

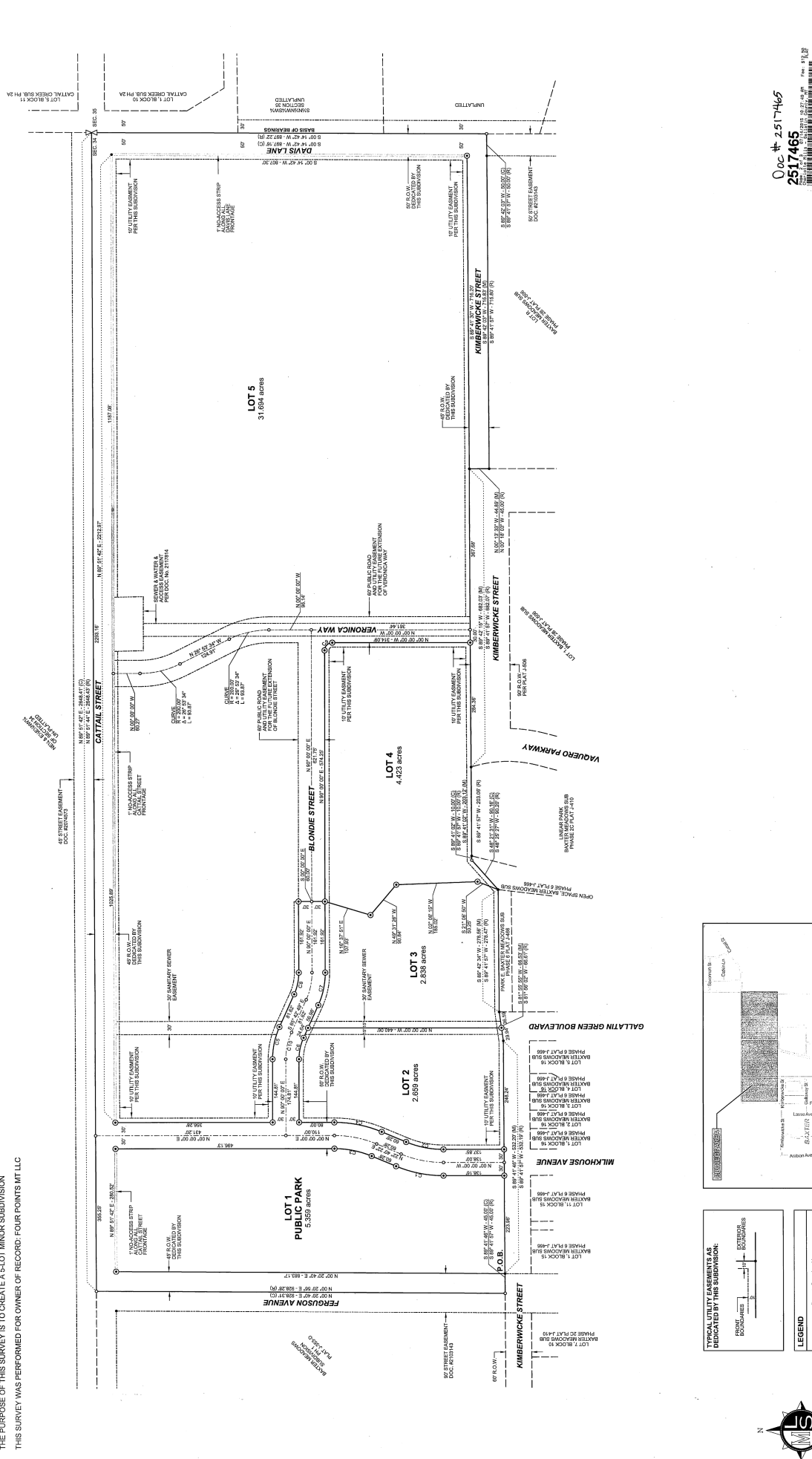
FINAL PLAT - BOUNDARIES

FOUR POINTS MINOR SUBDIVISION 475

A MINOR SUBDIVISION OF A TRACT 2A1 OF CERTIFICATE OF SURVEY No. 2202C LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST, P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, STATE OF MONTANA

