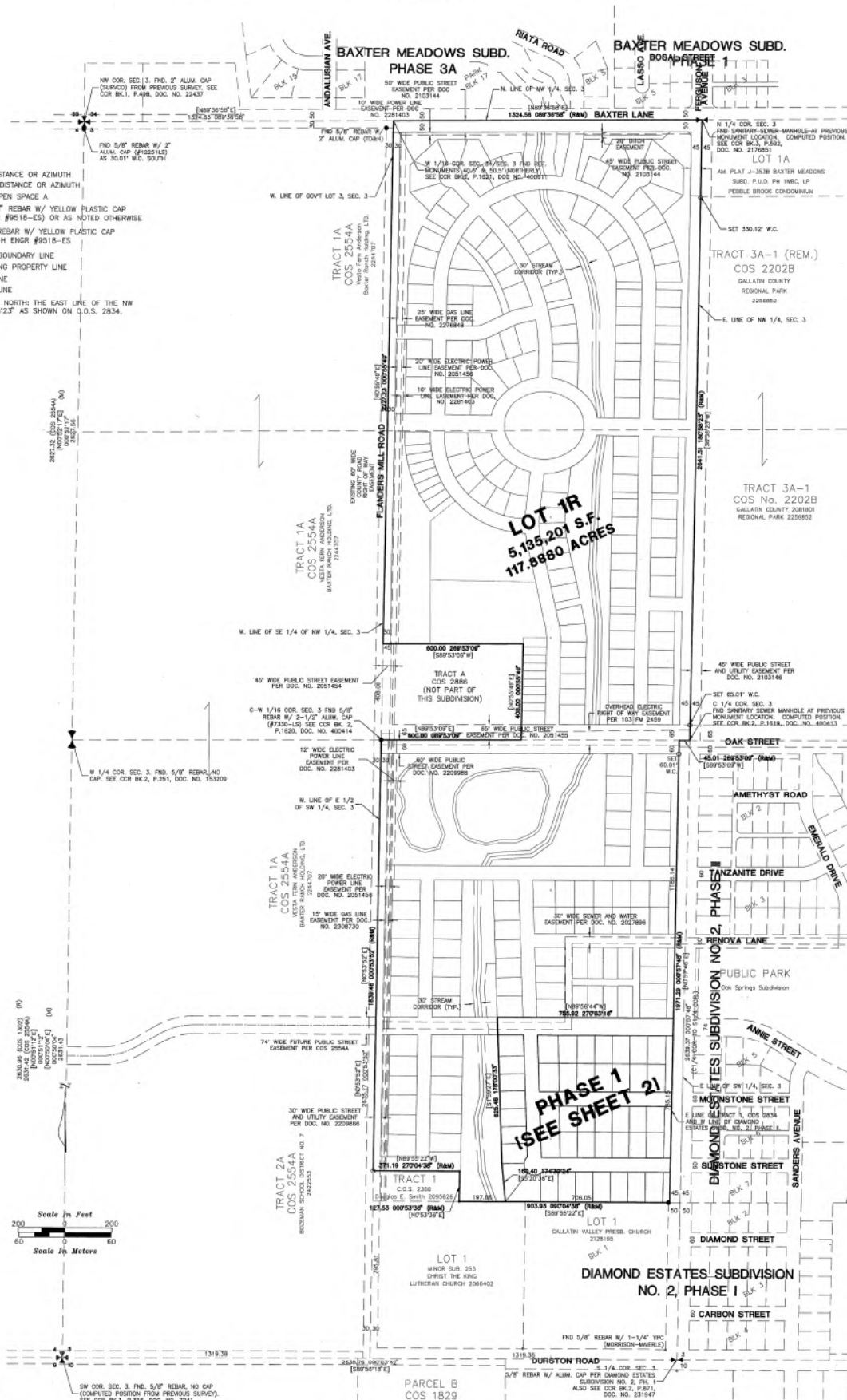
OWNER:  
FLANDERS MILL, L.L.C.  
DEED REPT. DOC. NO. 2446585

# FINAL PLAT OF FLANDERS MILL SUBDIVISION, PHASE 1

J-582

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA

- LEGEND**
- (R) RECORD DISTANCE OR AZIMUTH
  - (M) MEASURED DISTANCE OR AZIMUTH
  - OS A COMMON OPEN SPACE A
  - FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP (C&H ENGR #9518-23) OR AS NOTED OTHERWISE
  - SET 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED C+H ENGR #9518-ES
  - PROPERTY BOUNDARY LINE
  - - - SURROUNDING PROPERTY LINE
  - - - SETBACK LINE
  - - - EASEMENT LINE
- BASIS FOR AZIMUTHS FROM NORTH: THE EAST LINE OF THE NW 1/4, SEC. 3, BEING 167°58'25" AS SHOWN ON O.S. 2834.



SURVEY REQUESTED BY OWNER TO CREATE 44 SINGLE FAMILY LOTS, 1 REMAINDER LOT, AND ASSOCIATED RIGHT OF WAY AND OPEN SPACE PARCELS FROM AN EXISTING TRACT OF LAND.  
OWNER: FLANDERS MILL, L.L.C.  
DEED REF. DOC. NO. 2446585

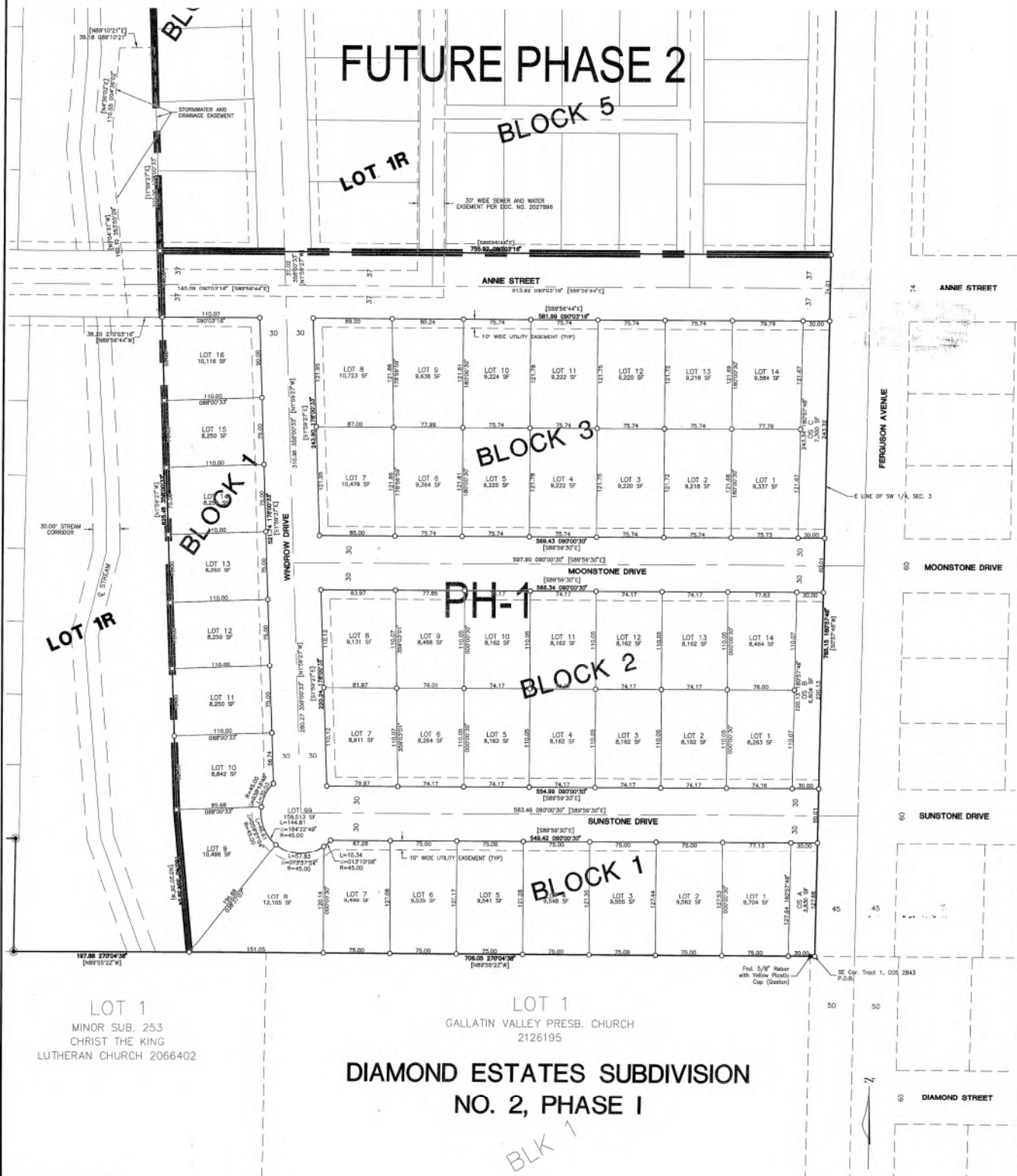
# FINAL PLAT OF FLANDERS MILL SUBDIVISION, PHASE 1 J-582

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA

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BASIS FOR AZIMUTHS FROM NORTH: THE EAST LINE OF THE NW 1/4, SEC. 3, BEING 180°58'23" AS SHOWN ON C.O.S. 2834.

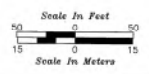


LOT 1  
MINOR SUB. 253  
CHRIST THE KING  
LUTHERAN CHURCH 2066402

LOT 1  
GALLATIN VALLEY PRESB. CHURCH  
2126195

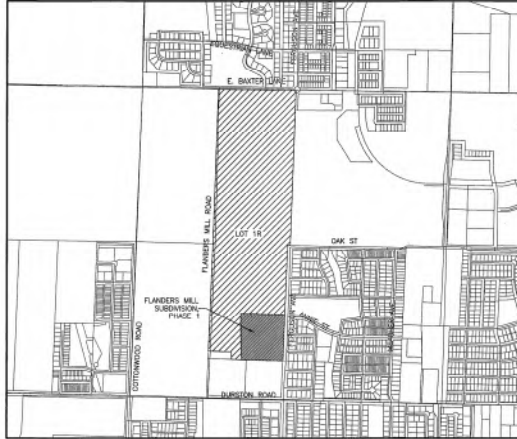
## DIAMOND ESTATES SUBDIVISION NO. 2, PHASE I

BLK 1



# FINAL PLAT OF FLANDERS MILL SUBDIVISION, PHASE 1 J-582

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA



VICINITY MAP (NTS)

**PHASE 1 PARCEL AREA CALCS**

| Block       | R-3     | OS     | ROW     | Grand Total |
|-------------|---------|--------|---------|-------------|
| 0           |         |        | 159,513 | 159,513     |
| 1           | 149,752 | 3,830  |         | 153,582     |
| 2           | 116,798 | 6,604  |         | 123,402     |
| 3           | 132,895 | 7,300  |         | 140,195     |
| Grand Total | 399,445 | 17,734 | 159,513 | 576,691     |

LOT 1R: 5,135,201 S.F.

**CERTIFICATE OF DEDICATION**

I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots, blocks, open space parcels, streets and alleys, and other divisions and dedications as shown by the plat hereunto inclosed, the following described tract of land, to wit:

**LEGAL DESCRIPTION**

Tract 1, Certificate of Survey No. 2834, except Tract A, Certificate of Survey No. 2866, located in the East 1/2 of the West 1/2 of Section 3, Township 2 South, Range 5 East of P.M.M., City of Bozeman, Gallatin County, Montana.  
Area = 5,711,883 square feet, 131.1970 acres or 530,652.7 square meters. Subject to existing assessments.

The above described tract of land is to be known and designated as **FLANDERS MILL SUBDIVISION, PHASE 1**, City of Bozeman, Gallatin County, Montana; and the lands included in all streets, avenues, alleys and parks or public lands shown on said plat are hereby granted and devoted to the City of Bozeman for the public use and enjoyment. Unless specifically listed herein, the lands included in all streets, avenues, alleys, and parks or public lands dedicated to the public are accepted for public use, but the City accepts no responsibility for maintaining the same. The owner agrees that the City has no obligation to maintain the lands included in all streets, avenues, alleys, and parks or public lands hereby dedicated to public use. The lands included in all streets, avenues, alleys, and parks or public lands dedicated to the public for which the City accepts responsibility for maintenance include Sunstone Drive, Moonstone Drive, Annie Street (excluding medians), and Window Drive. The property owners association shall maintain the medians in Annie Street.

The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, internet, cable television or other similar utility or service, 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 to hold forever.

**CERTIFICATE OF TRANSFER OF OWNERSHIP & COMPLETION OF NON-PUBLIC IMPROVEMENTS**

The following are hereby granted and devoted to the property owners association noted below for their use and enjoyment: Common Open Space A, B, and C. Unless specifically listed in the Certificate of Dedication, the City accepts no responsibility for maintaining the same. I, Walter Wolf, hereby further certify that the following non-public improvements, required to meet the requirements of Chapter 36 of the Bozeman Municipal Code, or as a condition(s) of approval of the subdivision stated herein, have been installed in conformance with any approved plans and specifications prepared in accordance with the standards of Chapter 36 or other City design standards, or have been financially guaranteed and are covered by the subdivision improvements agreement accompanying and recorded with this plat.

Installed Improvements: Storm water retention facilities in Stormwater and Drainage Easement located in Lot 1R. Landscaping in Common Open Space A, B, and C. Financially Guaranteed Improvements: None.

The subdivider hereby grants ownership of all non-public infrastructure improvements to the Flanders Mill Subdivision Homeowner's Association.

Dated this 16<sup>th</sup> day of January, 2016.

OWNER:  
Flanders Mill LLC  
By: Homelands Development Co., LLC, Managing Member  
*Walter Wolf*  
By: Walter Wolf, Managing Member

STATE OF MONTANA  
COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 16<sup>th</sup> day of January, 2016, by Walter Wolf as Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC.

*Antonia Spaulding*  
Notary Public for the State of Montana  
Printed Name: Antonia Spaulding  
Residing at: Bozeman  
My commission expires: August 26, 2018

**CERTIFICATE OF COMPLETION OF IMPROVEMENTS**

I, Walter Wolf, Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC, and I, Mark A. Chandler, a registered professional engineer licensed to practice in the State of Montana, hereby certify that the following improvements, required to meet the requirements of this title or as a condition of approval of the FLANDERS MILL SUBDIVISION, PHASE 1, have been installed in conformance with the approved plans and specifications, or financially guaranteed and covered by the improvements agreement accompanying this plat. Installed improvements: Sunstone Drive, Moonstone Drive, Annie Street, Window Drive, and their associated Water, Sanitary Sewer, and Storm Sewer infrastructure adobeek adjacent to open space areas; pedestrian ramps; street lighting. Financially Guaranteed Improvements: sidewalks adjacent to lots. The subdivider warrants against defects in these improvements for a period of two years from the date of acceptance by the City of Bozeman. The subdivider grants possession of all public infrastructure improvements to the City of Bozeman, and the City hereby accepts possession of all public infrastructure improvements, subject to the above indicated warranty.

*Walter Wolf*  
Flanders Mill, LLC  
By: Homelands Development Co., LLC, Managing Member  
By: Walter Wolf, Managing Member

*Mark A. Chandler*  
Date: 1/16/16  
Mark A. Chandler  
Montana Registration No. 9518ES  
*G.P. Wolf*  
Date: 1/16/16  
Director of Public Works,  
City of Bozeman, Montana



**CERTIFICATE OF SURVEYOR**

I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 9518ES, do hereby certify that between February 15, 2014 and January 16, 2016, FLANDERS MILL SUBDIVISION, PHASE 1, was surveyed under my direct supervision, and I have platted the same as shown on the accompanying plat, and as described, in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-825, M.C.A., and the Bozeman Municipal Code.

Dated this 16<sup>th</sup> day of January, 2016.  
Montana Registration No. 9518ES

*Mark A. Chandler*  
Mark A. Chandler  
Montana Registration No. 9518ES

**CERTIFICATE OF DIRECTOR OF PUBLIC WORKS**

I, Director of Public Works, City of Bozeman, Montana, do hereby certify that the accompanying Plat has been duly examined and has found the same to conform to the law, approve it, and hereby accepts the dedication to the City of Bozeman for the public use of any and all lands shown on the plat as being dedicated to such use.

Dated this 2 day of March, 2016.  
Director of Public Works, City of Bozeman, Montana

*G.P. Wolf*  
Director of Public Works, City of Bozeman, Montana

**CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW**

Flanders Mill Subdivision, located in Gallatin County, Montana, is within the City of Bozeman, Montana, a first-class municipality, and within the planning area of the Bozeman growth policy which was adopted pursuant to Section 76-1-021 et seq., M.C.A., and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of Section 76-4-125(2)(4) M.C.A., this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this 2 day of March, 2016.  
Director of Public Works City of Bozeman, Montana

*G.P. Wolf*  
Director of Public Works City of Bozeman, Montana

**CERTIFICATE OF COUNTY TREASURER**

I, Kimberly Buchanan, Treasurer of Gallatin 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 subdivided have been paid.

Dated this 20<sup>th</sup> day of January, 2016.  
By: *Maureen Gadow*, Deputy  
Deputy Treasurer of Gallatin County

**CERTIFICATE OF CLERK AND RECORDER**

I, Charlotte Mills, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 2:24 o'clock P.M. this 16<sup>th</sup> day of March, A.D. 2016 and recorded in Book 512 of Plats, on Page 512, records of the Clerk and Recorder, Gallatin County, Montana.

Doc 2539294  
Charlotte Mills, By: *Donna Pook*  
Deputy Clerk and Recorder

2539294  
20160316 02:24:13 PM Fee: \$42.00

APPROVED AS TO FORM  
*Tim Casper*  
City Attorney

# CONDITIONS OF APPROVAL FOR FLANDERS MILL SUBDIVISION, PHASE 1 J-582

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA

CONDITIONS OF APPROVAL FOR FLANDERS MILL SUBDIVISION,  
LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S., R. 5  
E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

I hereby certify that the approval of the application for FLANDERS MILL SUBDIVISION did not contain any conditions of approval that would affect the text or graphics contained on this plot other than as shown hereon. I hereby certify that all conditions of subdivision application have been satisfied and 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, assessments, or other documents as allowed by law or by local regulations.

Dated this 18<sup>th</sup> day of January, 2016.

OWNER:  
Flanders Mill, LLC  
By: HomeLands Development Co., LLC, Managing Member

*Walter Wolf*  
By: Walter Wolf, Managing Member

STATE OF MONTANA  
COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 18<sup>th</sup> day of January, 2016,  
by Walter Wolf as Managing Member of HomeLands Development Co., LLC, Managing Member of Flanders Mill, LLC.

*Andrea Spaulding*  
Notary Public for the State of Montana  
Printed Name: Andrea Spaulding  
Residing at: Bozeman  
My commission expires: August 25, 2018



### GENERAL NOTES

- NOTICE IS HEREBY GIVEN to all potential purchasers of Lot 1R of the plot of Flanders Mill Subdivision, Phase 1, City of Bozeman, Gallatin County, Montana, that the final plat of the subdivision was approved by the Bozeman City Commission without completion of on and off site improvements required under the Bozeman Municipal Code, as is shown in Chapter 35-39 of the Bozeman Municipal Code. As such, this restriction is filed with the final plat that stipulates that any use of this lot is subject to further final plat review or subdivision review. Use of this subdivision for any other use or on and off site improvements are completed as required under the Bozeman Municipal Code.
- THEREFORE, BE ADVISED that Building Permits will not be issued for Lot 1R of the plot of Flanders Mill Subdivision, Phase 1, City of Bozeman, Gallatin County, Montana until all required on and off site improvements are completed and accepted by the City of Bozeman. No building structure requiring water or sewer facilities shall be utilized on this lot until this restriction is lifted. This restriction runs with the land and is revocable only by further final plat review or subdivision review and the written consent of the City of Bozeman.
- Phases 2-7 have not yet been platted. Interior parcel boundaries for these phases are subject to change.
- All common open space parcels shown are also public access easements.
- Utility easements are 10' wide along street lines, or as shown.
- Due to the potential of high ground water tables in the areas of the subdivision, it is not recommended that residential dwellings or other structures with full or partial basements be constructed without first consulting a professional engineer licensed in the State of Montana and qualified in the certification of residential and commercial construction.
- Ownership of all common open space areas and trails, and responsibility of maintenance and city assessments levied on the common open space lands shall be that of the property owner's association. Maintenance responsibility shall include, in addition to the common open space and trails, all vegetative ground cover, boulevard trees and irrigation systems in the public right-of-way boulevard strips along all external perimeter development streets and adjacent to public parks or other common open space areas. All areas within the subdivision that are designated herein as common open space including trails are for the use and enjoyment by residents of the development and the general public. The property owner's association shall be responsible for levying annual assessments to provide for the maintenance, repair, and upkeep of all common open space areas and trails. At the same time of recording the final plat for each phase of the subdivision the subdivider shall transfer ownership of all common open space areas within each phase to the property owner's association created by the subdivider to maintain all common open space areas within Flanders Mill Subdivision.
- City standard sidewalks (including a concrete sidewalk section through all private drive approaches) shall be constructed on all public and private street frontages prior to occupancy of any structure on individual lots. Upon the third anniversary of the plat recordation of any phase of the subdivision, any lot owner who has not constructed the required sidewalk shall, without further notice, construct within 30 days, the sidewalk for their lot(s), regardless of whether other improvements have been made upon the lot.
- Corner lots shall be oriented with the front of the lot facing toward the narrower of the two street frontages unless otherwise noted.

### PARK AREA CALCULATIONS

PHASE 1 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 44 DU  
PARK AREA REQUIRED = 44 DU x 0.03 AC/DU = 1.3200 AC. (57,499 S.F.)

PHASE 1 - PROVIDED PARK AREA:  
PARK 1 EASEMENT: 10.3000 AC. (448,940 S.F.)  
PARK 2 EASEMENT: 1.7800 AC. (77,537 S.F.)  
TOTAL PARK AREA: 12.0800 AC. (526,477 S.F.)

PARKLAND CREDITS FOR FUTURE PHASES  
12.0800 AC. = 1.3200 AC. = 10.7600 AC. (468,976 S.F.)



SURVEY REQUESTED BY OWNER TO CREATE 37 SINGLE FAMILY LOTS, 1 REMAINDER LOT, AND ASSOCIATED RIGHT OF WAY AND OPEN SPACE PARCELS FROM AN EXISTING TRACT OF LAND.

OWNER:  
FLANDERS MILL, L.L.C.  
DEED REF: DOC. NO. 2539294

# FINAL PLAT OF FLANDERS MILL SUBDIVISION, PHASE 2

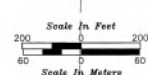
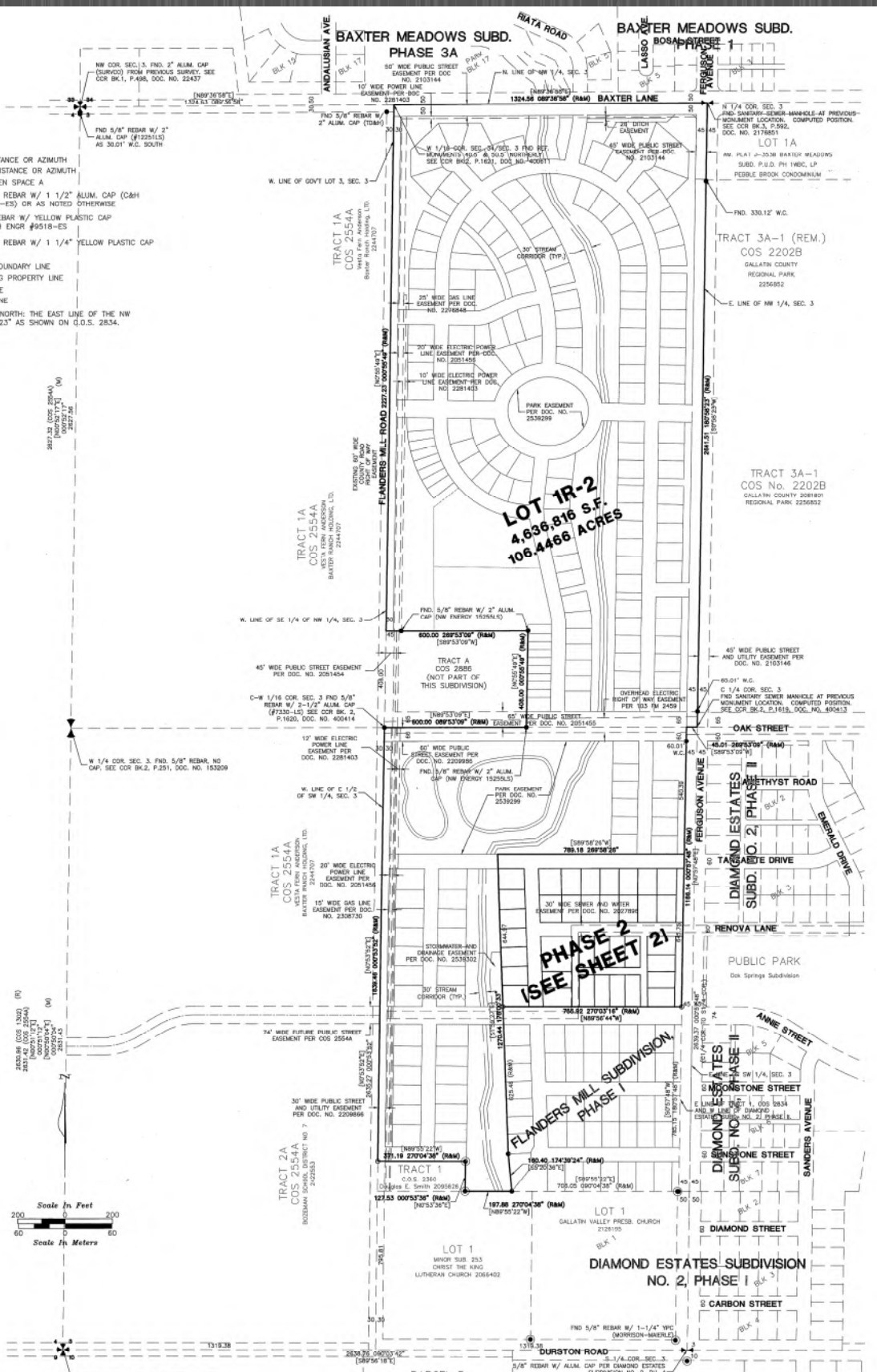
LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA

J-590

**LEGEND**

- (R) RECORD DISTANCE OR AZIMUTH
- (M) MEASURED DISTANCE OR AZIMUTH
- OS A COMMON OPEN SPACE A
- FOUND 5/8" REBAR W/ 1 1/2" ALUM. CAP (C&H ENGR #9518-ES) OR AS NOTED OTHERWISE
- SET 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED C&H ENGR #9518-ES
- FOUND 5/8" REBAR W/ 1 1/4" YELLOW PLASTIC CAP (GASTON)
- PROPERTY BOUNDARY LINE
- SURROUNDING PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE

BASIS FOR AZIMUTHS FROM NORTH: THE EAST LINE OF THE NW 1/4, SEC. 3, BEING 180°58'23" AS SHOWN ON D.O.S. 2834.



SURVEY REQUESTED BY OWNER TO CREATE 37 SINGLE FAMILY LOTS, 1 REMAINDER LOT, AND ASSOCIATED RIGHT OF WAY AND OPEN SPACE PARCELS FROM AN EXISTING TRACT OF LAND.

OWNER: FLANDERS MILL, L.L.C. DEED REF. DOC. NO. 2339284

### FINAL PLAT OF

# FLANDERS MILL SUBDIVISION, PHASE 2

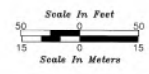
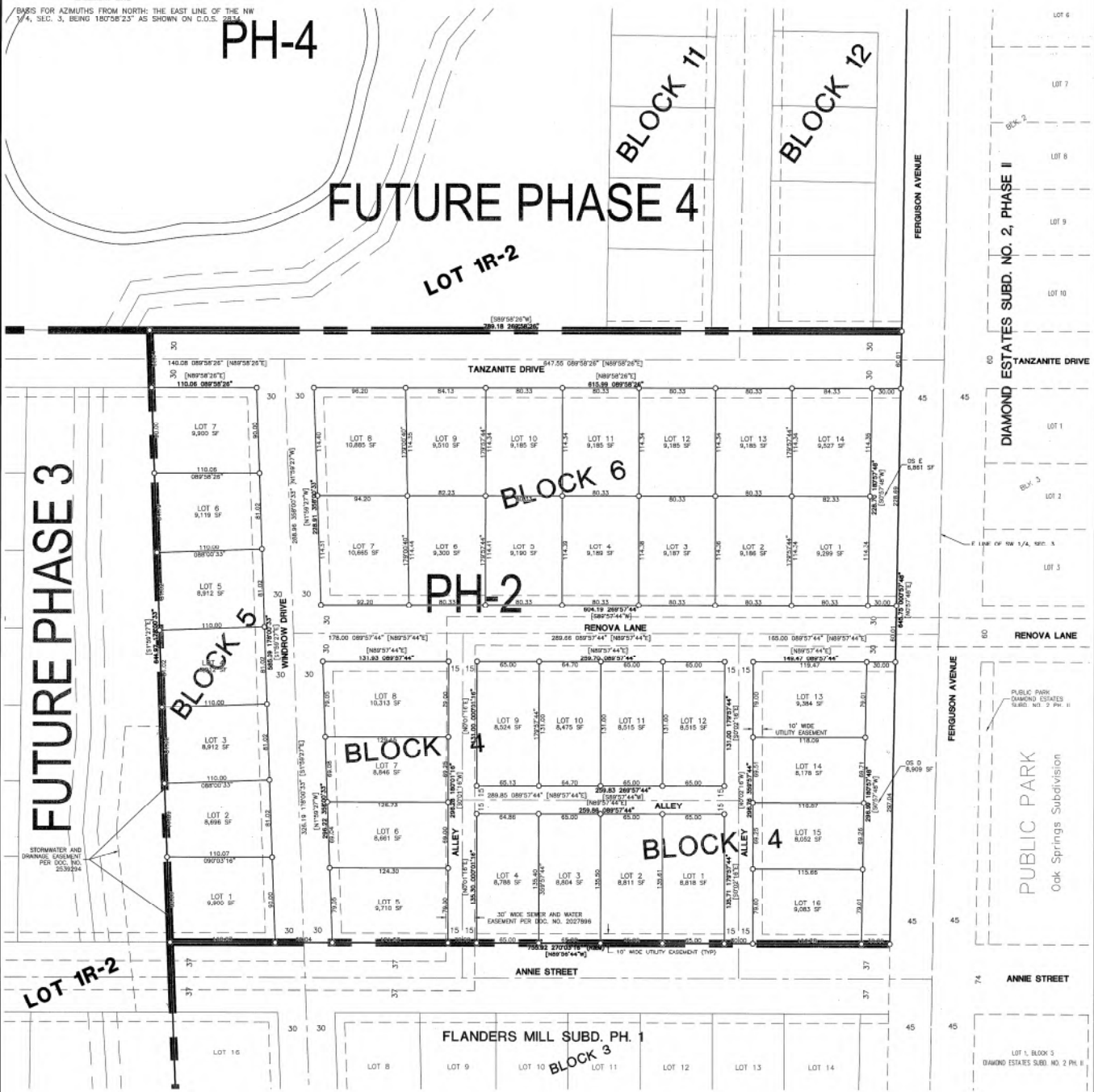
LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S., R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

J-590

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BASES FOR AZIMUTHS FROM NORTH: THE EAST LINE OF THE NW 1/4, SEC. 3, BEING 180°58'23" AS SHOWN ON C.O.S. 2833

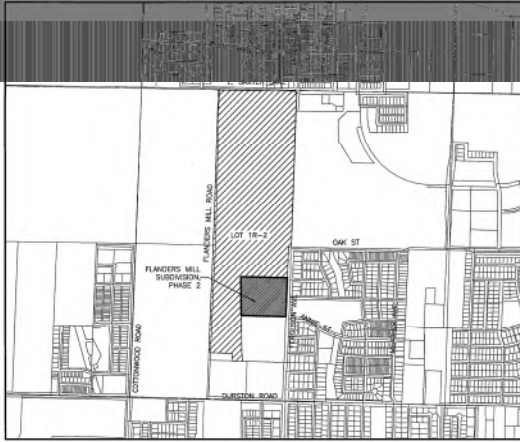




# FINAL PLAT OF FLANDERS MILL SUBDIVISION, PHASE 2

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA

J-590



VICINITY MAP (N.T.S.)

**PHASE 2 PARCEL AREA CALCS**

| Block              | R-3            | OS            | ROW            | Grand Total    |
|--------------------|----------------|---------------|----------------|----------------|
| 4                  | 64,351         | 8,909         |                | 73,260         |
| 5                  | 141,476        |               |                | 141,476        |
| 6                  | 132,677        | 6,861         |                | 139,538        |
| N/A                |                |               | 144,110        | 144,110        |
| <b>Grand Total</b> | <b>338,505</b> | <b>15,770</b> | <b>144,110</b> | <b>498,385</b> |

LOT 1R-2: 4,636,816 S.F.

TOTAL AREA OF SUBDIVISION = 5,135,201 S.F. (117.8880 ACRES)

**CERTIFICATE OF DEDICATION**

The undersigned parties herein do hereby certify that the streets, alleys, easements, and other public lands shown on this plat are hereby granted and donated to the City of Bozeman for the public use and enjoyment. Unless specifically listed herein, the lands included in all streets, avenues, alleys, and parks or public lands dedicated to the public are accepted for public use, but the City accepts no responsibility for maintaining the same. The owner agrees that the City has no obligation to maintain the lands included in all streets, avenues, alleys, and parks or public lands hereby dedicated to public use. The lands included in all streets, avenues, alleys, and parks or public lands dedicated to the public for which the City accepts responsibility for maintenance include: Renova Lane, Tanazuite Drive, Window Drive, and the Alleys in Block 4.

The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, internet, cable television or other similar utility or service, 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 to hold forever.

OWNER:  
Flanders Mill, LLC  
By: Homesteads Development Co., LLC, Managing Member  
*Walter Wolf, Managing Member*  
By: Walter Wolf, Managing Member

Dated this 16 day of Sept, 2016.  
STATE OF MONTANA  
COUNTY OF GALLATIN  
This instrument was signed or acknowledged before me on this 16 day of Sept, 2016, by SUSAN HUNTERSON Flanders Mill, LLC.  
Notary Public for the State of Montana  
Printed Name: Susan Hunterson  
Residing at: \_\_\_\_\_  
My commission expires: July 18, 2016

**CERTIFICATE OF COMPLETION OF IMPROVEMENTS**

I, Walter Wolf, Managing Member of Homesteads Development Co., LLC, Managing Member of Flanders Mill, LLC, and I, Mark A. Chandler, a professional engineer licensed to practice in the State of Montana, hereby certify that the following improvements, required to meet the requirements of this title or as a condition of approval of the FLANDERS MILL SUBDIVISION, PHASE 2, have been installed in conformance with the approved plans and specifications, or financially guaranteed and covered by the improvements agreement accompanying this plat. Installed improvements: Water, Sanitary Sewer, and Storm Sewer in Renova Lane, Tanazuite Drive, Window Drive, and Alleys. Financially Guaranteed Improvements: Curb and Gutter, Pavement, Sidewalks, Signage, and Street Lighting in Renova Lane, Tanazuite Drive, Window Drive, and Alleys. The subdivisor hereby warrants against defects in these improvements for a period of two years from the date of acceptance by the City of Bozeman. The subdivisor grants possession of all public infrastructure improvements to the City of Bozeman, and the City hereby accepts possession of all public infrastructure improvements, subject to the above indicated warranty.

*Walter Wolf* Date: 9-16-16  
Flanders Mill, LLC  
By: Homesteads Development Co., LLC, Managing Member  
By: Walter Wolf, Managing Member  
Mark A. Chandler Date: 9/16/16  
Montana License No. 9518ES  
By: *C.P. Wolf* Date: 10/10/16  
Director of Public Works,  
City of Bozeman, Montana



**CERTIFICATE OF SURVEYOR**

I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 9518ES, do hereby certify that between March 8, 2016 and September 16, 2016, FLANDERS MILL SUBDIVISION, PHASE 2, was surveyed under my direct supervision, and I have plotted the same as shown on the accompanying plat, and as described, in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-825, M.C.A., and the Bozeman Municipal Code.  
Dated this 15<sup>th</sup> day of Sept, 2016.

*Mark A. Chandler*  
Mark A. Chandler  
Montana License No. 9518ES



**CERTIFICATE OF DIRECTOR OF PUBLIC WORKS**

I, Director of Public Works, City of Bozeman, Montana, do hereby certify that the accompanying Plat has been duly examined and has found the same to conform to the law, approved, and hereby accepts the dedication to the City of Bozeman for the public use of any and all lands shown on the plat as being dedicated to such use.

Dated this 10 day of October, 2016.  
Director of Public Works, City of Bozeman, Montana  
*C.P. Wolf*

**CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW**

Flanders Mill Subdivision, located in Gallatin County, Montana, is within the City of Bozeman, Montana, a first-class municipality, and within the planning area of the Bozeman growth policy which was adopted pursuant to Section 76-1-801 et seq., M.C.A., and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of Section 76-4-122(2)(a) M.C.A., this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this 10 day of October, 2016.  
Director of Public Works City of Bozeman, Montana  
*C.P. Wolf*

**CERTIFICATE OF COUNTY TREASURER**

I, Kimberly Bachman, Treasurer of Gallatin 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 subdivided have been paid. 2560172

Dated this 11 day of October, 2016.  
By: *Doreen Shale Deputy*  
Deputy Treasurer of Gallatin County  
I, Charlotte Mills, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 10:58 o'clock A.M. this 11<sup>th</sup> day of October, A.D., 2016, and recorded in Book 5 of Plats, on Page 590 records of the Clerk and Recorder, Gallatin County, Montana.  
By: *Charlotte Mills* by *Carrie Jones Deputy*  
Deputy Clerk and Recorder

Doc # 2560172



RECEIVED  
*To: [Signature]*  
City Attorney



# CONDITIONS OF APPROVAL FOR FLANDERS MILL SUBDIVISION, PHASE 2

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA

J-590

CONDITIONS OF APPROVAL FOR FLANDERS MILL SUBDIVISION,  
LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S., R. 5  
E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

I hereby certify that the approval of the application for FLANDERS MILL SUBDIVISION did not contain any Conditions of Approval that would effect the text or graphics contained on this plat other than as shown herein. I hereby certify that all conditions of subdivision application have been satisfied and 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, assessments, or other documents as allowed by law or by local regulations.

16 Sept 2016

Walter Wolf  
Managing Member

STATE OF MONTANA  
COUNTY OF GALLATIN  
This instrument was signed or acknowledged before me on this 16 day of Sept, 2016,  
by Walter Wolf as Managing Member of Homesteads Development Co., LLC, Managing Member of Flanders Mill, LLC.  
Walter Wolf  
Notary Public for the State of Montana  
Printed Name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_



### CERTIFICATE OF TRANSFER OF OWNERSHIP & COMPLETION OF NON PUBLIC IMPROVEMENTS

The following are hereby granted and donated to the property owners association noted below for their use and enjoyment: Common Open Space D and E. Unless specifically listed in the Certificate of Dedication, the city accepts no responsibility for maintaining the same. I, Walter Wolf, hereby further certify that the following non-public improvements, required to meet the requirements of Chapter 38 of the Bozeman Municipal Code, or as a condition(s) of approval of the subdivision platified herewith, have been installed in performance with any approved plans and specifications prepared in accordance with the standards of Chapter 38 or other City design standards, or have been financially guaranteed and are covered by the subdivision improvements agreement accompanying and recorded with this plat.  
Installed Improvements: Landscaping in Common Open Space D and E.  
Financially Guaranteed Improvements: None.  
The subdivider hereby grants ownership of all non-public infrastructure improvements to the Flanders Mill Subdivision Homeowner's Association.

Dated this 16 day of Sept, 2016.

OWNER:  
Flanders Mill, LLC  
By: Walter Wolf, Managing Member

STATE OF MONTANA  
COUNTY OF GALLATIN  
This instrument was signed or acknowledged before me on this 16 day of Sept, 2016,  
by Walter Wolf as Managing Member of Homesteads Development Co., LLC, Managing Member of Flanders Mill, LLC.  
Walter Wolf  
Notary Public for the State of Montana  
Printed Name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_



### GENERAL NOTES

- NOTICE IS HEREBY GIVEN to all potential purchasers of Lot 1R-2 of the plot of Flanders Mill Subdivision, Phase 2, City of Bozeman, Gallatin County, Montana, that the final plat of the subdivision was approved by the Bozeman City Commission without completion of on and off site improvements required under the Bozeman Municipal Code, as is allowed in Chapter 38.39 of the Bozeman Municipal Code. As such, this Restriction is filed with the final plat that stipulates that any use of this lot is subject to further subdivision or development review, and no development of this lot shall occur until all on and off site improvements are completed as required under the Bozeman Municipal Code. THEREFORE, BE ADVISED that Building Permits will not be issued for Lot 1R-2 of the plot of Flanders Mill Subdivision, Phase 2, City of Bozeman, Gallatin County, Montana until all required on and off site improvements are completed and accepted by the City of Bozeman. No building structure requiring water or sewer facilities shall be utilized on this lot until this restriction is lifted. This restriction runs with the land and is revocable only by further final plat review or subdivision review and the written consent of the City of Bozeman.
- Phases 3-7 have not yet been platted. Interior parcel boundaries for these phases are subject to change.
- All common open space parcels shown are also public access easements.
- Utility easements are 10' wide along street lines, or as shown.
- Due to the potential of high ground water tables in the areas of the subdivision, it is not recommended that residential dwellings or other structures with full or partial basements be constructed without first consulting a professional engineer licensed in the State of Montana and qualified in the certification of residential and commercial construction.
- Ownership of all common open space areas and trails, and responsibility of maintenance and city assessments levied on the common open space lands shall be that of the property owner's association. Maintenance responsibility shall include, in addition to the common open space and trails, all vegetative ground cover, boulevard trees and irrigation systems in the public right-of-way boulevard strips along all external perimeter development streets and adjacent to public parks or other common open space areas. All areas within the subdivision that are designated herein as common open space including trails are for the use and enjoyment by residents of the development and the general public. The property owner's association shall be responsible for levying annual assessments to provide for the maintenance, repair, and upkeep of all common open space areas and trails. At the same time of recording the final plat for each phase of the subdivision the subdivider shall transfer ownership of all common open space areas within each phase to the property owner's association created by the subdivider to maintain all common open space areas within Flanders Mill Subdivision.
- City standard sidewalks (including a concrete sidewalk section through all private drive approaches) shall be constructed on all public and private street frontages prior to occupancy of any structure on individual lots. Upon the third anniversary of the plat recording of any phase of the subdivision, any lot owner who has not constructed the required sidewalk shall, without further notice, construct within 30 days, the sidewalk for their lot(s), regardless of whether other improvements have been made upon the lot.
- Corner lots shall be oriented with the front of the lot facing toward the narrower of the two street frontages unless otherwise noted.

### PARK AREA CALCULATIONS

PHASE 1 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 44 DU  
PARK AREA REQUIRED = 44 DU\*0.03 AC./DU = 1.3200 AC. (57,499 S.F.)

PHASE 2 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 37 DU  
PARK AREA REQUIRED = 37 DU\*0.03 AC./DU = 1.1100 AC. (48,351 S.F.)  
RETENTION POND IN PARK 1 = 0.1087 AC. (4,800 S.F.)

PHASE 1 - PROVIDED PARK AREA:  
PARK 1 EASEMENT: 10.3082 AC. (448,940 S.F.)  
PARK 2 EASEMENT: 1.7900 AC. (77,537 S.F.)  
TOTAL PARK AREA: 12.0982 AC. (526,477 S.F.)

PARKLAND CREDITS FOR FUTURE PHASES  
12.0982 AC. - 1.3200 AC. - 1.1100 AC. - 0.1087 AC. = 9.5495 AC. (415,976 S.F.)





SURVEY REQUESTED BY OWNER TO CREATE 31 SINGLE FAMILY LOTS, 1 REMAINDER LOT, AND ASSOCIATED RIGHT OF WAY AND OPEN SPACE PARCELS FROM AN EXISTING TRACT OF LAND.