THE PURPOSE OF THIS SURVEY IS TO CREATE A 5-LOT MINOR SUBDIVISION THIS SURVEY WAS PERFORMED FOR OWNER OF RECORD: FOUR POINTS MT LLC

| SUBDIVISION AREAS | | CURVE TABLE | |
|-------------------------------------|---------------------|-------------|----------------|
| Wildland Open Space (Public Access) | 21.366 acres | CURVE | DELTA |
| Dedicated Parkland | 5.358 acres | C1 | 8.11'-20.11" W |
| Residential Lots | 20.247 acres | C2 | 22'-49'-22" |
| Road Right-of-Way | 7.304 acres | C3 | 22'-49'-22" |
| Total | 54.275 acres | C4 | 22'-49'-22" |
| | | C5 | 22'-49'-22" |
| | | C6 | 22'-49'-22" |
| | | C7 | 22'-49'-22" |
| | | C8 | 22'-49'-22" |
| | | C9 | 22'-49'-22" |
| | | C10 | 22'-49'-22" |
| | | C11 | 22'-49'-22" |
| | | C12 | 22'-49'-22" |
| | | C13 | 22'-49'-22" |
| | | C14 | 22'-49'-22" |
| | | C15 | 22'-49'-22" |



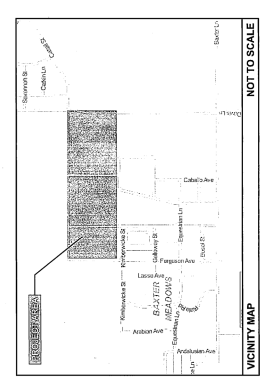
Doc # 2517465
2517465

PROJECT SURVEYOR: ML
DRAWN BY: TS
REVIEWED BY: ML
DATE: 4-1-15 PROJECT NO: 488-04

MERIDIAN LAND SURVEYING, INC.
1970 S JADWIN DRIVE, SUITE 100
BOZEMAN, MONTANA 59710
e-mail: meridianmsurveying@yahoo.com
www.meridianmontana.com

| MADISON ENGINEERING | | KIMBERWICKE STREET | | VERONA WAY | | BLONDE STREET | | FERGUSON AVENUE | | MILKHOUSE AVENUE | | KIMBERWICKE STREET | | VAQUERO PARKWAY | |
|---------------------|------|--------------------|----|------------|------|---------------|----|-----------------|------|------------------|----|--------------------|------|-----------------|----|
| K14 | Sec. | T. | R. | K14 | Sec. | T. | R. | K14 | Sec. | T. | R. | K14 | Sec. | T. | R. |
| ☐ | 34 | TS | SE | ☐ | 34 | TS | SE | ☐ | 34 | TS | SE | ☐ | 34 | TS | SE |

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TYPICAL UTILITY EASEMENTS AS DEPICTED BY THIS SUBDIVISION:

- Public Right-of-Way
- Water Easement
- Sewer Easement
- Electric Easement
- Gas Easement
- Telephone Easement
- Other Utility Easement

LEGEND

- Project Boundary Line
- Subdivision Boundary Line
- Adjacent Property Line
- 1" = 100 Feet Scale
- Point of Beginning
- Calculated Corner Position
- Calculated Intermediate Corner Position

BASIS OF BEARING
The bearing boundary of Lot 2A1
is the bearing boundary of the
entire tract.