OWNER:  
FLANDERS MILL, L.L.C.  
DEED REF. DOC. NO. 2539294

FINAL PLAT OF

**FLANDERS MILL SUBDIVISION, PHASE 3**

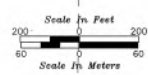
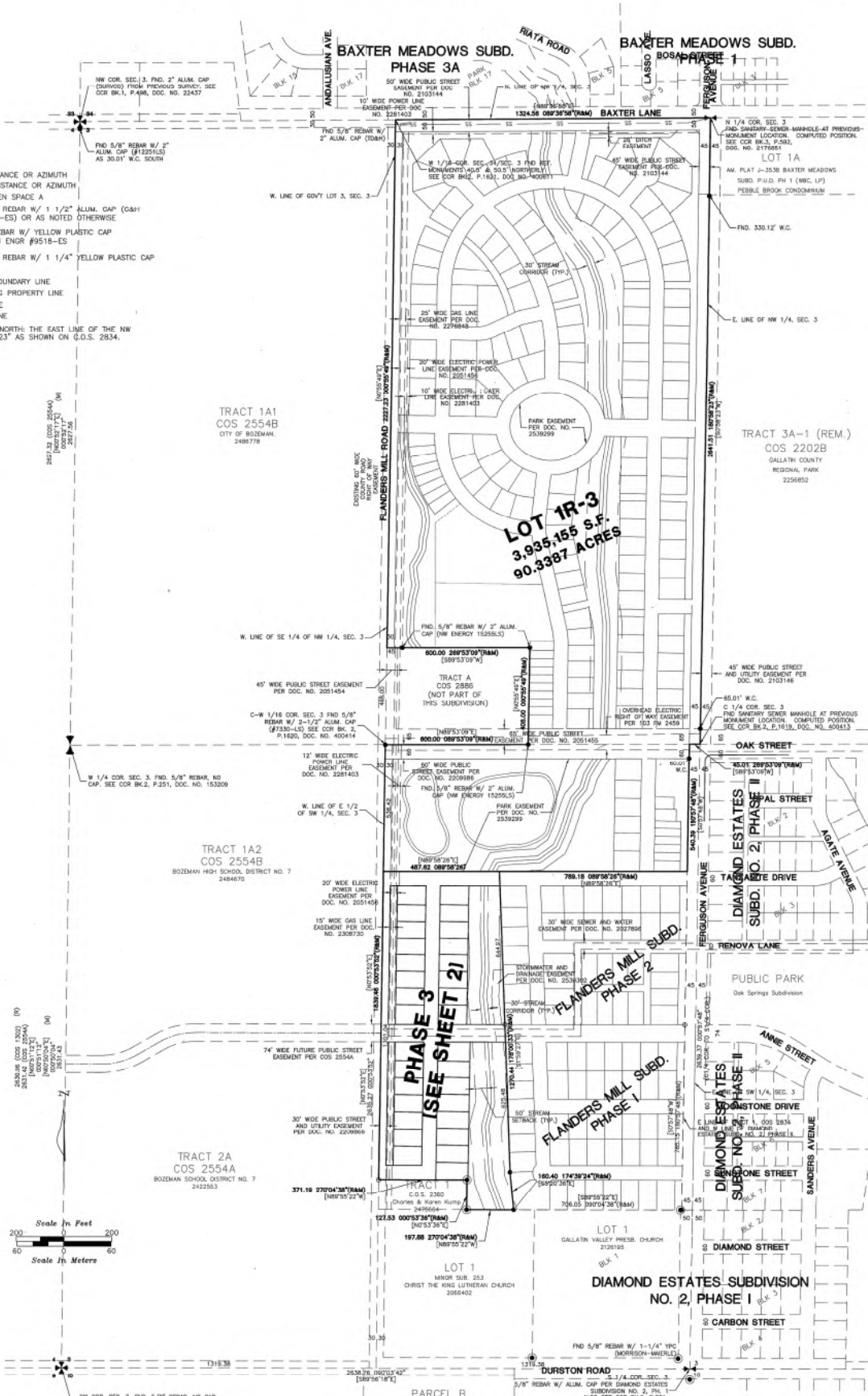
LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA

J-604

LEGEND

- (R) RECORD DISTANCE OR AZIMUTH
- (M) MEASURED DISTANCE OR AZIMUTH
- OS A COMMON OPEN SPACE A
- FOUND 5/8" REBAR W/ 1 1/2" ALUM. CAP (C&H ENGR #9518-ES) OR AS NOTED OTHERWISE
- SET 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED C&H ENGR #9518-ES
- FOUND 5/8" REBAR W/ 1 1/4" YELLOW PLASTIC CAP (GASTON)
- PROPERTY BOUNDARY LINE
- SURROUNDING PROPERTY LINE
- - - SETBACK LINE
- - - EASEMENT LINE

BASIS FOR AZIMUTHS FROM NORTH: THE EAST LINE OF THE NW 1/4, SEC. 3, BEING 180°58'23" AS SHOWN ON G.O.S. 2834.



FINAL PLAT OF

FLANDERS MILL SUBDIVISION, PHASE 3

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S., R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

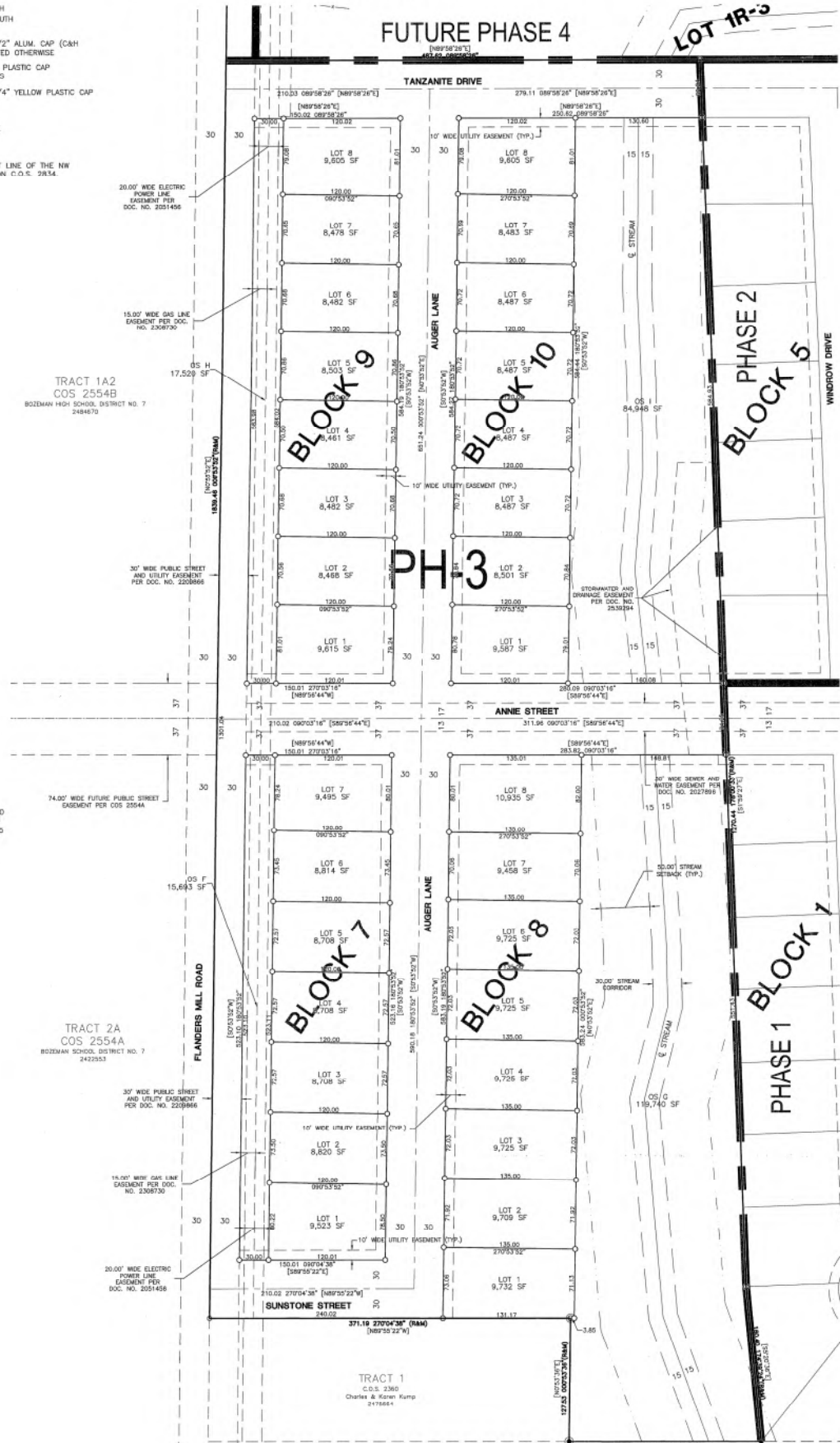
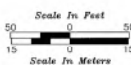
J-604

OWNER: FLANDERS MILL, L.L.C. DEED REF. DOC. NO. 2539294

LEGEND

- (R) RECORD DISTANCE OR AZIMUTH
- (M) MEASURED DISTANCE OR AZIMUTH
- OS A COMMON OPEN SPACE A
- FOUND 5/8" REBAR W/ 1 1/2" ALUM. CAP (C&H ENGR #9518-ES) OR AS NOTED OTHERWISE
- SET 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED C&H ENGR #9518-ES
- FOUND 5/8" REBAR W/ 1 1/4" YELLOW PLASTIC CAP (GASTON)
- PROPERTY BOUNDARY LINE
- SURROUNDING PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE

BASIS FOR AZIMUTHS FROM NORTH: THE EAST LINE OF THE NW 1/4, SEC. 3, T20N R50E S21E AS SHOWN ON C.O.S. 2854.



TRACT 1A2 COS 2554B BOZEMAN HIGH SCHOOL, DISTRICT NO. 7 248470

TRACT 2A COS 2554A BOZEMAN SCHOOL, DISTRICT NO. 7 242253

TRACT 1 C.O.S. 2360 Charles & Karen Pump 247884

Doc # 2580843

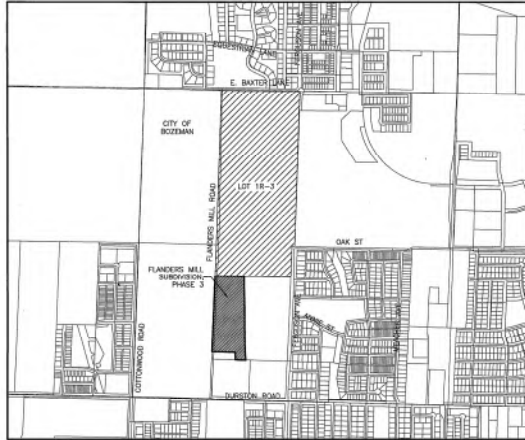
2580843



# FINAL PLAT OF FLANDERS MILL SUBDIVISION, PHASE 3

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA

J-604



VICINITY MAP (NTS)

### CERTIFICATE OF DEDICATION

I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots, blocks, open space parcels, streets and alleys, and other divisions and dedications as shown by the plat hereunto included, the following described tract of land, to wit:

### LEGAL DESCRIPTION

Lot 18-2, Flanders Mill Subdivision, Phase 2, according to the plat thereof, on file and of record in the office of the Clerk and Recorder, Gallatin County, Montana, and located in the East 1/2 of the West 1/2 of Section 3, Township 2 South, Range 5 East of P.M.M., City of Bozeman, Gallatin County, Montana. Area = 4,636,816 square feet, 106.4466 acres or 430,774.3 square meters. Subject to existing easements.

The above described tract of land is to be known and designated as FLANDERS MILL SUBDIVISION, PHASE 3, City of Bozeman, Gallatin County, Montana; and the lands included in all streets, avenues, alleys and parks or public lands shown on said plat are hereby granted and donated to the City of Bozeman for the public use and enjoyment. Unless specifically listed herein the lands included in all streets, avenues, alleys, and parks or public lands dedicated to the public are accepted for public use, but the city accepts no responsibility for maintaining the same. The owner agrees that the city has no obligation to maintain the lands included in all streets, avenues, alleys, and parks or public lands hereby dedicated to public use. The lands included in all streets, avenues, alleys, and parks or public lands dedicated to the public for which the city accepts responsibility for maintenance include: Flanders Mill Road, Sunstone Street, Ager Lane, Annie Street (excluding center medians), and Tonawite Drive. The property owner's association shall maintain the medians in Ager Lane Street.

The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, internet, cable television or other similar utility or service, 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 to hold forever.

Dated this 15<sup>th</sup> day of May, 2017.

OWNER:  
Flanders Mill, LLC  
By: Homeslands Development Co., LLC, Managing Member  
*Walter Wolf*  
By: Walter Wolf, Managing Member

STATE OF MONTANA  
COUNTY OF GALLATIN  
This instrument was signed or acknowledged before me on this 15<sup>th</sup> day of May, 2017, by Walter Wolf as Managing Member of Homeslands Development Co., LLC, Managing Member of Flanders Mill, LLC.

Notary Public for the State of Montana  
Printed Name: *Sheila Traylor*  
Residing at: *Bozeman, Montana*  
My commission expires: *01/17/2019*



### GRANT OF PUBLIC ACCESS AND DRAINAGE EASEMENT

The undersigned hereby grant to the public for public use forever a public access and drainage easement over, under, and across all of Open Space F, Open Space G, Open Space H, and Open Space I.

Dated this 15<sup>th</sup> day of May, 2017.

OWNER:  
Flanders Mill, LLC  
By: Homeslands Development Co., LLC, Managing Member  
*Walter Wolf*  
By: Walter Wolf, Managing Member

STATE OF MONTANA  
COUNTY OF GALLATIN  
This instrument was signed or acknowledged before me on this 15<sup>th</sup> day of May, 2017, by Walter Wolf as Managing Member of Homeslands Development Co., LLC, Managing Member of Flanders Mill, LLC.

Notary Public for the State of Montana  
Printed Name: *Sheila Traylor*  
Residing at: *Bozeman, Montana*  
My commission expires: *01/17/2019*



### CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, Walter Wolf, Managing Member of Homeslands Development Co., LLC, Managing Member of Flanders Mill, LLC, and I, Mark A. Chandler, a professional engineer licensed to practice in the State of Montana, hereby certify that the following improvements, provided to meet the requirements of the title or as a condition of payment of the FLANDERS MILL SUBDIVISION, PHASE 3 have been installed in accordance with the recorded plans and specifications, or lawfully quantified and covered by the improvements agreement accompanying the plat.

Installed Improvements: Curb and Gutter, Pavement, Water, Sanitary Sewer, and Storm Sewer in Sunstone Street, Ager Lane, Annie Street, and Tonawite Drive. Firewater, Encouraged Improvements: Sidewalk, Street, and Street Lighting in Sunstone Street, Ager Lane, Annie Street, and Tonawite Drive and Outer, Pavement, Water, Storm Sewer, Sanitary, Asphalt Trail, Pedestrian Ramps, Landscaping, and Other Roadwork for Flanders Mill Road, and Sidewalk adjacent to it.

The subdivision hereby warrants against defects in these improvements for a period of two years from the date of acceptance by the City of Bozeman. The subdivision grants possession of all public infrastructure improvements to the City of Bozeman, and the City hereby accepts possession of all public infrastructure improvements, subject to the above indicated warranty.

*Walter Wolf* Date: 5/15/17  
Flanders Mill, LLC  
By: Homeslands Development Co., LLC, Managing Member  
By: Walter Wolf, Managing Member

*Mark A. Chandler* Date: 5/15/17  
Mark A. Chandler  
Montana License No. 9518ES  
*Sheila Traylor* Notary Public for the State of Montana  
Residing at: Bozeman, Montana  
My commission expires: August 01, 2018



APPROVED AS TO FORM  
*T. C. Cooper*  
City Attorney

### PHASE 3 PARCEL AREA CALC

| Block | S-3     | OS      | BOW     | Grand Total |
|-------|---------|---------|---------|-------------|
| 7     | 62,776  | 13,693  |         | 76,469      |
| 8     | 76,734  | 113,740 |         | 190,474     |
| 9     | 70,094  | 17,520  |         | 87,614      |
| 10    | 76,134  | 84,948  |         | 161,082     |
| N/A   |         |         | 182,032 | 182,032     |
| TOTAL | 281,738 | 229,901 | 182,032 | 701,661     |

LOT 18-3 - 3,935,155 S.F.

TOTAL AREA OF SUBDIVISION = 4,636,816 S.F. (106.4466 ACRES)

### CERTIFICATE OF SURVEYOR

I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 9518ES, do hereby certify that between March 8, 2016 and April 28, 2017, I, as a duly licensed Professional Engineer and Land Surveyor, have surveyed and platted the same as shown on the accompanying plat, and as described, in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, M.C.A., and the Bozeman Municipal Code.

Dated this 10<sup>th</sup> day of May, 2017.

*Mark A. Chandler*  
Mark A. Chandler  
Montana License No. 9518ES



### CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

I, Director of Public Works, City of Bozeman, Montana, do hereby certify that the accompanying Plat has been duly examined and has found the same to conform to the law, approves it, and hereby accepts the dedication to the City of Bozeman for the public use of any and all lands shown on the plat as being dedicated to such use.

Dated this 24<sup>th</sup> day of May, 2017.

*Dick Hill* for  
Director of Public Works, City of Bozeman, Montana

APPROVED AS TO FORM  
*T. C. Cooper*  
City Attorney

### CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

Flanders Mill Subdivision, Phase 3, located in Gallatin County, Montana, is within the City of Bozeman, Montana, a first-class municipality, and within the planning area of the Bozeman growth policy which was adopted pursuant to Section 76-3-601 et seq. M.C.A., and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of Section 76-4-125(2)(d) M.C.A., this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this 24<sup>th</sup> day of May, 2017.

*Dick Hill* for  
Director of Public Works, City of Bozeman, Montana

APPROVED AS TO FORM  
*T. C. Cooper*  
City Attorney

### CERTIFICATE OF COUNTY TREASURER

I, Kimberly Buchanan, Treasurer of Gallatin County, Montana, do hereby certify that the accompanying plat has been duly examined and that of real property taxes and special assessments assessed and levied on the land to be subdivided have been paid.

Dated this 23<sup>rd</sup> day of May, 2017.

*Kimberly Buchanan*  
Deputy Treasurer of Gallatin County

866936

### CERTIFICATE OF CLERK AND RECORDER

I, Charlotte Mills, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 11:31 o'clock P.M. this 25<sup>th</sup> day of May, 2017, and recorded in Book 100 of Plats, of Gallatin County, Montana.

Dated this 25<sup>th</sup> day of May, 2017.

*Charlotte Mills*  
Deputy Clerk and Recorder

Doc# 2580843



# CONDITIONS OF APPROVAL FOR FLANDERS MILL SUBDIVISION, PHASE 3 LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S., R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

J-604

### CONDITIONS OF APPROVAL FOR FLANDERS MILL SUBDIVISION, LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S., R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

Pursuant to ARM 24.183.1107 (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, are shown on the Conditions of Approval sheet;  
(b) The Landowner hereby certifies 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 subdivision application have been satisfied; and  
(c) 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 allowed by law or by local regulations.

Pursuant to A.R.M. 24.183.1107 UNIFORM STANDARDS FOR FINAL SUBDIVISION PLATS: Section (2)(e)(iii)(A): "Federal, state and local plans, policies, regulations, and/or conditions of subdivision approval that may limit the use of the property, including the location, aim, and use are shown on the Conditions of Approval sheet or as stated (B). Buyers of the property should ensure that they have checked and reviewed all sheets of the plat and all documents recorded and filed in conjunction with the plat and that buyers of the property are strongly encouraged to contact local planning department and become informed of any limitations on the use of the property prior to closing."

OWNER:  
Flanders Mill, LLC  
By: Homelands Development Co., LLC, Managing Member  
*Walter Wolf*  
By: Walter Wolf, Managing Member

Dated this 15<sup>th</sup> day of May, 2017.

STATE OF MONTANA  
COUNTY OF GALLATIN  
This instrument was signed or acknowledged before me on this 15<sup>th</sup> day of May, 2017,  
by Walter Wolf as Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC.



#### CERTIFICATE OF TRANSFER OF OWNERSHIP & COMPLETION OF NON PUBLIC IMPROVEMENTS

The following are hereby granted and donated to the property owners association noted below for their use and enjoyment: Common Open Space F, G, H, and I. Unless specifically listed in the Certificate of Dedication, the city accepts no responsibility for maintaining the same. I, Walter Wolf, hereby further certify that the following non-public improvements, required to meet the requirements of Chapter 38 of the Bozeman Municipal Code, or as a condition(s) of approval of the subdivision platted herewith, have been installed in conformance with any approved plans and specifications prepared in accordance with the standards of Chapter 38 or other City design standards, or have been financially guaranteed and are covered by the subdivision improvements agreement accompanying and recorded with this plat.

Installed Improvements: Landscaping in Common Open Space G and I.  
Financially Guaranteed Improvements: Landscaping in Common Open Space F and H.  
The subdivider hereby grants ownership of all non-public infrastructure improvements to Flanders Mill Homeowner's Association, Inc.

OWNER:  
Flanders Mill, LLC  
By: Homelands Development Co., LLC, Managing Member  
*Walter Wolf*  
By: Walter Wolf, Managing Member

Dated this 15<sup>th</sup> day of May, 2017.

STATE OF MONTANA  
COUNTY OF GALLATIN  
This instrument was signed or acknowledged before me on this 15<sup>th</sup> day of May, 2017,  
by Walter Wolf as Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC.



#### GENERAL NOTES

- NOTICE IS HEREBY GIVEN to all potential purchasers of Lot 1R-3 of the plat of Flanders Mill Subdivision, Phase 3, City of Bozeman, Gallatin County, Montana, that the final plat of the subdivision was approved by the Bozeman City Commission without completion of on and off site improvements required under the Bozeman Municipal Code, as allowed in Chapter 38.39 of the Bozeman Municipal Code. As such, this Restriction is filed with the final plat that stipulates that any use of this lot is subject to further subdivision or development review, and no development of this lot shall occur until all on and off site improvements are completed as required under the Bozeman Municipal Code.
- THEREFORE, BE ADVISED that Building Permits will not be issued for Lot 1R-3 of the plat of Flanders Mill Subdivision, Phase 3, City of Bozeman, Gallatin County, Montana until all required on and off site improvements are completed and accepted by the City of Bozeman. No building structure requiring water or sewer facilities shall be utilized on this lot until this restriction is lifted. This restriction runs with the land and is revocable only by further final plat review or subdivision review and the written consent of the City of Bozeman.
- Phases 4-7 have not yet been platted. Interior parcel boundaries for these phases are subject to change.
- All common open space parcels shown are also public access easements.
- Utility easements are 10' wide along street lines, or as shown.
- Due to the potential of high ground water tables in the areas of the subdivision, it is not recommended that residential dwellings or other structures with full or partial basements be constructed without first consulting a professional engineer licensed in the State of Montana and qualified in the certification of residential and commercial construction.
- Ownership of all common open space areas and trails, and responsibility of maintenance and site assessments levied on the common open space lands shall be that of the property owner's association. Maintenance responsibility shall include, in addition to the common open space and trails, all vegetative ground cover, boulevard trees and irrigation systems in the public right-of-way boulevard strips along all external perimeter development streets and adjacent to public parks or other common open space areas. All areas within the subdivision that are designated herein as common open space including trails are for the use and enjoyment by residents of the development and the general public. The property owner's association shall be responsible for levying annual assessments to provide for the maintenance, repair, and upkeep of all common open space areas and trails. At the same time of recording the final plat for each phase of the subdivision the subdivider shall transfer ownership of all common open space areas within each phase to the property owner's association created by the subdivider to maintain all common open space areas within Flanders Mill Subdivision.
- City standard sidewalks (including a concrete sidewalk section through all private drive approaches) shall be constructed on all public and private street frontages prior to occupancy of any structure on individual lots. Upon the third anniversary of the plat recordation of any phase of the subdivision, any lot owner who has not constructed the required sidewalk shall, without further notice, construct within 30 days, the sidewalk for their lot(s), regardless of whether other improvements have been made upon the lot.
- Corner lots shall be oriented with the front of the lot facing toward the narrower of the two street frontages unless otherwise noted.

#### PARK AREA CALCULATIONS

**PHASE 1 - REQUIRED PARK AREA:**  
TOTAL DWELLING UNITS: 44 DU  
PARK AREA REQUIRED = 44 DU\*0.03 AC./DU = 1.3200 AC. (57,499 S.F.)

**PHASE 2 - REQUIRED PARK AREA:**  
TOTAL DWELLING UNITS: 37 DU  
PARK AREA REQUIRED = 37 DU\*0.03 AC./DU = 1.1100 AC. (48,351 S.F.)  
RETENTION POND IN PARK 1 = 0.1067 AC. (4,650 S.F.)

**PHASE 3 - REQUIRED PARK AREA:**  
TOTAL DWELLING UNITS: 31 SINGLE FAMILY LOTS = 31 DU  
PARK AREA REQUIRED = 31 DU\*0.03 AC./DU = 0.9300 AC. (40,511 S.F.)

**PROVIDED PARK AREA:**  
PARK 1 EASEMENT: 10.3062 AC. (448,940 S.F.)  
PARK 2 EASEMENT: 1.7800 AC. (77,537 S.F.)  
TOTAL PARK AREA: 12.0862 AC. (526,477 S.F.)

**PARKLAND CREDITS FOR FUTURE PHASES:**  
12.0862 AC. - 1.3200 AC. - 1.1100 AC. - 0.1067 AC. - 0.9300 AC. = 8.6195 AC. (375,465 S.F.)



SURVEY REQUESTED BY OWNER TO CREATE 37 SINGLE FAMILY LOTS, 8 TOWN HOME LOTS, 1 PARK 1 REHABILITATION LOT, AND ASSOCIATED RIGHT OF WAY AND OPEN SPACE PARCELS FROM AN EXISTING TRACT OF LAND.

OWNER:  
FLANDERS MILL, L.L.C.  
DEED REF. DOC. NO. 2532924

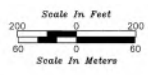
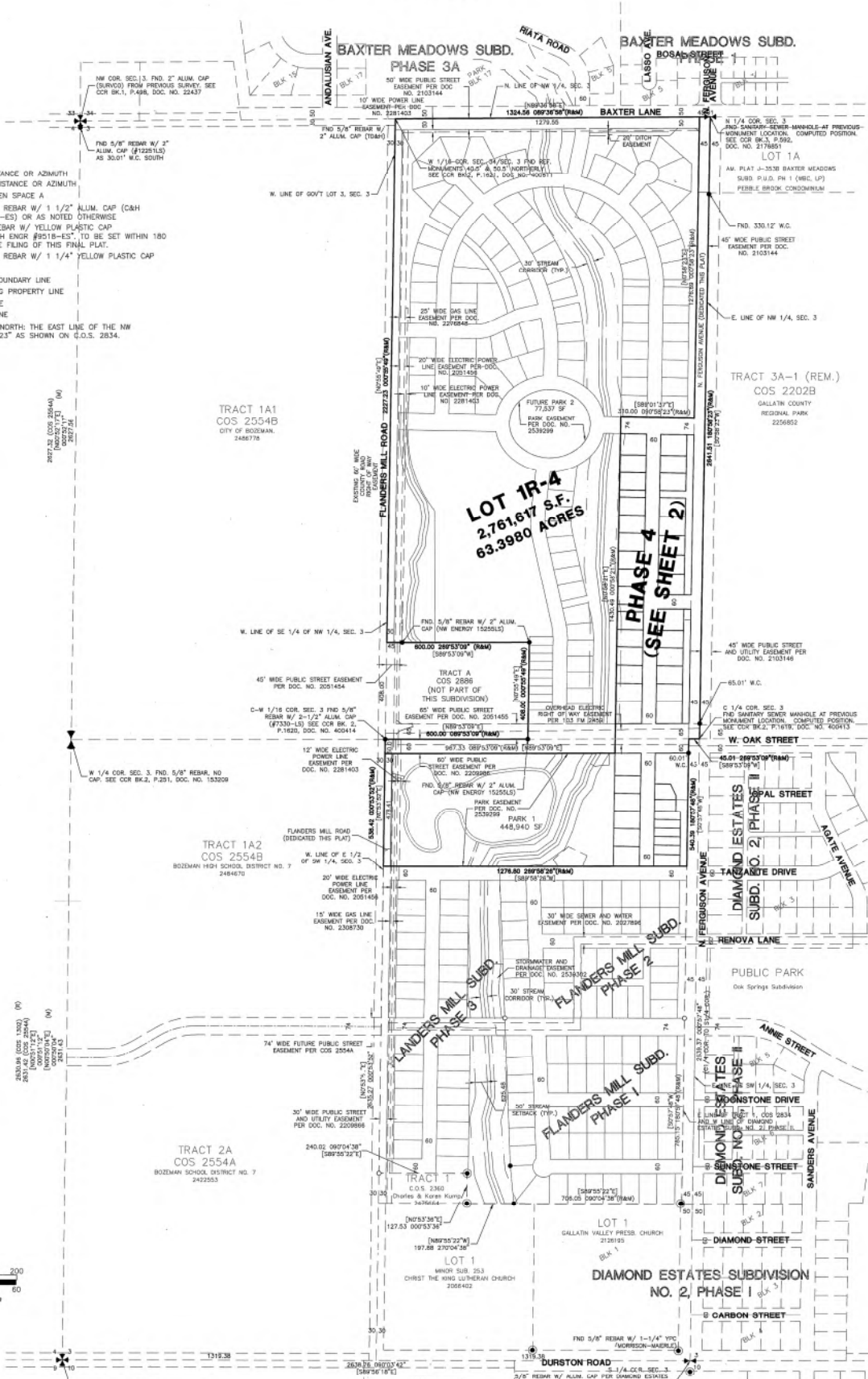
# FINAL PLAT OF FLANDERS MILL SUBDIVISION, PHASE 4

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA

J-615

**LEGEND**

- (M) RECORD DISTANCE OR AZIMUTH
  - (M) MEASURED DISTANCE OR AZIMUTH
  - OS A COMMON OPEN SPACE A
  - FOUND 5/8" REBAR W/ 1 1/2" ALUM. CAP (C&H ENGR #9518-ES) OR AS NOTED OTHERWISE
  - SET 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "C&H ENGR #9518-ES", TO BE SET WITHIN 180 DAYS OF THE FILING OF THIS FINAL PLAT.
  - FOUND 5/8" REBAR W/ 1 1/4" YELLOW PLASTIC CAP (GASTON)
  - PROPERTY BOUNDARY LINE
  - SURROUNDING PROPERTY LINE
  - - - SETBACK LINE
  - - - EASEMENT LINE
- BASIS FOR AZIMUTHS FROM NORTH: THE EAST LINE OF THE NW 1/4, SEC. 3, BEING 187°58'23" AS SHOWN ON G.S. 2834.



Doc # 2594998  
**2594998**



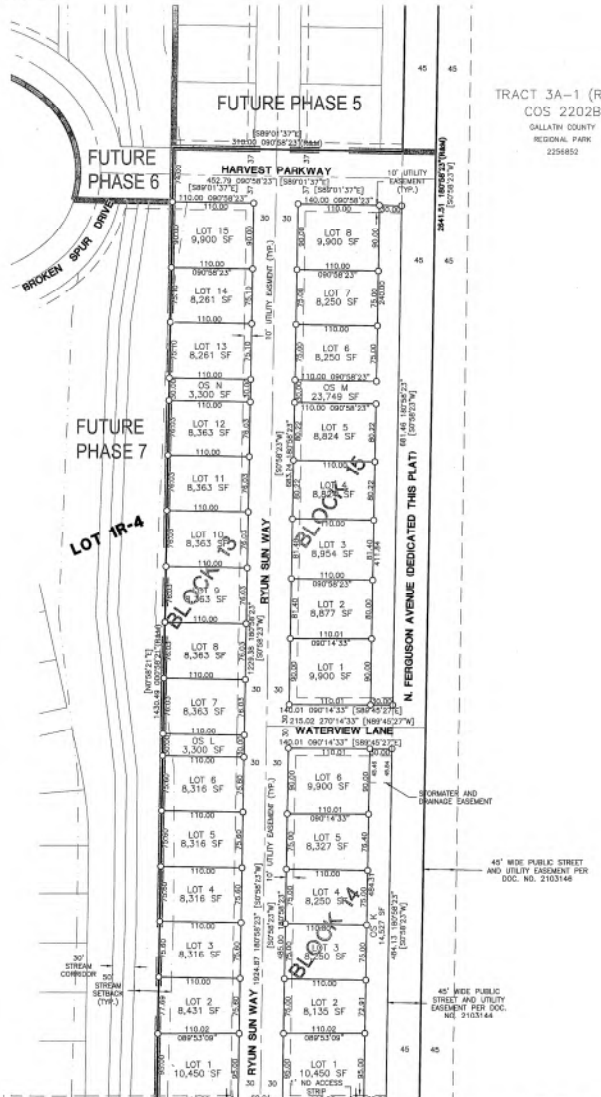
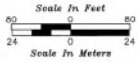
# FINAL PLAT OF FLANDERS MILL SUBDIVISION, PHASE 4

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA

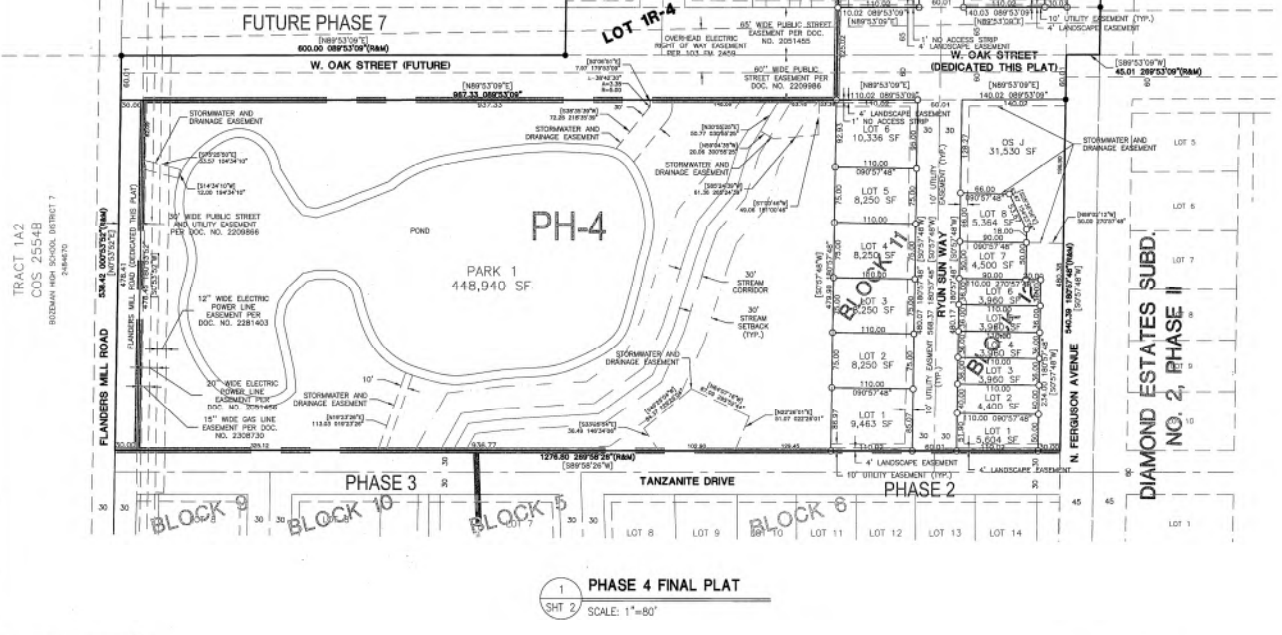
J-615

### LEGEND

- (R) RECORD DISTANCE OR AZIMUTH
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  - - - EASEMENT LINE
- BASIS FOR AZIMUTHS FROM NORTH: THE EAST LINE OF THE NW 1/4, SEC. 3, BEING 180°58'23" AS SHOWN ON C.O.S. 2834.



TRACT 3A-1 (REM.)  
COS 2202B  
GALLATIN COUNTY  
REGIONAL PARK  
2258852



TRACT 1A2  
COS 2554B  
BOZEMAN HIGH SCHOOL DISTRICT 7  
2484675

DIAMOND ESTATES SUBD.  
NO. 2, PHASE II

1 PHASE 4 FINAL PLAT  
SHT 2 SCALE: 1"=80'

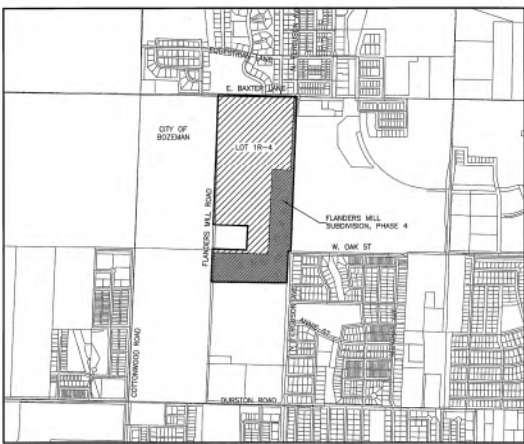




# FINAL PLAT OF FLANDERS MILL SUBDIVISION, PHASE 4

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA

J-615



VICINITY MAP (NTS)

### PHASE 4 PARCEL AREA CALCS

| Block | R-3     | OS     | PARK    | ROW     | Grand Total |
|-------|---------|--------|---------|---------|-------------|
| 11    | 52,799  | 0      | 0       | 0       | 52,799      |
| 12    | 35,708  | 31,530 | 0       | 0       | 67,238      |
| 13    | 128,745 | 6,600  | 0       | 0       | 135,345     |
| 14    | 53,312  | 14,527 | 0       | 0       | 67,839      |
| 15    | 71,779  | 23,749 | 0       | 0       | 95,528      |
| N/A   | 0       | 0      | 0       | 305,849 | 305,849     |
| N/A   | 0       | 0      | 448,940 | 0       | 448,940     |
| TOTAL | 342,343 | 76,406 | 448,940 | 305,849 | 1,173,538   |

LOT 1R-4: 2,761,617 S.F.

TOTAL AREA OF SUBDIVISION = 3,935,155 S.F. (90.3387 ACRES)

### CERTIFICATE OF DEDICATION

I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots, blocks, open space parcels, streets and alleys, and other divisions and dedications as shown by the plat hereunto included, the following described tract of land, to wit:

### LEGAL DESCRIPTION

LOT 1R-4, Flanders Mill Subdivision, Phase 4, according to the plat thereof on file and of record in the office of the Clerk and Recorder, Gallatin County, Montana, and located in the East 1/2 of the West 1/2 of Section 3, Township 2 South, Range 5 East of P.M.M., City of Bozeman, Gallatin County, Montana. Area = 3,935,155 square feet, 90.3387 acres or 365,567.9 square meters. Subject to existing easements.

The above described tract of land is to be known and designated as FLANDERS MILL SUBDIVISION, PHASE 4, City of Bozeman, Gallatin County, Montana; and the lands included in all streets, avenues, alleys and parks or public lands shown on said plat are hereby granted and donated to the City of Bozeman for the public use and enjoyment. Unless specifically listed herein, the lands included in all streets, avenues, alleys and parks or public lands dedicated to the public are accepted for public use, but the City accepts no responsibility for maintaining the same. The owner agrees that the City has no obligation to maintain the lands included in all streets, avenues, alleys and parks or public lands dedicated to the public for which the City accepts responsibility for maintenance include: West Oak Street, Ryan Sun Way, Waterview Lane, North Ferguson Avenue and Harvest Parkway (excluding center medians). The property owner's association shall maintain the center medians in Harvest Parkway.

The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, internet, cable television or other similar utility or service, 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 to hold forever.

Dated this 7<sup>th</sup> day of Sept, 2017.

OWNER:  
Flanders Mill, LLC  
By: Walter Wolf, Managing Member

STATE OF MONTANA  
COUNTY OF GALLATIN  
This instrument was signed or acknowledged before me on this 7 day of Sept, 2017,  
by Walter Wolf as Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC.

Notary Public for the State of Montana  
Printed Name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

### GRANT OF PUBLIC ACCESS, STORMWATER AND DRAINAGE EASEMENT

The undersigned hereby grants to the public for public use forever a public access, and drainage easement over, under, and across all of Open Space K, Open Space L, Open Space M, and Open Space N. The undersigned hereby grants to the public for public use forever the stormwater maintenance easements over, under, and across of Open Space J, Open Space K, and Open Space L.

Dated this 7<sup>th</sup> day of Sept, 2017.

OWNER:  
Flanders Mill, LLC  
By: Walter Wolf, Managing Member

STATE OF MONTANA  
COUNTY OF GALLATIN  
This instrument was signed or acknowledged before me on this 7 day of Sept, 2017,  
by Walter Wolf as Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC.

Notary Public for the State of Montana  
Printed Name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

### GRANT OF LANDSCAPING EASEMENT

The undersigned hereby grants to Flanders Mill Homeowners' Association, Inc. a perpetual easement for landscaping purposes over, under, and across Lot 1 & Lot 6-Block 13, Lot 1-Block 12, Lot 1-Block 13, and Lot 1-Block 14 as depicted herein. It is the intent of these easements to provide landscaping on the frontages of W. Oak Street and Tansanta Drive. Therefore, no fences shall be constructed within said easements. It is the responsibility of the homeowner to install and maintain the landscaping within said easements.

Dated this 7<sup>th</sup> day of Sept, 2017.

OWNER:  
Flanders Mill, LLC  
By: Walter Wolf, Managing Member

STATE OF MONTANA  
COUNTY OF GALLATIN  
This instrument was signed or acknowledged before me on this 7 day of Sept, 2017,  
by Walter Wolf as Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC.

Notary Public for the State of Montana  
Printed Name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

### CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, Walter Wolf, Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC, and I, Mark A. Chandler, a professional engineer licensed to practice in the State of Montana, hereby certify that the following improvements, required to meet the requirements of this title or as a condition of approval of the FLANDERS MILL SUBDIVISION, PHASE 4, have been installed in conformance with the approved plans and specifications, or faithfully portrayed and covered by the improvements agreement accompanying this plat.

Installed Improvements: Curb and Gutter, Pavement, Pedestrian Ramps, Water, Sanitary Sewer, Storm Sewer, Signage and Street Lighting in Ryan Sun Way, W. Oak Street, Waterview Lane, and Harvest Parkway.  
Financially Guaranteed Improvements: Residential Sidewalks adjacent to lots, and Landscaping in Park, Boulevards, and Open Spaces.

The subdivisor hereby warrants against defects in these improvements for a period of two years from the date of acceptance by the City of Bozeman. The subdivisor grants possession of all public infrastructure improvements to the City of Bozeman, and the City hereby accepts possession of all public infrastructure improvements, subject to the above indicated warranty.

Dated: 9/6/17  
Flanders Mill, LLC  
By: Walter Wolf, Managing Member

Mark A. Chandler  
Montana License No. 9518ES  
Director of Public Works,  
City of Bozeman, Montana  
APPROVED AS TO FORM  
Tim Cooper  
City Attorney

### CERTIFICATE OF SURVEYOR

I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 9518ES, do hereby certify that between April 28, 2017 and September 7, 2017, FLANDERS MILL SUBDIVISION, PHASE 4, was surveyed under my direct supervision, and I have platted the same as shown on the accompanying plat and as described, in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, M.C.A., and the Bozeman Municipal Code.

Dated this 7<sup>th</sup> day of SEPTEMBER, 2017.

Mark A. Chandler  
Montana License No. 9518ES

### CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

I, Director of Public Works, City of Bozeman, Montana, do hereby certify that the accompanying Plat has been duly examined and has found the same to conform to the law, approves it, and hereby accepts the dedication to the City of Bozeman for the public use of any and all lands shown on the plat as being dedicated to such use.

Dated this 04 day of October, 2017.

Tim Cooper  
Director of Public Works, City of Bozeman, Montana  
APPROVED AS TO FORM  
Tim Cooper  
City Attorney

### CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

Flanders Mill Subdivision, Phase 4, located in Gallatin County, Montana, is within the City of Bozeman, Montana, a first-class municipality, and within the planning area of the Bozeman growth policy which was adopted pursuant to Section 76-1-601 et seq., M.C.A., and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of Section 76-1-120(2)(b) M.C.A., this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this 04 day of October, 2017.

Tim Cooper  
Director of Public Works City of Bozeman, Montana  
APPROVED AS TO FORM  
Tim Cooper  
City Attorney

### CERTIFICATE OF COUNTY TREASURER

I, Kimberly Buchanan, Treasurer of Gallatin 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 subdivided have been paid. Revised

Dated this 11<sup>th</sup> day of September, 2017.

Denise Shell Snyder  
Deputy Treasurer of Gallatin County

### CERTIFICATE OF CLERK AND RECORDER

I, Charlotte Mills, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 10:32 o'clock A.M. on the 6<sup>th</sup> day of October, A.D., 2017, and recorded in Book 31, of Plats, on Page 615 records of the Clerk and Recorder, Gallatin County, Montana.