Scale 1" = 100'

MINOR 475

FINAL PLAT - CONDITIONS OF APPROVAL
FOUR POINTS MINOR SUBDIVISION 475

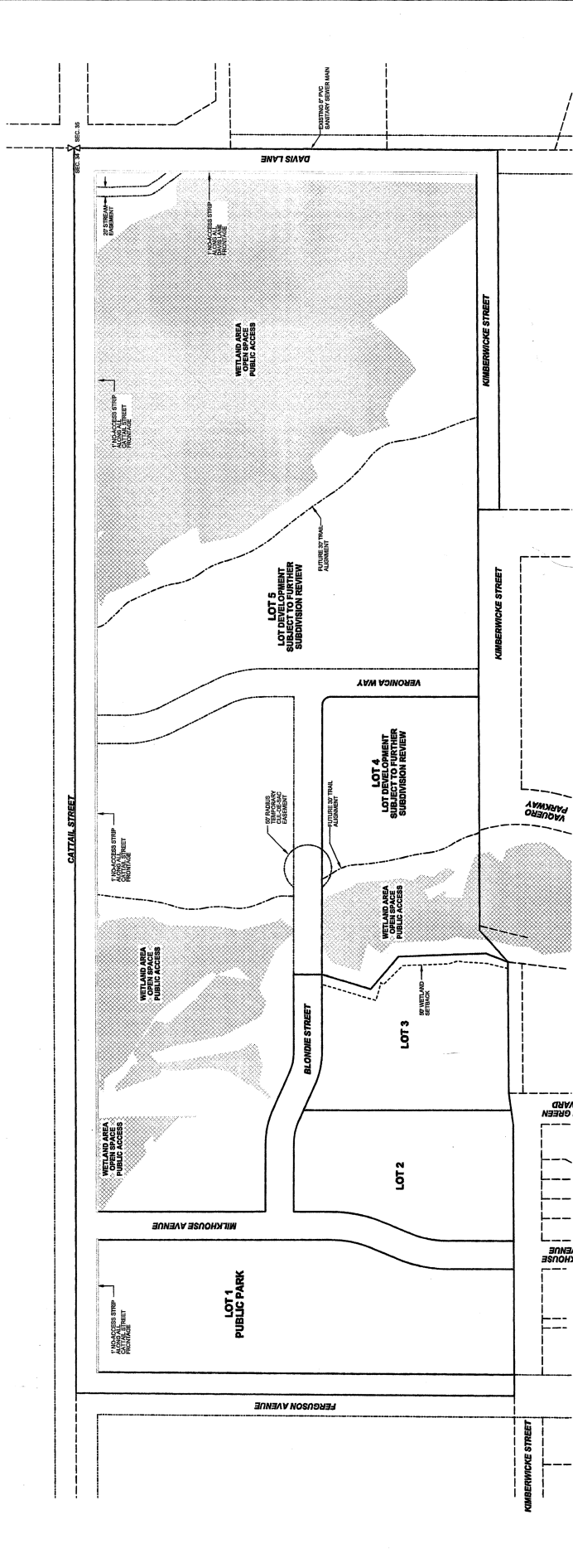
A MINOR SUBDIVISION OF A TRACT 2A1 OF CERTIFICATE OF SURVEY
 TOWNSHIP 3 SOUTH, RANGE 5 EAST, T14M, CITY OF BOZEMAN,
 GALLATIN COUNTY, STATE OF MONTANA

THE PURPOSE OF THIS SURVEY IS TO CREATE A 5-Lot MINOR SUBDIVISION
 THIS SURVEY WAS PERFORMED FOR OWNER OF RECORD: FOUR POINTS MT, LLC

FUTURE DEVELOPMENT OF LOT 4 & LOTS

NOTICE IS HEREBY GIVEN to all potential purchasers of Lot 4 or Lots 5 of the Four Points Minor Subdivision, City Commission without completion of an act of this improvement required under the Bozeman Municipal Code, that any future development of Lot 4 or Lots 5 is subject to further subdivision, and no development of this lot shall occur until all of the improvements are completed as required under the Bozeman Municipal Code.

THEFORE, BE ADVISED, that building permits will not be issued for Lot 4 or Lots of the Four Points Minor Subdivision until all of the improvements are completed as required under the Bozeman Municipal Code. No building structure regarding water or sewer facilities shall be constructed on the western extremity of the City of Bozeman.