Doc # 2594998  
**2594998**  
2017 SEP 27 10:32:15 AM Fee \$50.00

Carrie Jones  
Deputy Clerk and Recorder



# CONDITIONS OF APPROVAL FOR FLANDERS MILL SUBDIVISION, PHASE 4 LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S., R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

J-615

CONDITIONS OF APPROVAL FOR FLANDERS MILL SUBDIVISION,  
LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

Pursuant to ARM 24.183.1107 (4):  
(a) Any text and/or graphic representations of requirements by the governing body for final plot 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, are shown on the Conditions of Approval sheet;  
(b) The Lender hereby certifies that the text and/or graphics shown on the Conditions of Approval sheet represents requirements by the governing body for final plot approval and that all conditions of subdivision application have been satisfied; and  
(c) 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 or allowed by law or by local regulations.

Pursuant to A.R.M. 24.183.1107 UNIFORM STANDARDS FOR FINAL SUBDIVISION PLATS: Section (2)(a)(viii)(A): 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 stated.  
(B) Buyers of the 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 the property are strongly encouraged to contact local planning department and become informed of any limitations on the use of the property prior to closing.

Dated this 7<sup>TH</sup> day of Sept, 2017.

OWNER:  
Flanders Mill LLC  
By: Homelands Development Co., LLC, Managing Member  
*Walter Wolf*  
By: Walter Wolf, Managing Member

STATE OF MONTANA  
COUNTY OF GALLATIN  
This instrument was signed or acknowledged before me on this 7 day of Sept, 2017,  
by Walter Wolf Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC.  
Notary Public for the State of Montana  
Printed Name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_



### CERTIFICATE OF TRANSFER OF OWNERSHIP & COMPLETION OF NON PUBLIC IMPROVEMENTS

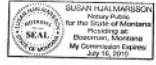
The following are hereby granted and conveyed to the property owners association noted below for their use and enjoyment: Common Open Space J, K, L, M, and N. Unless specifically listed in the Certificate of Dedication, the city accepts no responsibility for maintaining the same. I, Walter Wolf, hereby certify that the following non-public improvements, required to meet the requirements of Chapter 38 of the Bozeman Municipal Code, or as a condition(s) of approval of the subdivision stated herewith, have been installed in conformance with any approved plans and specifications prepared in accordance with the standards of Chapter 38 or other City design standards, or have been financially guaranteed and are covered by the subdivision improvements agreement accompanying and recorded with this plat.

Installed Improvements:  
Financially Guaranteed Improvements: Landscaping in Common Open Spaces J, K, L, M, and N.  
The subdivider hereby grants ownership of all non-public infrastructure improvements to Flanders Mill Homeowner's Association, Inc.

Dated this 7<sup>TH</sup> day of Sept, 2017.

OWNER:  
Flanders Mill, LLC  
By: Homelands Development Co., LLC, Managing Member  
*Walter Wolf*  
By: Walter Wolf, Managing Member

STATE OF MONTANA  
COUNTY OF GALLATIN  
This instrument was signed or acknowledged before me on this 7 day of Sept, 2017,  
by Walter Wolf Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC.  
Notary Public for the State of Montana  
Printed Name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_



### GENERAL NOTES

- NOTICE IS HEREBY GIVEN to all potential purchasers of Lot 1R-4 of the plot of Flanders Mill Subdivision, Phase 4, City of Bozeman, Gallatin County, Montana, that the final plat of the subdivision was approved by the Bozeman City Commission without completion of on and off site improvements required under the Bozeman Municipal Code, as is allowed in Chapter 38.39 of the Bozeman Municipal Code. As such, this Restriction is filed with the final plat that stipulates that any use of this lot is subject to further subdivision or development review, and no development of this lot shall occur until all on and off site improvements are completed as required under the Bozeman Municipal Code.  
  
THEREFORE, BE ADVISED that Building Permits will not be issued for Lot 1R-4 of the plot of Flanders Mill Subdivision, Phase 4, City of Bozeman, Gallatin County, Montana until all required on and off site improvements are completed and accepted by the City of Bozeman. No building structure requiring water or sewer facilities shall be utilized on this lot until this restriction is lifted. This restriction runs with the land and is revocable only by further final plot review or subdivision review and the written consent of the City of Bozeman.
- Phases 5-7 have not yet been platted. Interior parcel boundaries for these phases are subject to change.
- All common open space parcels shown are also public access easements.
- Utility easements are 10' wide along street lines, or as shown.
- Due to the potential of high ground water tables in the areas of the subdivision, it is not recommended that residential dwellings or other structures with full or partial basements be constructed without first consulting a professional engineer licensed in the State of Montana and qualified in the certification of residential and commercial construction.
- Ownership of all common open space areas and trails, and responsibility of maintenance and city assessments levied on the common open space lands shall be that of the property owner's association. Maintenance responsibility shall include, in addition to the common open space and trails, all vegetative ground cover, boulevard trees and irrigation systems in the public right-of-way boulevard strips along all external perimeter development streets and adjacent to public parks or other common open space areas. All areas within the subdivision that are designated herein as common open space including trails are for the use and enjoyment by residents of the development and the general public. The property owner's association shall be responsible for levying annual assessments to provide for the maintenance, repair, and upkeep of all common open space areas and trails. At the same time of recording the final plat for each phase of the subdivision the subdivider shall transfer ownership of all common open space areas within each phase to the property owner's association created by the subdivider to maintain all common open space areas within Flanders Mill Subdivision.
- City standard sidewalks (including a concrete sidewalk section through all private drive approaches) shall be constructed on all public and private street frontages prior to occupancy of any structure on individual lots. Upon the third anniversary of the plat recording of any phase of the subdivision, any lot owner who has not constructed the required sidewalk shall, without further notice, construct within 30 days, the sidewalk for their lot(s), regardless of whether other improvements have been made upon the lot.
- Corner lots shall be oriented with the front of the lot facing toward the narrower of the two street frontages unless otherwise noted.

### PARK AREA CALCULATIONS

**PHASE 1 - REQUIRED PARK AREA:**  
TOTAL DWELLING UNITS: 44 DU  
PARK AREA REQUIRED = 44 DU\*0.03 AC./DU = 1.3200 AC. (57,499 S.F.)

**PHASE 2 - REQUIRED PARK AREA:**  
TOTAL DWELLING UNITS: 37 DU  
PARK AREA REQUIRED = 37 DU\*0.03 AC./DU = 1.1100 AC. (48,351 S.F.)  
RETENTION POND IN PARK 1 = 0.1067 AC. (4,650 S.F.)

**PHASE 3 - REQUIRED PARK AREA:**  
TOTAL DWELLING UNITS: 31 SINGLE FAMILY LOTS = 31 DU  
PARK AREA REQUIRED = 31 DU\*0.03 AC./DU = 0.9300 AC. (40,511 S.F.)

**PHASE 4 - REQUIRED PARK AREA:**  
TOTAL DWELLING UNITS: 40 SINGLE FAMILY LOTS + 8 TOWNHOME LOTS = 48 DU  
PARK AREA REQUIRED = 48 DU\*0.03 AC./DU = 1.3800 AC. (60,113 S.F.)  
DRAINAGE SWALE IN PARK 1 = 0.0373 AC. (1,625 S.F.)

**PROVIDED PARK AREA:**  
PARK 1 DEDICATED: 10,3062 AC. (448,940 S.F.)  
PARK 2 EASEMENT: 1,7800 AC. (77,537 S.F.)  
TOTAL PARK AREA: 12,0862 AC. (526,477 S.F.)

**PARKLAND CREDITS FOR FUTURE PHASES**  
12.0862 AC. - 1.3200 AC. - 1.1100 AC. - 0.1067 AC. - 0.9300 AC. - 1.3800 AC. - 0.0373 AC. = 7.2022 AC. (313,728 S.F.)





# FLANDERS MILL SUBDIVISION, PHASE 5

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA

SURVEY REQUESTED BY OWNER TO CREATE 31  
SINGLE FAMILY LOTS, 1 REMAINDER LOT, AND  
ASSOCIATED RIGHT OF WAY AND OPEN SPACE  
PARCELS FROM AN EXISTING TRACT OF LAND

OWNER:  
FLANDERS MILL, L.L.C.  
DEED REF. DOC. NO. 2539294

**LEGEND**

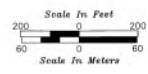
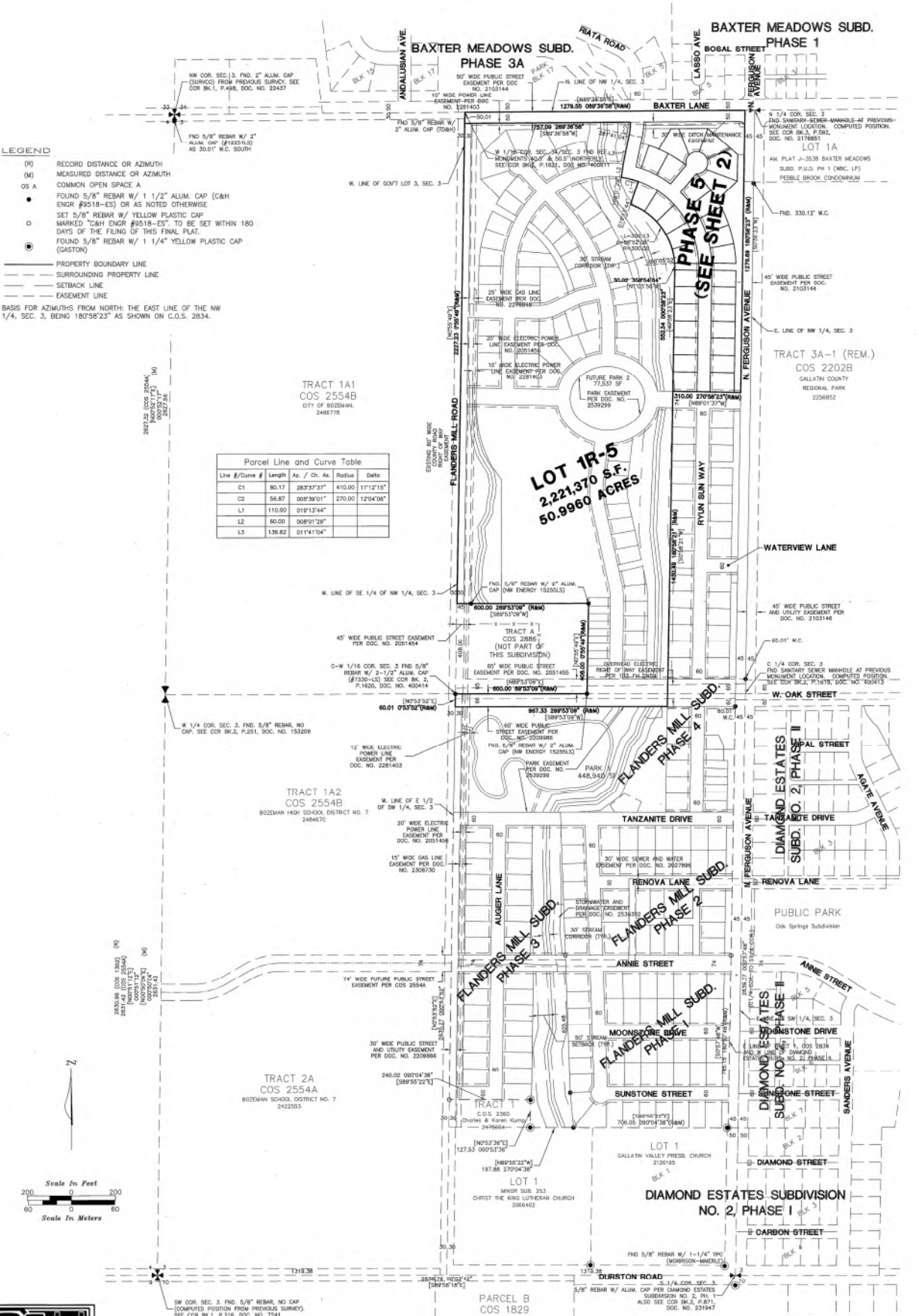
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- OS A COMMON OPEN SPACE A
- FOUND 5/8" REBAR W/ 1 1/2" ALUM. CAP (C&H ENGR #5018-ES) OR AS NOTED OTHERWISE
- SET 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "C&H ENGR #5018-ES" TO BE SET WITHIN 180 DAYS OF THE FILING OF THIS FINAL PLAT.
- FOUND 5/8" REBAR W/ 1 1/4" YELLOW PLASTIC CAP (GASTON)
- PROPERTY BOUNDARY LINE
- SURROUNDING PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE

BASIS FOR AZIMUTHS FROM NORTH: THE EAST LINE OF THE NW 1/4, SEC. 3, BEING 180°56'23" AS SHOWN ON C.O.S. 2834.

TRACT 1A1  
COS 2554B  
CITY OF BOZEMAN,  
2466776

Parcel Line and Curve Table

| Line #/Curve # | Length | Az. / Ch. Az. | Radius | Delta     |
|----------------|--------|---------------|--------|-----------|
| C1             | 80.17  | 283°37'37"    | 410.00 | 11°12'15" |
| C2             | 56.87  | 009°39'01"    | 270.00 | 12°04'06" |
| L1             | 110.00 | 019°13'44"    |        |           |
| L2             | 60.00  | 008°01'29"    |        |           |
| L3             | 136.62 | 014°11'04"    |        |           |



FINAL PLAT OF

# FLANDERS MILL SUBDIVISION, PHASE 5

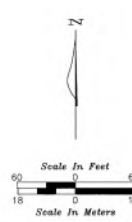
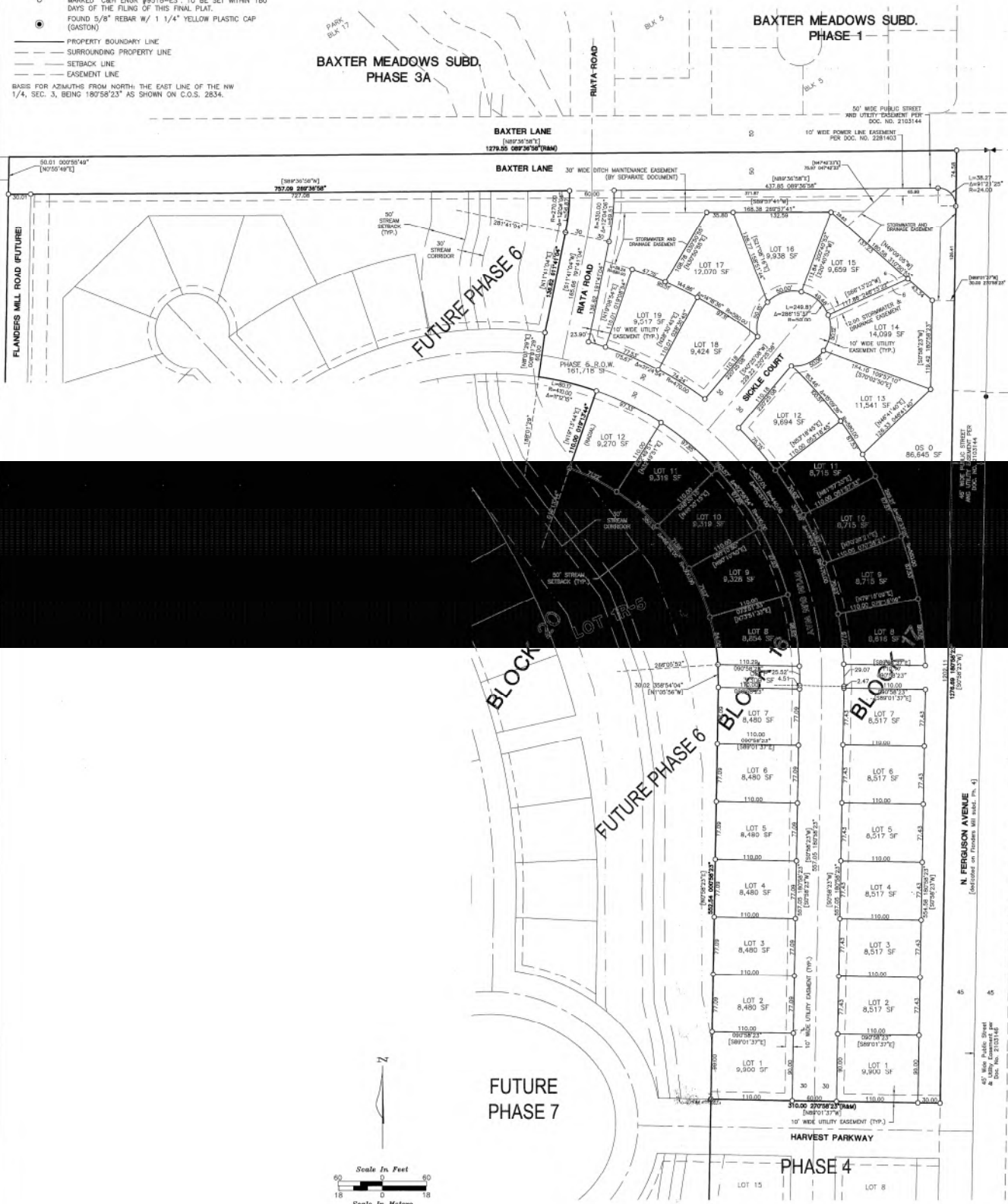
LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA

SURVEY REQUESTED BY OWNER TO CREATE 31  
SINGLE FAMILY LOTS, 1 REMAINDER LOT, AND  
ASSOCIATED RIGHT OF WAY AND OPEN SPACE  
PARCELS FROM AN EXISTING TRACT OF LAND  
OWNER:  
FLANDERS MILL, L.L.C.  
DEED REF. DOC. NO. 2539294

### LEGEND

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- (M) MEASURED DISTANCE OR AZIMUTH
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- SET 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "C&H ENGR #9519-ES", TO BE SET WITHIN 180 DAYS OF THE FILING OF THIS FINAL PLAT.
- ⊙ FOUND 5/8" REBAR W/ 1 1/4" YELLOW PLASTIC CAP (GASTON)
- PROPERTY BOUNDARY LINE
- - - SURROUNDING PROPERTY LINE
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BASES FOR AZIMUTHS FROM NORTH: THE EAST LINE OF THE NW 1/4, SEC. 3, BEING 190°58'23" AS SHOWN ON C.O.S. 2834.

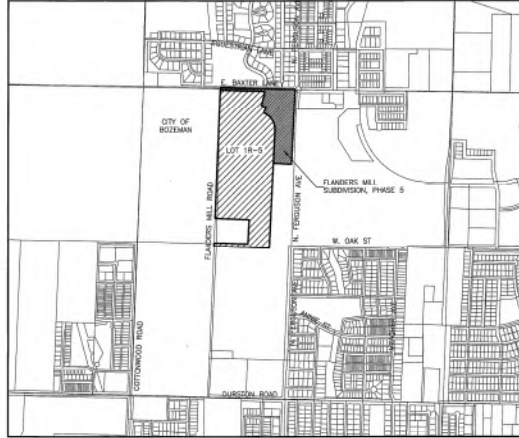




# FINAL PLAT OF FLANDERS MILL SUBDIVISION, PHASE 5

J-620

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA



VICINITY MAP (NTS)

**PHASE 5 PARCEL AREA CALC.**

| Block        | R-3            | O5            | ROW            | Grand Total    |
|--------------|----------------|---------------|----------------|----------------|
| 16           | 106,870        | 3,309         | 0              | 110,179        |
| 17           | 181,705        | 86,645        | 0              | 268,350        |
| N/A          | 0              | 0             | 161,718        | 161,718        |
| <b>TOTAL</b> | <b>288,575</b> | <b>89,954</b> | <b>161,718</b> | <b>540,247</b> |

LOT 1R-5: 2,221,370 S.F.

TOTAL AREA OF SUBDIVISION = 2,761,617 S.F. (63.3980 ACRES)

**CERTIFICATE OF DEDICATION**

I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots, blocks, open space parcels, streets and alleys, and other divisions and dedications as shown by the plat herewith included, the following described tract of land, to wit:

**LEGAL DESCRIPTION**

Lot 1R-4, Flanders Mill Subdivision, Phase 4, according to the plat thereof, on file and of record in the office of the Clerk and Recorder, Gallatin County, Montana, and located in the East 1/2 of the West 1/2 of Section 3, Township 2 South, Range 5 East of P.M.M., City of Bozeman, Gallatin County, Montana. Area = 2,761,617 square feet, 63.3980 acres or 256,562.6 square meters. Subject to existing easements.

The above described tract of land is to be known and designated as FLANDERS MILL SUBDIVISION, PHASE 5, City of Bozeman, Gallatin County, Montana; and the lands included in all streets, avenues, alleys and parks or public lands shown on said plat are hereby granted and donated to the City of Bozeman for the public use and enjoyment. Unless specifically listed herein, the lands included in all streets, avenues, alleys, and parks or public lands dedicated to the public are accepted for public use, but the city accepts no responsibility for maintaining the same. The owner agrees that the City has no obligation to maintain the lands included in all streets, avenues, alleys, and parks or public lands hereby dedicated to public use. The lands included in all streets, avenues, alleys, and parks or public lands dedicated to the public for which the City accepts responsibility for maintenance include: Ryan Sun Way, Sickle Court, Rico Road, and Baxter Lane.

The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, internet, cable television or other similar utility or service, 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 to hold forever.

OWNER:  
Flanders Mill, LLC, a Montana Limited Liability Company  
By: Walter Wolf, Managing Member

Dated this 19th day of January, 2018.  
STATE OF MONTANA  
COUNTY OF GALLATIN  
This instrument was signed or acknowledged before me on this 19 day of January, 2018,  
by Walter Wolf as Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC, a Montana Limited Liability Company.



Notary Public for the State of Montana  
Printed Name: Sheila Tujan  
Residing at: Bozeman, Montana  
My commission expires: 08/13/2018

**GRANT OF PUBLIC ACCESS, STORMWATER AND DRAINAGE EASEMENT**

The undersigned hereby grants to the public for public use forever a public access and drainage easement over, under, and across all of Open Space P, and Open Space O. The undersigned hereby grants to the public for public use forever the stormwater and drainage easements over, under, and across those parts of Open Space O, and Lot 14 and Lot 15, Block 17 as depicted hereon.

OWNER:  
Flanders Mill, LLC  
By: Walter Wolf, Managing Member

Dated this 19 day of January, 2018.  
STATE OF MONTANA  
COUNTY OF GALLATIN  
This instrument was signed or acknowledged before me on this 19 day of January, 2018,  
by Walter Wolf as Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC.



Notary Public for the State of Montana  
Printed Name: Sheila Tujan  
Residing at: Bozeman, Montana  
My commission expires: 08/13/2018

**CERTIFICATE OF COMPLETION OF IMPROVEMENTS**

I, Walter Wolf, Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC, and I, Mark A. Chandler, a professional engineer licensed to practice in the State of Montana, hereby certify that, excluding Sickle Court pavement, the following improvements, required to meet the requirements of the title or as a condition of approval of the FLANDERS MILL SUBDIVISION, PHASE 5, have been installed in conformance with the approved plans and specifications, or financially guaranteed and covered by the improvements agreement accompanying this plat.

Installed Improvements: Curb and Gutter, Pavement, Pedestrian Ramps, Water, Sanitary Sewer, Storm Sewer, and Signage.  
Financially Guaranteed Improvements: Residential Sidewalks adjacent to lots, Landscaping in Boulevard, and Open Spaces, and Street Lighting.

The subdivider hereby warrants against defects in these improvements for a period of two years from the date of acceptance by the City of Bozeman. The subdivider grants possession of all public infrastructure improvements to the City of Bozeman, and the City hereby accepts possession of all public infrastructure improvements installed in conformance with approved plans and specifications, subject to the above indicated warranty. The City further accepts possession of Sickle Court pavement in exchange for compensation by the subdivider for the diminished value of said improvements.

Walter Wolf, Date: 01/19/2018  
Flanders Mill, LLC  
By: Walter Wolf, Managing Member  
Mark A. Chandler, Date: 01/19/2018  
Montana License No. 9518ES  
By: Mark A. Chandler,  
Professional Engineer,  
City of Bozeman, Montana



APPROVED AS TO FORM  
Sheila Tujan  
City Attorney

**CERTIFICATE OF SURVEYOR**

I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 9518ES, do hereby certify that between Sept 6, 2017 and January 19th, 2018, FLANDERS MILL SUBDIVISION, PHASE 5, was surveyed under my direct supervision, and I have plotted the same as shown on the accompanying plat, and as described, in accordance with the provisions of the Montana Subdivision and Plating Act, Sections 76-3-101 through 76-3-825, M.C.A., and the Bozeman Municipal Code.

Dated this 19th day of January, 2018.  
Mark A. Chandler  
Montana License No. 9518ES



**CERTIFICATE OF DIRECTOR OF PUBLIC WORKS**

I, Director of Public Works, City of Bozeman, Montana, do hereby certify that the accompanying Plat has been duly examined and has found the same to conform to the law, approves it, and hereby accepts the dedication to the City of Bozeman for the public use of city and of all lands shown on the plat as being dedicated to such use.

Dated this 1 day of March, 2018.  
Gregory R. Wynn  
Director of Public Works, City of Bozeman, Montana  
APPROVED AS TO FORM  
Sheila Tujan  
City Attorney

**CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW**

Flanders Mill Subdivision, Phase 5, located in Gallatin County, Montana, is within the City of Bozeman, Montana, a first-class municipality, and within the planning area of the Bozeman growth policy which was adopted pursuant to Section 76-1-601 et seq. M.C.A., and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of Section 76-6-125(2)(d) M.C.A., this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this 1 day of March, 2018.  
Gregory R. Wynn  
Director of Public Works City of Bozeman, Montana  
APPROVED AS TO FORM  
Sheila Tujan  
City Attorney

**CERTIFICATE OF COUNTY TREASURER**

I, Kimberly Buchanan, Treasurer of Gallatin 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 subdivided have been paid.

Dated this 2nd day of March, 2018.  
By: Kimberly Buchanan, Deputy  
Deputy Treasurer of Gallatin County

**CERTIFICATE OF CLERK AND RECORDER**

I, Charlotte Mills, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 2:45 o'clock P.M. this 5th day of March, A.D., 2018 and recorded in Book 3 of Plats, on Page 1630, records of the Clerk and Recorder, Gallatin County, Montana.

By: Charlotte Mills  
Deputy Clerk and Recorder  
DOC 2007329  
MFE 2594999





# CONDITIONS OF APPROVAL FOR FLANDERS MILL SUBDIVISION, PHASE 5

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA

CONDITIONS OF APPROVAL FOR FLANDERS MILL SUBDIVISION,  
LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S., R. 5  
E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

Pursuant to A.R.M. 24-183.1107 (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 area, floodplain boundaries, no-build areas, building envelopes, or the use of particular parcels, are shown on the Conditions of Approval sheet;  
(b) The Lessor hereby certifies 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 essential information of subdivision application have been satisfied; and  
(c) The information shown is current as of the date of the certification required in (4)(a), and that changes to any land-use restrictions or encumbrances may be made by amendments to covenants, zoning regulations, assessments, or other documents as allowed by law or by local regulations.

Pursuant to A.R.M. 24-183.1107 UNIFORM STANDARDS FOR FINAL SUBDIVISION PLATS: Section 2(e)(xxii)(A) "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 stated. (B) Buyers of the 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 the property are strongly encouraged to contact local planning department and become informed of any limitations on the use of the property prior to closing."

Dated this 7<sup>th</sup> day of Dec., 2017.  
OWNER:  
Flanders Mill, LLC  
By: Homelands Development Co., LLC, Managing Member  
*Water Wolf*  
By: Water Wolf, Managing Member

STATE OF MONTANA  
COUNTY OF GALLATIN  
This instrument was signed or acknowledged before me on this 7<sup>th</sup> day of December, 2017,  
by Water Wolf as Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC.

Notary Public for the State of Montana  
Printed Name: Sheila Trujillo  
Residing at: Bozeman, Montana  
My commission expires: 01/23/2019



### CERTIFICATE OF TRANSFER OF OWNERSHIP & COMPLETION OF NON-PUBLIC IMPROVEMENTS

The following are hereby granted and devoted to the property owners association noted below for their use and enjoyment: Common Open Spaces O, and P. Unless specifically listed in the Certificate of Dedication, the City accepts no responsibility for maintaining the same. I, Water Wolf, hereby further certify that the following non-public improvements, required to meet the requirements of Chapter 38 of the Bozeman Municipal Code, or as a condition(s) of approval of the subdivision platted herewith, have been installed in conformance with any approved plans and specifications prepared in accordance with the standards of Chapter 38 or other City design standards, or have been financially guaranteed and are covered by the subdivision improvements agreement accompanying and recorded with this plat.

Installed Improvements:  
Financially Guaranteed Improvements: Landscaping in Common Open Spaces O, and P.  
The subdivider hereby grants ownership of all non-public infrastructure improvements to Flanders Mill Homeowner's Association, Inc.

Dated this 7<sup>th</sup> day of Dec., 2017.  
OWNER:  
Flanders Mill, LLC  
By: Homelands Development Co., LLC, Managing Member  
*Water Wolf*  
By: Water Wolf, Managing Member

STATE OF MONTANA  
COUNTY OF GALLATIN  
This instrument was signed or acknowledged before me on this 7<sup>th</sup> day of December, 2017,  
by Water Wolf as Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC.

Notary Public for the State of Montana  
Printed Name: Sheila Trujillo  
Residing at: Bozeman, Montana  
My commission expires: 01/23/2019



### GENERAL NOTES

- NOTICE IS HEREBY GIVEN to all potential purchasers of Lot 1R-5 of the plat of Flanders Mill Subdivision, Phase 5, City of Bozeman, Gallatin County, Montana, that the final plat of the subdivision was approved by the Bozeman City Commission without completion of on and off site improvements required under the Bozeman Municipal Code, as is allowed in Chapter 38.39 of the Bozeman Municipal Code. As such, this Restriction is filed with the final plat that stipulates that any use of this lot is subject to further subdivision or development review, and no development of this lot shall occur until all on and off site improvements are completed as required under the Bozeman Municipal Code.  
  
THEREFORE, BE ADVISED that Building Permits will not be issued for Lot 1R-5 of the plat of Flanders Mill Subdivision, Phase 5, City of Bozeman, Gallatin County, Montana until all required on and off site improvements are completed and accepted by the City of Bozeman. No building structure requiring water or sewer facilities shall be utilized on this lot until this restriction is lifted. This restriction runs with the land and is revocable only by further final plat review or subdivision review and the written consent of the City of Bozeman.
- Phases 6-7 have not yet been platted. Interior parcel boundaries for these phases are subject to change.
- All common open space parcels shown are also public access easements.
- Utility easements are 10' wide along street lines, or as shown.
- Due to the potential of high ground water tables in the areas of the subdivision, it is not recommended that residential dwellings or other structures with full or partial basements be constructed without first consulting a professional engineer licensed in the State of Montana and qualified in the certification of residential and commercial construction.
- Ownership of all common open space areas and trails, and responsibility of maintenance and city assessments levied on the common open space lands shall be that of the property owner's association. Maintenance responsibility shall include, in addition to the common open space and trails, all vegetative ground cover, boulevard trees and irrigation systems in the public right-of-way boulevard strips along all external perimeter development streets and adjacent to public parks or other common open space areas. All areas within the subdivision that are designated herein as common open space including trails are for the use and enjoyment by residents of the development and the general public. The property owner's association shall be responsible for levying annual assessments to provide for the maintenance, repair, and upkeep of all common open space areas and trails. At the same time of recording the final plat for each phase of the subdivision the subdivider shall transfer ownership of all common open space areas within each phase to the property owner's association created by the subdivider to maintain all common open space areas within Flanders Mill Subdivision.
- City standard sidewalks (including a concrete sidewalk section through all private drive approaches) shall be constructed on all public and private street frontages prior to occupancy of any structure on individual lots. Upon the third anniversary of the plat recordation of any phase of the subdivision, any lot owner who has not constructed the required sidewalk shall, without further notice, construct within 30 days, the sidewalk for their lot(s), regardless of whether other improvements have been made upon the lot.
- Corner lots shall be oriented with the front of the lot facing toward the narrower of the two street frontages unless otherwise noted.

### PARK AREA CALCULATIONS

PHASE 1 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 44 DU  
PARK AREA REQUIRED = 44 DU\*0.03 AC/DU = 1.3200 AC. (57,499 S.F.)

PHASE 2 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 37 DU  
PARK AREA REQUIRED = 37 DU\*0.03 AC/DU = 1.1100 AC. (48,351 S.F.)  
RETENTION POND IN PARK 1 = 0.1067 AC. (4,650 S.F.)

PHASE 3 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 31 SINGLE FAMILY LOTS = 31 DU  
PARK AREA REQUIRED = 31 DU\*0.03 AC/DU = 0.9300 AC. (40,511 S.F.)

PHASE 4 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 40 SINGLE FAMILY LOTS + 6 TOWNHOME LOTS = 46 DU  
PARK AREA REQUIRED = 46 DU\*0.03 AC/DU = 1.3800 AC. (60,113 S.F.)  
DRAINAGE SWALE IN PARK 1 = 0.0373 AC. (1,629 S.F.)

PHASE 5 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 31 SINGLE FAMILY LOTS = 31 DU  
PARK AREA REQUIRED = 31 DU\*0.03 AC/DU = 0.9300 AC. (40,511 S.F.)

PROVIDED PARK AREA:  
PARK 1 DEDICATED: 10,3082 AC. (449,940 S.F.)  
PARK 2 EASEMENT: 1,7600 AC. (77,537 S.F.)  
TOTAL PARK AREA: 12,0682 AC. (526,477 S.F.)

PARKLAND CREDITS FOR FUTURE PHASES  
12.0682 AC. = 1.3200 AC. - 1.1100 AC. - 0.1067 AC. - 0.9300 AC. - 1.3800 AC. - 0.0373 AC. - 0.9300 AC. = 0.2722 AC. (273,217 S.F.)



SURVEY REQUESTED BY OWNER TO CREATE 55 SINGLE FAMILY LOTS AND ASSOCIATED STREET RIGHT OF WAY AND OPEN SPACE PARCELS AND ONE REMAINDER LOT FROM AN EXISTING TRACT OF LAND

OWNER:  
FLANDERS MILL, L.L.C.  
DEED REF. DOC. NO. 2539294

# FINAL PLAT OF FLANDERS MILL SUBDIVISION, PHASE 6

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA

J-637

**LEGEND**

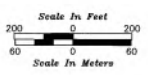
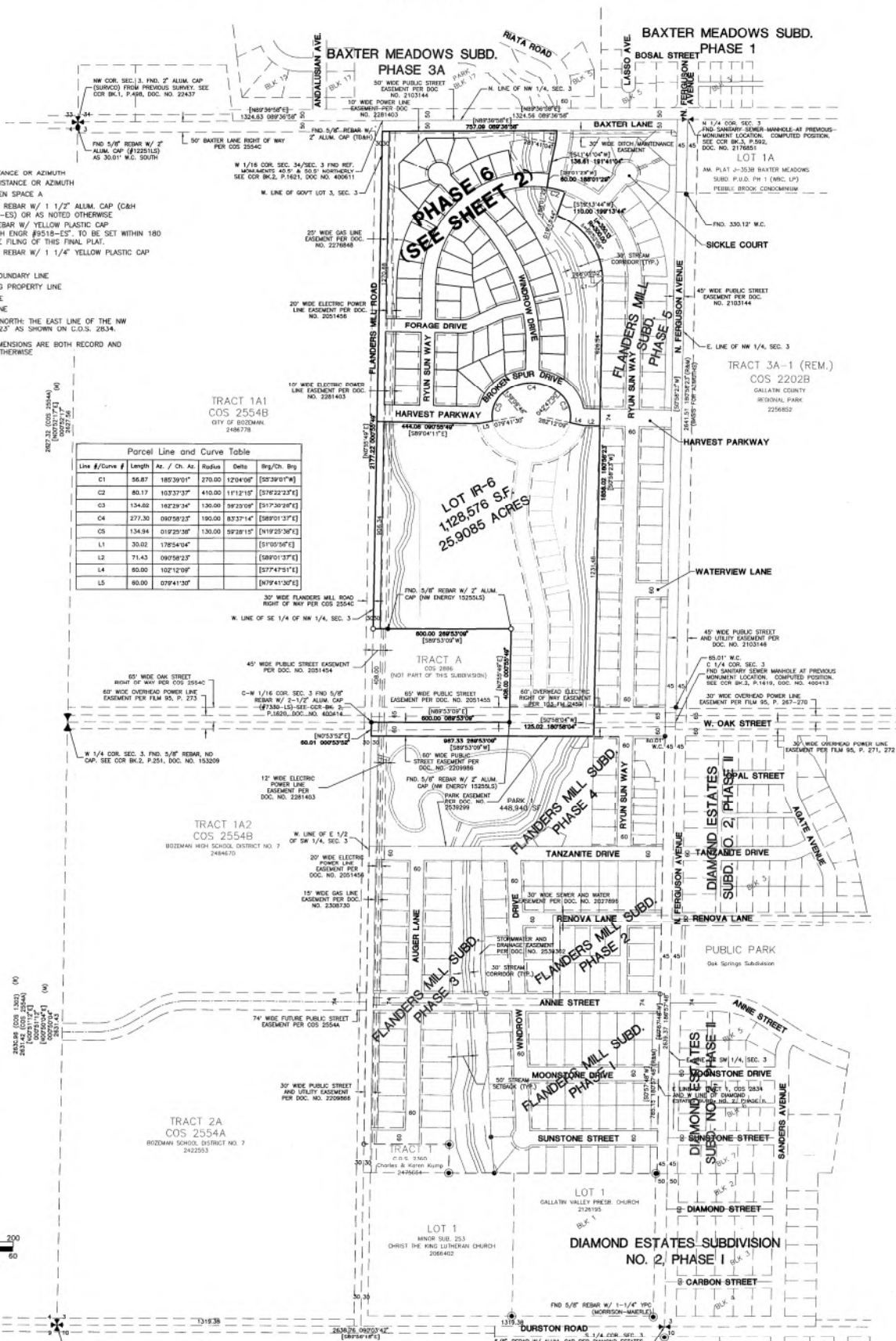
- (R) RECORD DISTANCE OR AZIMUTH
- (M) MEASURED DISTANCE OR AZIMUTH
- OS A COMMON OPEN SPACE A
- FOUND 5/8" REBAR W/ 1 1/2" ALUM. CAP (ENGR #9518-ES) OR AS NOTED OTHERWISE
- SET 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "C&H ENGR #9518-ES". TO BE SET WITHIN 180 DAYS OF THE FILING OF THIS FINAL PLAT.
- FOUND 5/8" REBAR W/ 1 1/4" YELLOW PLASTIC CAP (GASTON)
- PROPERTY BOUNDARY LINE
- SURROUNDING PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE

BASIS FOR AZIMUTHS FROM NORTH: THE EAST LINE OF THE NW 1/4, SEC. 3, BEING 187°58'23" AS SHOWN ON C.O.S. 2534.

ALL EXTERIOR BOUNDARY DIMENSIONS ARE BOTH RECORD AND MEASURED UNLESS NOTED OTHERWISE

TRACT 1A1  
COS 2554B  
CITY OF BOZEMAN  
2486778

| Line #/Curve # | Length | Az. / Ch. Az. | Radius | Delta      | Int./Ch. Int.  |
|----------------|--------|---------------|--------|------------|----------------|
| C1             | 38.87  | 189°39'51"    | 270.00 | 120°40'00" | [52°39'01" W]  |
| C2             | 80.17  | 103°37'37"    | 410.00 | 171°21'00" | [37°22'23" E]  |
| C3             | 134.62 | 162°29'34"    | 130.00 | 99°20'00"  | [31°7'39" W]   |
| C4             | 277.30 | 090°58'23"    | 190.00 | 83°37'14"  | [58°01'37" E]  |
| C5             | 134.94 | 019°23'38"    | 130.00 | 59°28'15"  | [119°29'36" E] |
| L1             | 30.02  | 178°54'04"    |        |            | [51°00'56" E]  |
| L2             | 71.43  | 090°58'23"    |        |            | [58°01'37" E]  |
| L4             | 80.00  | 102°12'09"    |        |            | [57°47'51" E]  |
| L5             | 80.00  | 079°41'30"    |        |            | [49°41'30" E]  |



Doc # 2632722  
2632722

SURVEY REQUESTED BY OWNER TO CREATE 56 SINGLE FAMILY LOTS AND ASSOCIATED STREET RIGHT OF WAY AND OPEN SPACE PARCELS AND ONE REMAINDER LOT FROM AN EXISTING TRACT OF LAND  
OWNER: FLANDERS MILL, L.L.C.  
DEED REF: DOC. NO. 2539294

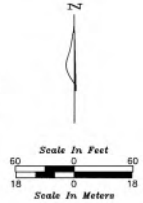
# FINAL PLAT OF FLANDERS MILL SUBDIVISION, PHASE 6

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA

J-637

### LEGEND

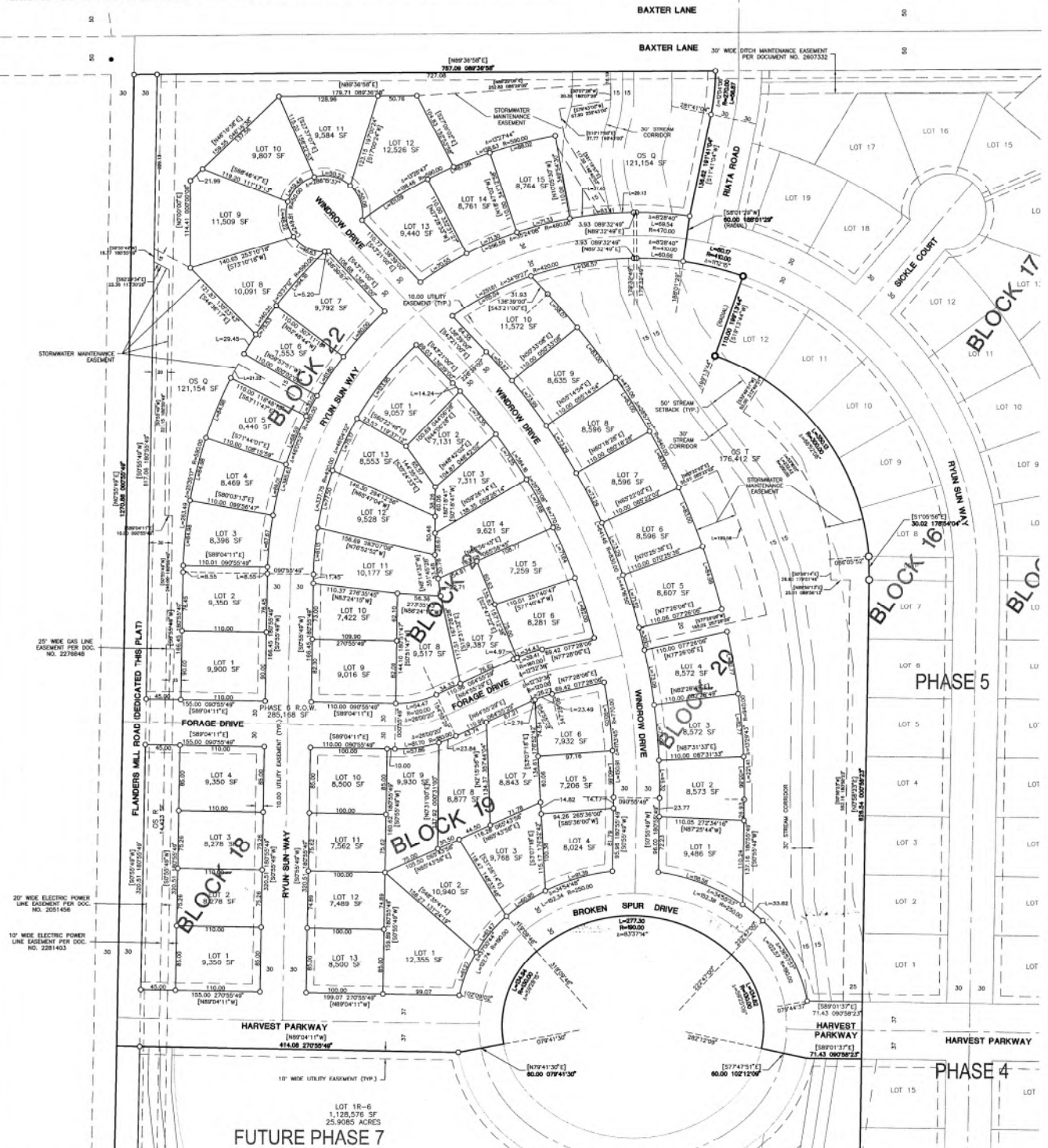
- (R) RECORD DISTANCE OR AZIMUTH
- (M) MEASURED DISTANCE OR AZIMUTH
- OS A COMMON OPEN SPACE A
- FOUND 5/8" REBAR W/ 1 1/4" YELLOW CAP (CASH ENGR #9518-ES) OR AS NOTED OTHERWISE
- SET 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "CASH ENGR #9518-ES" TO BE SET WITHIN 180 DATS OF THE FILING OF THIS FINAL PLAT.
- ⊙ FOUND 5/8" REBAR W/ 1 1/4" YELLOW PLASTIC CAP (GASTON)
- PROPERTY BOUNDARY LINE
- - - SURROUNDING PROPERTY LINE
- - - SETBACK LINE
- - - EASEMENT LINE



BASIS FOR AZIMUTHS FROM NORTH: THE EAST LINE OF THE NW 1/4, SEC. 3, BEING 180°58'23" AS SHOWN ON C.O.S. 2834.  
ALL BOUNDARY DIMENSIONS AROUND LOT 1R-6 ARE BOTH RECORD AND MEASURED UNLESS NOTED OTHERWISE.