MISCELLANEOUS NOTES

- The boundaries of the improved water subject to the terms of this subdivision, it is recommended that the plat owner obtain a professional engineer licensed in the State of Montana and qualified in the area of water engineering to prepare a plat showing the location and extent of the water facilities and to certify that the water facilities are in compliance with the applicable laws and regulations.
- All development water user facilities will not be impacted by this subdivision.
- A 1-foot wide vehicle no-access easement exists for Lots along Davis Lane & Cedar Street.
- If a utility easement is greater than the building setback required under Chapter 38 of the Bozeman Municipal Code, the utility easement shall be considered an all-utility road for purposes of a property owner to occupy any structure on the property. Upon the three anniversary of the recording of this plat with 30 days said setback for that 30-day period of whether any improvements have been made upon the lot.
- All Public Parks are dedicated to the city, but maintained by the property owner association (Four Points Property Owners Association) until such time as the City of Bozeman acquires the property (Four Points Property Owners Association (Four Points Property Owners)).
- Areas designated as WETLANDS on Lot 3 are subject to a 5-foot setback.
- Future lot easement(s) location to be finalized and delineated with future plat(s).

CERTIFICATE OF CONDITIONS OF APPROVAL

This plat is hereby approved by the City of Bozeman, Montana, on the condition that the plat owner and all conditions of subdivision association have been satisfied. The information shown herein is current as of 07-14-15. Changes to any laws, regulations, ordinances, or other documents as defined by law or by local regulation.

Four Points MT LLC
 By: Lisa Tracy

RELATED DOCUMENTS FOR REFERENCE:

- Building Permit Restriction Document Number: 2517465
- Agricultural Water Users Facilities Easement Document Number: 2517465
- Improvement Agreement Document Number: 2517465

Doc # 2517465

PROJECT SURVEYOR TO SHEET 3 OF 3

DRAWN BY: TO

REVIEWED BY: NIL 4 POINTS

DATE: 4-1-15 PROJECT NO. 148-04



MERIDIAN LAND SURVEYING, INC.
 685 TECHNOLOGY BOULEVARD
 SUITE 100 BOZEMAN, MONTANA 59717
 MIKE LAPP 406.275.1746
 TONY CHALUCKI 406.250.4485
 www.meridianland.com

Four Points Minor Subdivision Park Space Requirements

| Lot | Square Feet | Acres | Units per Acre | Proposed Usage | Required Park Space per Unit | Required Park Space in Acres |
|--|-------------|-------|----------------|----------------|------------------------------|------------------------------|
| #1 | 254,498 | 5.98 | 0 | Park Land | 0 | 0.00 |
| #2 | 124,000 | 2.83 | 12 | Multifamily | .03 acre/unit | 0.34 |
| #3 | 125,623 | 2.86 | 12 | Multifamily | .03 acre/unit | 1.02 |
| #4 | 205,911 | 4.75 | 12 | Multifamily | .03 acre/unit | 1.71 |
| #5 | 284,540 | 6.53 | 12 | Multifamily | .03 acre/unit | 2.35 |
| See note 1 | 30,000 | 0.69 | 0 | Park Land | 0 | 0.00 |
| Total Required Park Land | | | | | | 6.05 |
| Total Provided Park Land and Community Center | | | | | | 6.05 |

NOTE:
 1. Future parkland will be provided in lot #5. Location to be determined at time of lot development.
 2. Lot rights shown are based on developable area and does not include areas reserved for future use.

LEGEND
 Property Boundary Line
 Easement Boundary Line
 Right of Way Boundary Line
 Wetland Boundary Line
 Proposed Improvement
 Proposed Easement

BASE ON THE PLANS
 THE BASIS OF THIS SURVEY IS THE SURVEY OF LOT 2A1 (A VETERAN)
 Scale: 1" = 100'