BAXTER MEADOWS SUBD. PHASE 3A

BAXTER MEADOWS PHASE 1 -  
LASSER AVE



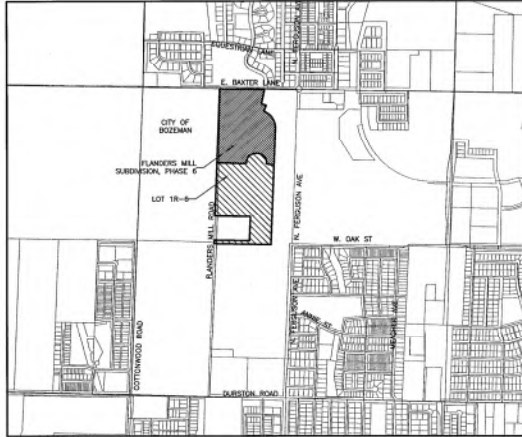
FUTURE PHASE 7  
LOT 1R-6  
1,128,576 SF  
25.9085 ACRES



# FINAL PLAT OF FLANDERS MILL SUBDIVISION, PHASE 6

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA

J-637



VICINITY MAP (NTS)

**PHASE 6 PARCEL AREA CALC**

| Block              | OS [PH 6]     | R-3 [PH 6]    | ROW [PH 6]    | Grand Total    |
|--------------------|---------------|---------------|---------------|----------------|
| N/A                |               |               | 285168        | 285168         |
| 18                 | 14423         | 35256         |               | 49679          |
| 19                 |               | 115927        |               | 115927         |
| 20                 | 176412        | 89806         |               | 266219         |
| 21                 |               | 112260        |               | 112260         |
| 22                 | 121154        | 142388        |               | 263542         |
| <b>Grand Total</b> | <b>311989</b> | <b>495637</b> | <b>285168</b> | <b>1092794</b> |

LOT 1R-6 = 1,128,576 S.F.

TOTAL AREA OF SUBDIVISION = 2,221,370 S.F. (50.9956 ACRES)

**CERTIFICATE OF DEDICATION**

I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots, blocks, open space parcels, streets and alleys, and other divisions and dedications as shown by the plat hereunto included, the following described tract of land, to wit:

**LEGAL DESCRIPTION**

Lot 1R-5, Flanders Mill Subdivision, Phase 5, according to the plat thereon, on file and of record in the office of the Clerk and Recorder, Gallatin County, Montana, and located in the East 1/2 of the West 1/2 of Section 3, Township 2 South, Range 5 East of P.M.M., City of Bozeman, Gallatin County, Montana. Area = 2,221,370 square feet, 50.9956 acres or 208,372.0 square meters. Subject to existing assessments.

The above described tract of land is to be known and designated as **FLANDERS MILL SUBDIVISION, PHASE 6**, City of Bozeman, Gallatin County, Montana; and the lands included in all streets, avenues, alleys and parks or public lands shown on said plat are hereby granted and donated to the City of Bozeman for the public use and enjoyment. Unless specifically listed herein, the lands included in all streets, avenues, alleys, and parks or public lands dedicated to the public are accepted for public use, but the city accepts no responsibility for maintaining the same. The owner agrees that the City has no obligation to maintain the lands included in all streets, avenues, alleys, and parks or public lands hereby dedicated to public use. The lands included in all streets, avenues, alleys, and parks or public lands dedicated to the public for which the City accepts responsibility for maintenance include: Flanders Mill Road, Window Drive, Forge Drive, Harvest Parkway (excluding center median), Broken Spur Drive, and Ryan Sun Way. The property owner's association shall maintain the center medians in Harvest Parkway.

The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, internet, cable television or other similar utility or service, 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 to hold forever.

Owner:  
Flanders Mill, LLC, a Montana Limited Liability Company  
By: Homelands Development Co., LLC, Managing Member  
*Walter Wolf*  
By: Walter Wolf, Managing Member

Dated this 21 day of August, 2018.

STATE OF MONTANA  
COUNTY OF GALLATIN  
This instrument was signed or acknowledged before me on this 21 day of August, 2018, by Walter Wolf as Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC, a Montana Limited Liability Company.

Notary Public for the State of Montana  
Printed Name: Sheila Trilium  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_



**GRANT OF PUBLIC ACCESS, STORMWATER AND DRAINAGE EASEMENT**

The undersigned hereby grants to the public for public use forever a public access and drainage easement over, under, and across all of Open Space Q, Open Space R, and Open Space T. The undersigned hereby grants to the public for public use forever a stormwater maintenance easement over, under, and across Open Space Q, Open Space R, and Open Space T as depicted on Sheet 2 of this plat.

Dated this 22 day of August, 2018.

Owner:  
Flanders Mill, LLC, a Montana Limited Liability Company  
By: Homelands Development Co., LLC, Managing Member  
*Walter Wolf*  
By: Walter Wolf, Managing Member

STATE OF MONTANA  
COUNTY OF GALLATIN  
This instrument was signed or acknowledged before me on this 22 day of August, 2018, by Walter Wolf as Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC, a Montana Limited Liability Company.

Notary Public for the State of Montana  
Printed Name: Sheila Trilium  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_



**CERTIFICATE OF COMPLETION OF IMPROVEMENTS**

I, Walter Wolf, Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC, and Mark A. Chandler, a professional engineer licensed to practice in the State of Montana, hereby certify that the following improvements, required to meet the requirements of this file or as a condition of approval of the FLANDERS MILL SUBDIVISION, PHASE 6, have been installed in conformance with the approved plans and specifications, or financially guaranteed and covered by the improvements agreement accompanying this plat.

Installed Improvements: Water, Sanitary Sewer, Storm Sewer, and Associated Stormwater Facilities, Concrete Curb and Gutter, and Asphalt Pavement in Flanders Mill Road, Window Drive, Forge Drive, Ryan Sun Way, Broken Spur Drive, and Harvest Parkway.

Financially Guaranteed Improvements: Private & Public Sidewalks and Pedestrian Ramps, Striping, Signage, and Street Lighting on Window Drive, Forge Drive, Harvest Parkway, Broken Spur Drive, and Ryan Sun Way.

The undersigned hereby warrants against defects in these improvements for a period of two years from the date of acceptance by the City of Bozeman. The subdivider grants possession of all public infrastructure improvements to the City of Bozeman, and the City hereby accepts possession of all public infrastructure improvements installed in conformance with approved plans and specifications, subject to the above indicated warranty.

*Walter Wolf* Date: 8/24/18  
Flanders Mill, LLC  
By: Homelands Development Co., LLC, Managing Member  
By: Walter Wolf, Managing Member  
APPROVED AS TO FORM  
*T. Complex*  
City Attorney

*Mark A. Chandler* Date: 8/22/18  
Mark A. Chandler  
Montana License No. 9518ES  
*Mark A. Chandler* Date: 11/27/18  
Director of Public Works,  
City of Bozeman, Montana



**CERTIFICATE OF SURVEYOR**

I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 9018ES, do hereby certify that between June 3, 2018 and August 22, 2018, FLANDERS MILL SUBDIVISION, PHASE 6, was surveyed under my direct supervision, and I have plotted the same as shown on the accompanying plat, and as described, in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-105, M.C.A., and the Bozeman Municipal Code.

Dated this 22<sup>nd</sup> day of AUGUST, 2018.

*Mark A. Chandler*  
Mark A. Chandler  
Montana License No. 9518ES



**CERTIFICATE OF DIRECTOR OF PUBLIC WORKS**

I, Director of Public Works, City of Bozeman, Montana, do hereby certify that the accompanying Plat has been duly examined and has found the same to conform to the law, approves it, and hereby accepts the dedication to the City of Bozeman for the public use of any and all lands shown on the plat as being dedicated to such use.

APPROVED AS TO FORM  
*T. Complex*  
City Attorney

*Mark A. Chandler*  
Director of Public Works, City of Bozeman, Montana

Dated this 27 day of November, 2018.

**CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW**

Flanders Mill Subdivision, Phase 6, located in Gallatin County, Montana, is within the City of Bozeman, Montana, a first-class municipality, and within the planning area of the Bozeman growth policy which was adopted pursuant to Section 76-4-601 et seq., M.C.A., and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of Section 76-4-125(1)(g) M.C.A., this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this 27<sup>th</sup> day of November, 2018.

*Mark A. Chandler*  
Director of Public Works, City of Bozeman, Montana

APPROVED AS TO FORM  
*T. Complex*  
City Attorney

**CERTIFICATE OF COUNTY TREASURER**

I, Kimberly Bachman, Treasurer of Gallatin 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 subdivided have been paid \$65,936.

Dated this 26 day of September, 2018.

*Doreen Shell Deary*  
Deputy Treasurer of Gallatin County

Doc # 2632722

**CERTIFICATE OF CLERK AND RECORDER**

I, Charlette Mills, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 12:16 o'clock P.M. on this 28<sup>th</sup> day of November, A.D., 2018 and recorded in Book 1 of Plats, on Page 637 records of the Clerk and Recorder, Gallatin County, Montana.

*Charlette Mills* By: *Gami Adams*  
Deputy Clerk and Recorder

2632723 MFE



# CONDITIONS OF APPROVAL FOR FLANDERS MILL SUBDIVISION, PHASE 6

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA

J-637

CONDITIONS OF APPROVAL FOR FLANDERS MILL SUBDIVISION,  
LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S., R. 5  
E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

Pursuant to ARM 24.183.1107 (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, are shown on the Conditions of Approval sheet;
- (b) The Lessor hereby certifies 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 subdivision application have been satisfied; and
- (c) 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.

Pursuant to A.R.M. 24.183.1107 UNIFORM STANDARDS FOR FINAL SUBDIVISION PLATS: Section 2)(4)(viii)(A) "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 stated. (B) Buyers of the 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 the property are strongly encouraged to contact local planning department and become informed of any limitations on the use of the property prior to closing."

Dated this 22<sup>nd</sup> day of August, 2018.

OWNER:  
Flanders Mill, LLC, a Montana Limited Liability Company  
By: Walter Wolf, Managing Member

STATE OF MONTANA  
COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 22 day of August, 2018,  
by Walter Wolf as Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC, a Montana Limited Liability Company.

Notary Public for the State of Montana  
Printed Name: Sheila Trujillo  
Residing at: Bozeman, Montana  
My commission expires: August 03, 2019



### CERTIFICATE OF TRANSFER OF OWNERSHIP & COMPLETION OF NON PUBLIC IMPROVEMENTS

The following are hereby granted and donated to the property owners association noted below for their use and enjoyment: Common Open Space 0, 5, and 7. Unless specifically listed in the Certificate of Dedication, the city accepts no responsibility for maintaining the same. I, Walter Wolf, hereby further certify that the following non-public improvements, required to meet the requirements of Chapter 38 of the Bozeman Municipal Code, or as a condition(s) of approval of the subdivision platted herewith, have been installed in conformance with any approved plans and specifications prepared in accordance with the standards of Chapter 38 or other City design standards, or have been financially guaranteed and are covered by the subdivision improvements agreement accompanying and recorded with this plat.

Installed improvements: None  
Financially Guaranteed Improvements: Open Space Landscaping, Lighting, and Trails.  
The subdivider hereby grants ownership of all non-public infrastructure improvements to Flanders Mill Homeowner's Association, Inc.

Dated this 22 day of August, 2018.

OWNER:  
Flanders Mill, LLC, a Montana Limited Liability Company  
By: Walter Wolf, Managing Member

STATE OF MONTANA  
COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 22 day of August, 2018,  
by Walter Wolf as Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC, a Montana Limited Liability Company.

Notary Public for the State of Montana  
Printed Name: Sheila Trujillo  
Residing at: Bozeman, Montana  
My commission expires: August 03, 2019



### CERTIFICATE OF 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 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 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.

Dated this 22 day of August, 2018.

OWNER:  
Flanders Mill, LLC, a Montana Limited Liability Company  
By: Walter Wolf, Managing Member

STATE OF MONTANA  
COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 22 day of August, 2018,  
by Walter Wolf as Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC, a Montana Limited Liability Company.

Notary Public for the State of Montana  
Printed Name: Sheila Trujillo  
Residing at: Bozeman, Montana  
My commission expires: August 03, 2019



### GENERAL NOTES

- NOTICE IS HEREBY GIVEN to all potential purchasers of Lot 1R-6 of the plot of Flanders Mill Subdivision, Phase 6, City of Bozeman, Gallatin County, Montana, that the final plat of the subdivision was approved by the Bozeman City Commission without completion of on and off site improvements required under the Bozeman Municipal Code, as is shown in Chapter 38.59 of the Bozeman Municipal Code. As such, this Restriction is filed with the final plat that stipulates that any use of this lot is subject to further subdivision or development review, and no development of this lot shall occur until all on and off site improvements are completed as required under the Bozeman Municipal Code.  
THEREFORE, BE ADVISED that Building Permits will not be issued for Lot 1R-6 of the plot of Flanders Mill Subdivision, Phase 6, City of Bozeman, Gallatin County, Montana until all required on and off site improvements are completed and accepted by the City of Bozeman. No building structure requiring water or sewer facilities shall be utilized on this lot until this restriction is lifted. This restriction runs with the land and is revocable only by further final plat review or subdivision review and the written consent of the City of Bozeman.
- Flanders Mill Subdivision, Phase 7 has not yet been platted. Interior parcel boundaries for this phase are subject to change.
- All common open space parcels shown are also public access easements.
- Utility easements are 10' wide along street lines, or as shown.
- Due to the potential of high ground water tables in the areas of the subdivision, it is not recommended that residential dwellings or other structures with full or partial basements be constructed without first consulting a professional engineer licensed in the State of Montana and qualified in the certification of residential and commercial construction.
- Ownership of all common open space areas and trails, and responsibility of maintenance and city assessments levied on the common open space lands shall be that of the property owner's association. Maintenance responsibility shall include, in addition to the common open space and trails, all vegetative ground cover, boulevard trees and irrigation systems in the public right-of-way boulevard strips along all external perimeter development streets and adjacent to public parks or other common open space areas. All areas within the subdivision that are designated herein as common open space including trails are for the use and enjoyment by residents of the development and the general public. The property owner's association shall be responsible for levying annual assessments to provide for the maintenance, repair, and upkeep of all common open space areas and trails. At the same time of recording the final plat for each phase of the subdivision the subdivider shall transfer ownership of all common open space areas within each phase to the property owner's association created by the subdivider to maintain all common open space areas within Flanders Mill Subdivision.
- City standard sidewalks (including a concrete sidewalk section through all private drive approaches) shall be constructed on all public and private street frontages prior to occupancy of any structure on individual lots. Upon the third anniversary of the plat recording of any phase of the subdivision, any lot owner who has not constructed the required sidewalk shall, without further notice, construct within 30 days, the sidewalk for their lot(s), regardless of whether other improvements have been made upon the lot.
- Corner lots shall be oriented with the front of the lot facing toward the narrower of the two street frontages unless otherwise noted.

### PARK AREA CALCULATIONS

- PHASE 1 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 44 DU  
PARK AREA REQUIRED = 44 DU\*0.03 AC./DU = 1.3200 AC. (57,499 S.F.)
- PHASE 2 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 37 DU  
PARK AREA REQUIRED = 37 DU\*0.03 AC./DU = 1.1100 AC. (48,351 S.F.)  
RETENTION POND IN PARK 1 = 0.1067 AC. (4,650 S.F.)
- PHASE 3 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 31 SINGLE FAMILY LOTS = 31 DU  
PARK AREA REQUIRED = 31 DU\*0.03 AC./DU = 0.9300 AC. (40,511 S.F.)
- PHASE 4 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 40 SINGLE FAMILY LOTS + 6 TOWNHOME LOTS = 46 DU  
PARK AREA REQUIRED = 46 DU\*0.03 AC./DU = 1.3800 AC. (60,113 S.F.)  
DRAINAGE SWALE IN PARK 1 = 0.0275 AC. (1,199 S.F.)
- PHASE 5 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 31 SINGLE FAMILY LOTS = 31 DU  
PARK AREA REQUIRED = 31 DU\*0.03 AC./DU = 0.9300 AC. (40,511 S.F.)
- PHASE 6 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 55 SINGLE FAMILY LOTS = 55 DU  
PARK AREA REQUIRED = 55 DU\*0.03 AC./DU = 1.65 AC. (71,874 S.F.)

### PROVIDED PARK AREA:

- PARK 1 DEDICATED: 10,362 AC. (448,940 S.F.)
- PARK 2 DEDICATED: 1,780 AC. (77,537 S.F.)
- TOTAL PARK AREA: 12,082 AC. (526,477 S.F.)

### TOTAL PARKLAND CALCULATIONS FOR SUBDIVISION

12,082 AC. - 1.3200 AC. - 1.1100 AC. - 0.1067 AC. - 0.9300 AC. - 1.3800 AC. - 0.0275 AC. - 0.9300 AC. - 1.65 AC. = 4.632 AC. (201,770 S.F.) EXCESS PROVIDED





SURVEY REQUESTED BY OWNER TO CREATE 18 SINGLE FAMILY LOTS, 10 TOWN HOUSE LOTS, 1 MULTI-FAMILY LOT, 1 PARK, AND ASSOCIATED STREET RIGHT OF WAY AND OPEN SPACE PARCELS FROM AN EXISTING TRACT OF LAND

OWNER: FLANDERS MILL, L.L.C. DEED REF. DOC. NO. 2539294

FINAL PLAT OF

**FLANDERS MILL SUBDIVISION, PHASE 7** J-652

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S., R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

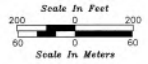
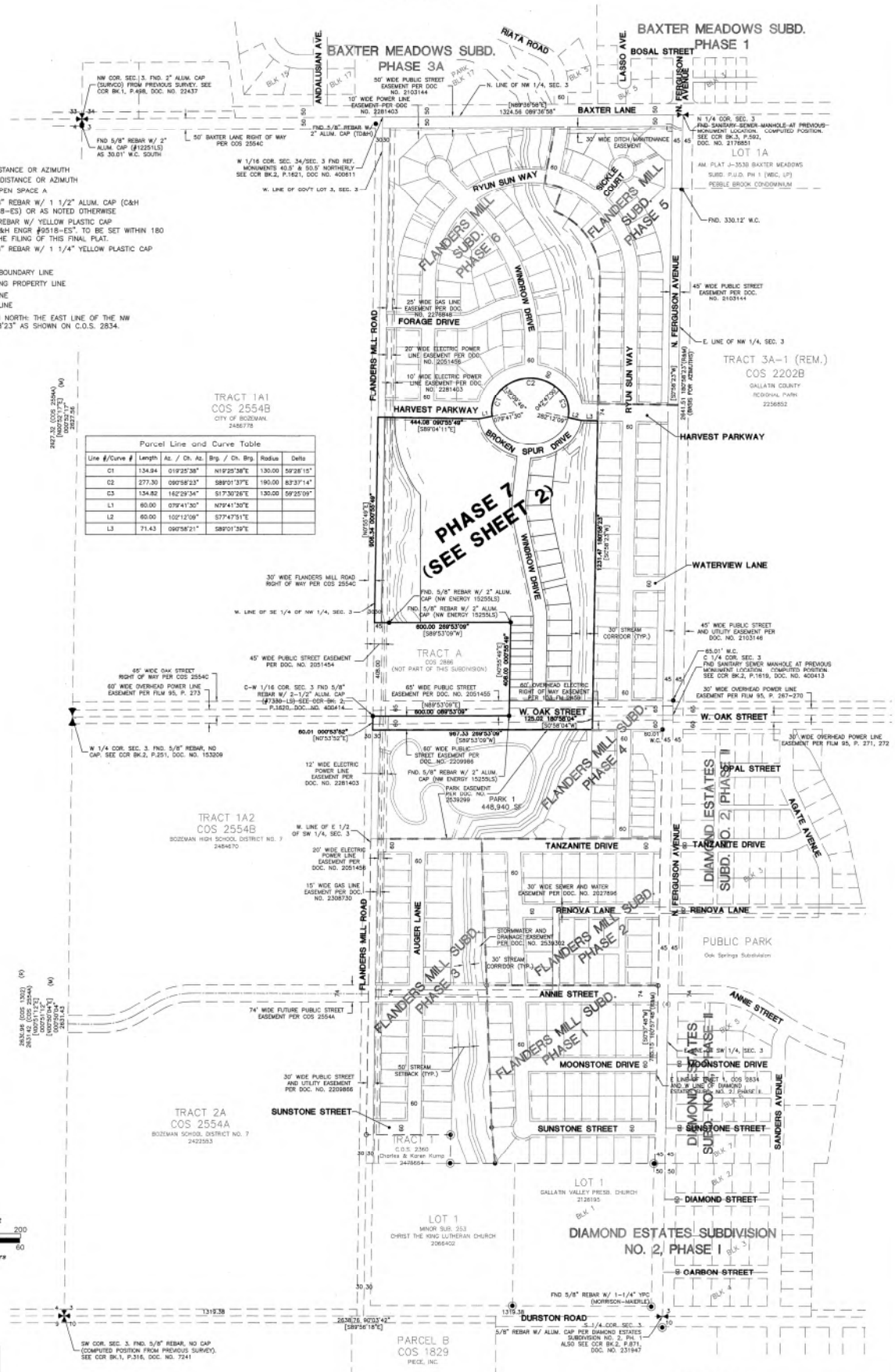
LEGEND

- (M) RECORD DISTANCE OR AZIMUTH MEASURED DISTANCE OR AZIMUTH COMMON OPEN SPACE A
- FOUND 5/8" REBAR W/ 1 1/2" ALUM. CAP (C&H ENGR #9518-ES) OR AS NOTED OTHERWISE
- SET 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "C&H ENGR #9518-ES" TO BE SET WITHIN 180 DAYS OF THE FILING OF THIS FINAL PLAT.
- FOUND 5/8" REBAR W/ 1 1/4" YELLOW PLASTIC CAP (GASTON)
- PROPERTY BOUNDARY LINE
- - - SURROUNDING PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE

BASIS FOR AZIMUTHS FROM NORTH: THE EAST LINE OF THE NW 1/4, SEC. 3, BEING 187°58'23" AS SHOWN ON C.O.S. 2834.

TRACT 1A1  
COS 2554B  
CITY OF BOZEMAN  
248579

| Line #/Curve # | Length | Az. / Ch. Az. | Brg. / Ch. Brg. | Radius | Delta     |
|----------------|--------|---------------|-----------------|--------|-----------|
| C1             | 134.94 | 019°25'38"    | N19°25'38"E     | 130.00 | 59°28'15" |
| C2             | 277.30 | 097°58'23"    | S89°01'37"E     | 190.00 | 83°37'14" |
| C3             | 134.82 | 182°29'34"    | S17°30'26"E     | 130.00 | 59°25'09" |
| L1             | 80.00  | 079°41'30"    | N79°41'30"E     |        |           |
| L2             | 80.00  | 102°12'59"    | S77°47'51"E     |        |           |
| L3             | 71.43  | 097°58'21"    | S89°01'34"E     |        |           |





FINAL PLAT OF

FLANDERS MILL SUBDIVISION, PHASE 7 J-652

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S., R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

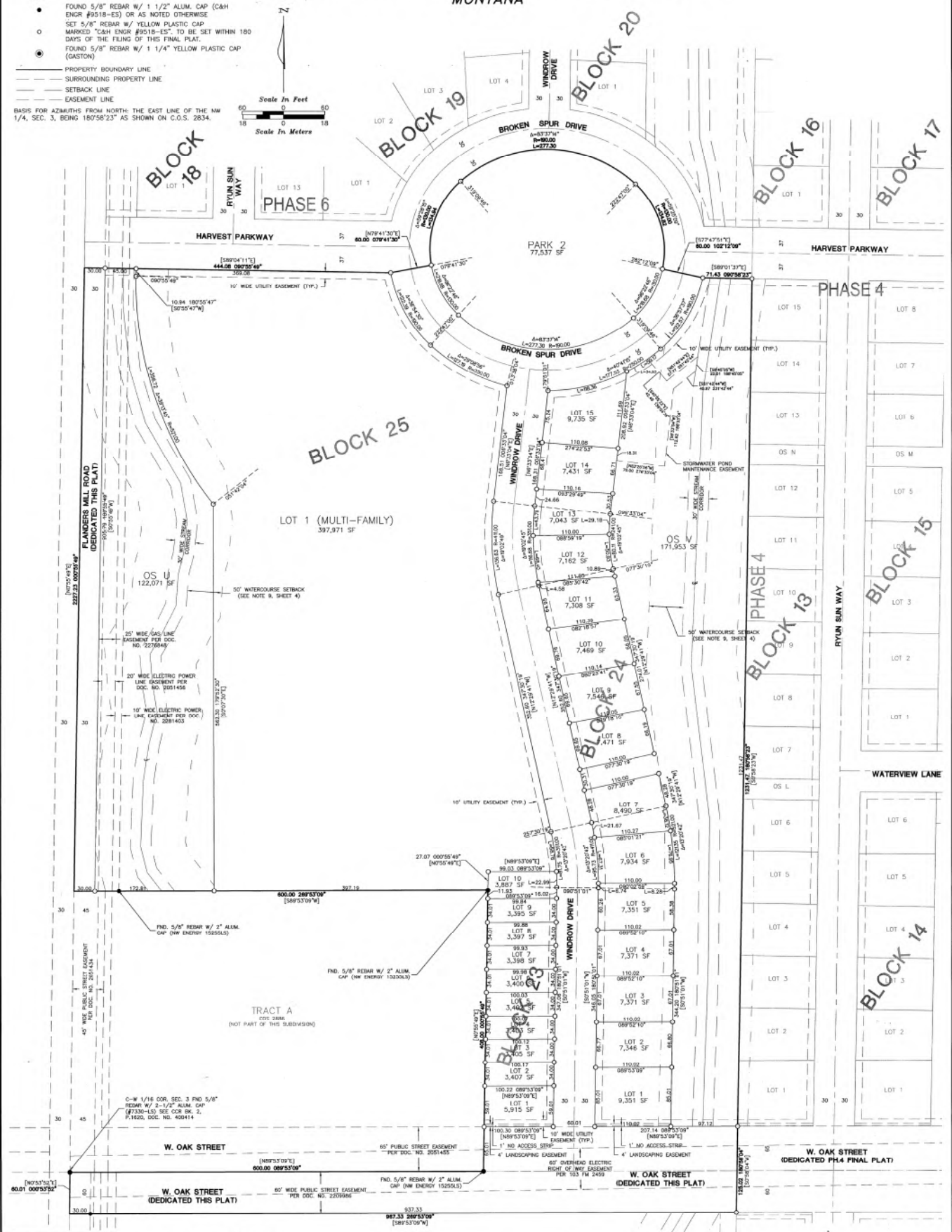
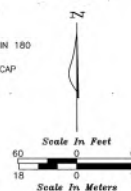
OWNER: FLANDERS MILL, L.L.C. GSD REF. DOC. NO. 2653294

LEGEND

- (R) RECORD DISTANCE OR AZIMUTH
- (M) MEASURED DISTANCE OR AZIMUTH
- OS A COMMON OPEN SPACE A
- FOUND 5/8" REBAR W/ 1 1/2" ALUM. CAP (C&H ENGR #9518-ES) OR AS NOTED OTHERWISE
- SET 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "C&H ENGR #9518-ES" TO BE SET WITHIN 180 DAYS OF THE FILING OF THIS FINAL PLAT.
- FOUND 5/8" REBAR W/ 1 1/4" YELLOW PLASTIC CAP (GASTON)

- PROPERTY BOUNDARY LINE
- SURROUNDING PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE

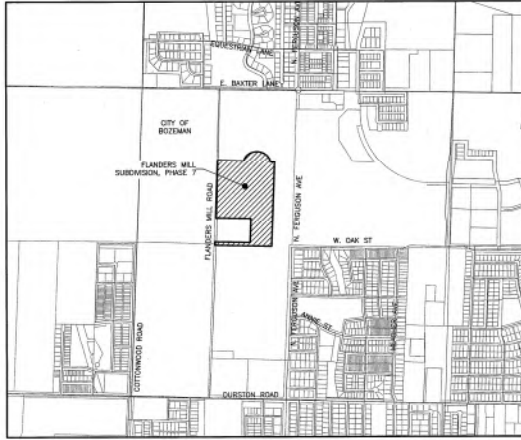
BASIS FOR AZIMUTHS FROM NORTH: THE EAST LINE OF THE NW 1/4, SEC. 3, BEING 180°56'23" AS SHOWN ON C.O.S. 2834.



Sheet 2 of 4

# FINAL PLAT OF FLANDERS MILL SUBDIVISION, PHASE 7 J-652

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA



VICINITY MAP (NTS)

**PHASE 7 PARCEL AREA CALCCS**

| Block              | OS            | R-3           | ROW           | PARK 2       | Grand Total    |
|--------------------|---------------|---------------|---------------|--------------|----------------|
| N/A                |               |               | 205656        | 77537        | 283193         |
| 23                 |               | 37009         |               |              | 37009          |
| 24                 | 171953        | 116379        |               |              | 288332         |
| 25                 | 122071        | 297971        |               |              | 520042         |
| <b>Grand Total</b> | <b>294024</b> | <b>551359</b> | <b>205656</b> | <b>77537</b> | <b>1128576</b> |

TOTAL AREA OF SUBDIVISION = 1,128,576 S.F. (25.9085 ACRES)

**CERTIFICATE OF DEDICATION**

I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots, blocks, open space parcels, streets and alleys, and other divisions and dedications as shown by the plat hereunto included, the following described tract of land, to wit:

**LEGAL DESCRIPTION**

Lot 16-B, Flanders Mill Subdivision, Phase 7, according to the plat thereof, on file and of record in the office of the Clerk and Recorder, Gallatin County, Montana, and located in the East 1/2 of the West 1/2 of Section 3, Township 2 South, Range 5 East of P.M.M., City of Bozeman, Gallatin County, Montana.

Area = 1,128,576 square feet, 25.9085 acres or 104,848.1 square meters. Subject to existing easements.

The above described tract of land is to be known and designated as FLANDERS MILL SUBDIVISION, PHASE 7, City of Bozeman, Gallatin County, Montana; and the tract included in all streets, avenues, alleys and public lands shown on said plat use hereby granted and donated to the City of Bozeman for the public use and enjoyment. Unless specifically stated herein, the lands included in all streets, avenues, alleys, and parks or public lands dedicated to the public are accepted for public use, but the city accepts no responsibility for maintaining the same. The owner agrees that the City has no obligation to maintain the lands included in streets, avenues, alleys, and parks or public lands hereby dedicated to public use. The lands included in all streets, avenues, alleys, and parks or public lands dedicated to the public for which the City accepts responsibility for maintenance include Windrow Drive, Broken Spur Drive, Flanders Mill Road, and West Oak Street.

The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, internet, cable television or other similar utility or service, 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 such area designated on this plat as "Utility Easement" to have and to hold forever.

Dated this 16th day of May, 2019.

STATE OF MONTANA  
COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 16th day of May, 2019, by Wendy Wilson as Authorized Agent of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC, a Montana Limited Liability Company.

Notary Public for the State of Montana  
Printed Name: Sheila Tnjum  
Reading of: 1  
My commission expires: 8/23/2019



**GRANT OF PUBLIC ACCESS, STORMWATER AND DRAINAGE EASEMENT**

The undersigned hereby grants to the public for public use forever a public access and drainage easement over, under, and across all of Open Space V, Open Space U, and ~~Open Space W~~. The undersigned hereby grants to the public for public use forever a stormwater pond maintenance easement over, under, and across Open Space V, as depicted hereon.

Dated this 16th day of May, 2019.

STATE OF MONTANA  
COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 16th day of May, 2019, by Wendy Wilson as Authorized Agent of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC, a Montana Limited Liability Company.

Notary Public for the State of Montana  
Printed Name: Sheila Tnjum  
Reading of: 1  
My commission expires: 8/23/2019



**GRANT OF LANDSCAPING EASEMENT**

The undersigned hereby grants to Flanders Mill Homeowner's Association, Inc. a perpetual easement for landscaping purposes over, under, and across the south 4.00 feet of Lot 1-Block 23, and Lot 1-Block 24 as depicted hereon. It is the intent of these easements to provide landscaping on the frontage of W. Oak Street. Therefore, no fences shall be constructed within said easements. It is the responsibility of the homeowner to install and maintain the landscaping within said easements.

Dated this 16th day of May, 2019.

STATE OF MONTANA  
COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 16th day of May, 2019, by Wendy Wilson as Authorized Agent of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC, a Montana Limited Liability Company.

Notary Public for the State of Montana  
Printed Name: Sheila Tnjum  
Reading of: 1  
My commission expires: 8/23/2019



**CERTIFICATE OF COMPLETION OF IMPROVEMENTS**

I, Wendy Wilson, Authorized Agent of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC, and I, Mark A. Chandler, a professional engineer licensed to practice in the State of Montana, hereby certify that the following improvements, required to meet the requirements of this plat or as a condition of approval of the Flanders Mill Subdivision, Phase 7, have been installed in conformance with the approved plans and specifications, or financially guaranteed and covered by the improvements agreement accompanying this plat.

Installed Improvements: Water, Sanitary Sewer, Storm Sewer, Concrete Curb and Gutter, and Asphalt Pavement, Open Space Sidewalks, Striping, and Signage in Windrow Drive, Broken Spur Drive, and West Oak Street.

Financially Guaranteed Improvements: Sidewalks along Residential Lot Frontages, and Street Lighting on Windrow Drive and Broken Spur Drive. Landscaping, Park Amenities, & Irrigation in Park 2.

The subdivisor hereby warrants against defects in these improvements for a period of two years from the date of acceptance by the City of Bozeman. The subdivisor grants possession of all public infrastructure improvements to the City of Bozeman, and the City hereby accepts possession of all public infrastructure improvements installed in conformance with approved plans and specifications, subject to the above indicated warranty.

Wendy Wilson, Date: 5/16/19  
Flanders Mill, LLC  
By: Homelands Development Co., LLC, Managing Member  
By: Wendy Wilson, Authorized Agent

Mark A. Chandler, Date: 5/16/19  
Montana License No. 9518ES  
Director of Public Works,  
City of Bozeman, Montana

APPROVED AS TO FORM  
City Attorney



**CERTIFICATE OF SURVEYOR**

I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 9518ES, hereby certify that between March 5, 2018 and May 16, 2019, Flanders Mill Subdivision, Phase 7, was surveyed under my direct supervision, and I have plotted the same as shown on the accompanying plat, and as described, in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, M.C.A., and the Bozeman Municipal Code.

Dated this 16th day of May, 2019.

Mark A. Chandler  
Montana License No. 9518ES



**CERTIFICATE OF DIRECTOR OF PUBLIC WORKS**

I, Director of Public Works, City of Bozeman, Montana, do hereby certify that the accompanying Plat has been duly examined and has found the same to conform to the law, approves it, and hereby accepts the dedication to the City of Bozeman for the public use of any and all lands shown on the plat as being dedicated to such use.

Dated this 16th day of July, 2019.

Director of Public Works, City of Bozeman, Montana

APPROVED AS TO FORM  
City Attorney

**CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW**

Flanders Mill Subdivision, Phase 7, located in Gallatin County, Montana, is within the City of Bozeman, Montana, a first-class municipality, and within the planning area of the Bozeman growth policy which was adopted pursuant to Section 76-1-501 et seq., M.C.A. and pursuant to 76-4-127, M.C.A., will be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of Section 76-4-125(2)(d) M.C.A., this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this 16th day of July, 2019.

Director of Public Works, City of Bozeman, Montana

APPROVED AS TO FORM  
City Attorney

**CERTIFICATE OF COUNTY TREASURER**

I, Annette Blossom, Treasurer of Gallatin 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 subdivided have been paid. RECORDED

Dated this 10 day of June, 2019.

Debbie Stoltz  
Deputy Treasurer of Gallatin County

**CERTIFICATE OF CLERK AND RECORDER**

I, Eric Semrad, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 1:35 o'clock P.M. this 5th day of August, A.D., 2019, and recorded in Book 652 of Plats, on Page 2653324 records of the Clerk and Recorder, Gallatin County, Montana.

Eric Semrad  
Deputy Clerk and Recorder

2653324  
MFE 2653325



# CONDITIONS OF APPROVAL FOR FLANDERS MILL SUBDIVISION, PHASE 7 J-652 LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S., R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

## CONDITIONS OF APPROVAL FOR FLANDERS MILL SUBDIVISION, LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S., R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

Pursuant to ARM 24.183.1107 (4):  
(a) Any text and/or graphic representations of requirements by the governing body for final plot approval including, but not limited to, setbacks from streams or riparian areas, floodplain buffers, no-build areas, building envelopes, or the use of particular parcels, are shown on the Conditions of Approval sheet.  
(b) The Landowner hereby certifies that the text and/or graphics shown on the Conditions of Approval sheet represents requirements by the governing body for final plot approval and that all conditions of subdivision application have been satisfied; and  
(c) 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.

Pursuant to A.R.M. 24.183.1107 UNIFORM STANDARDS FOR FINAL SUBDIVISION PLATS: Section (2)(e)(xxiii)(A): "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 stated. (B) Buyers of the 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 the property are strongly encouraged to contact local planning department and become informed of any limitations on the use of the property prior to closing."

Dated this 16<sup>th</sup> day of May, 2019.  
OWNER:  
Flanders Mill, LLC, a Montana Limited Liability Company  
By: [Signature]  
Wendy Wilson, Authorized Agent

STATE OF MONTANA  
COUNTY OF GALLATIN  
This instrument was signed or acknowledged before me on this 16<sup>th</sup> day of May, 2019,  
by Wendy Wilson as Authorized Agent of Homesteads Development Co., LLC, Managing Member of Flanders Mill, LLC, a Montana Limited Liability Company.  
Notary Public for the State of Montana  
Printed Name: [Signature]  
Residing at:  
My commission expires:



### CERTIFICATE OF TRANSFER OF OWNERSHIP & COMPLETION OF NON PUBLIC IMPROVEMENTS

The following are hereby granted and donated to the property owners association related below for their use and enjoyment: Common Open Spaces U, and V. Unless specifically listed in the Certificate of Dedication, the city accepts no responsibility for maintaining the same. I further certify that the following non-public improvements, required to meet the requirements of Chapter 38 of the Bozeman Municipal Code, or as a condition(s) of approval of the subdivision plotted herewith, have been installed in conformance with any approved plans and specifications provided in accordance with the standards of Chapter 38 or other City design standards, or have been financially guaranteed and are covered by the subdivision improvements agreement accompanying and recorded with this plat.  
Installed Improvements: None  
Financially Guaranteed Improvements: Open Space Landscaping, Lighting, and Trails.  
The subdivider hereby grants ownership of all non-public infrastructure improvements to Flanders Mill Homeowner's Association, Inc.

Dated this 16<sup>th</sup> day of May, 2019.  
OWNER:  
Flanders Mill, LLC, a Montana Limited Liability Company  
By: [Signature]  
Wendy Wilson, Authorized Agent

STATE OF MONTANA  
COUNTY OF GALLATIN  
This instrument was signed or acknowledged before me on this 16<sup>th</sup> day of May, 2019,  
by Wendy Wilson as Authorized Agent of Homesteads Development Co., LLC, Managing Member of Flanders Mill, LLC, a Montana Limited Liability Company.  
Notary Public for the State of Montana  
Printed Name: [Signature]  
Residing at:  
My commission expires:



### GENERAL NOTES

- All common open space parcels shown are also public access easements.
- Utility easements are 10' wide along street lines, or as shown.
- Due to the potential of high ground water tables in the areas of the subdivision, it is not recommended that residential dwellings or other structures with full or partial basements be constructed without first consulting a professional engineer licensed in the State of Montana and qualified in the certification of residential and commercial construction.
- Ownership of all common open space areas and trails, and responsibility of maintenance and city assessments levied on the common open space lands shall be that of the property owner's association. Maintenance responsibility shall include, in addition to the common open space and trails, all vegetative ground cover, boulevard trees and irrigation systems in the public right-of-way boulevard strips along all external perimeter development streets and adjacent to public parks or other common open space areas. All areas within the subdivision that are designated herein as common open space including trails are for the use and enjoyment by residents of the development and the general public. The property owner's association shall be responsible for leveling annual assessments to provide for the maintenance, repair, and upkeep of all common open space areas and trails. At the same time of recording the final plat for each phase of the subdivision the subdivider shall transfer ownership of all common open space areas within each phase to the property owner's association created by the subdivider to maintain all common open space areas within Flanders Mill Subdivision.
- City standard sidewalks (including a concrete sidewalk section through all private drive approaches) shall be constructed on all public and private street frontages prior to occupancy of any structure on individual lots. Upon the third anniversary of the plat recordation of any phase of the subdivision, any lot owner who has not constructed the required sidewalk shall, without further notice, construct within 30 days, the sidewalk for their lot(s), regardless of whether other improvements have been made upon the lot.
- Corner lots shall be oriented with the front of the lot facing toward the narrower of the two street frontages unless otherwise noted.
- Water rights for Block 25 in Phase 7 have been deferred. Cash in lieu of water rights or the equivalent water rights must be transferred to the City of Bozeman prior to or at the time of the final site plan approval.
- The approved plans and specifications for the streets, water, sewer, and stormwater for Flanders Mill Phase 7 are available for review at the Engineering Division of the City of Bozeman.
- Refer to Findings of Fact and Order for Flanders Mill Subdivision in regards to the variance granted from the watercourse/wetlands setback for all lots in Block 24 and Lot 1, Block 25.

### PARK AREA CALCULATIONS

PHASE 1 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 44 DU  
PARK AREA REQUIRED = 44 DU\*0.03 AC/DU = 1.3200 AC. (57,499 S.F.)  
PHASE 2 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 37 DU  
PARK AREA REQUIRED = 37 DU\*0.03 AC/DU = 1.1100 AC. (48,351 S.F.)  
RETENTION POND IN PARK 1 = 0.1067 AC. (4,650 S.F.)  
PHASE 3 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 31 SINGLE FAMILY LOTS = 31 DU  
PARK AREA REQUIRED = 31 DU\*0.03 AC/DU = 0.9300 AC. (40,511 S.F.)  
PHASE 4 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 40 SINGLE FAMILY LOTS + 6 TOWNHOME LOTS = 46 DU  
PARK AREA REQUIRED = 46 DU\*0.03 AC/DU = 1.3800 AC. (60,113 S.F.)  
DRAINAGE SWALE IN PARK 1 = 0.0275 AC. (1,199 S.F.)  
PHASE 5 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 31 SINGLE FAMILY LOTS = 31 DU  
PARK AREA REQUIRED = 31 DU\*0.03 AC/DU = 0.9300 AC. (40,511 S.F.)  
PHASE 6 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 55 SINGLE FAMILY LOTS = 55 DU  
PARK AREA REQUIRED = 55 DU\*0.03 AC/DU = 1.65 AC. (71,874 S.F.)  
PHASE 7 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 15 SINGLE FAMILY LOTS + 10 TOWN HOME LOTS + (8 DU/ACRE X 9.1362 ACRES) MULTI FAMILY LOT = 98 DU  
PARK AREA REQUIRED = 98 DU\*0.03 AC/DU = 2.94 AC. (128,066 S.F.)  
DRAINAGE SWALE IN PARK 1 = 0.0376 AC. (1,635 S.F.)  
DETENTION POND IN PARK 2 = 0.1102 (4,801 S.F.)  
PROVIDED PARK AREA:  
PARK 1 DEDICATED: 10,3062 AC. (448,940 S.F.)  
PARK 2 DEDICATED: 1,7800 AC. (77,537 S.F.)  
TOTAL PARK AREA: 12,0862 AC. (526,477 S.F.)  
TOTAL PARK AREA REQUIRED: 10.26 AC (116,826 S.F.)  
TOTAL PARK AREA PROVIDED: 12.0862 AC. - 0.1067 AC. - 0.0275 AC. - 0.0376 AC. - 0.1102 AC. = 11.8042 AC. (514,191 S.F.)

