

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

C-W 1/8 COR. SEC. 3 FND 5/8" REBAR W/ 2" ALUM. CAP (#7330-LS) SEE CCR BK. 2, P.1620, DOC. NO. 400414

W. LINE OF E 1/2 OF SW 1/4, SEC. 3

TRACT 1A, COS 2554A
VESTA FERN ANDERSON
BAXTER RANCH HOLDING, LTD.

20' WIDE ELECTRIC POWER LINE EASEMENT PER DOC. NO. 2051458

OS H 17,520 SF

74' WIDE FUTURE PUBLIC STREET EASEMENT PER COS 2554A

OS F 15,687 SF

30' WIDE PUBLIC STREET AND UTILITY EASEMENT PER DOC. NO. 2209866

TRACT 2A, COS 2554A
BOZEMAN SCHOOL DISTRICT NO. 7
2422553

TRACT 1
C.O.S. 2360
Douglas E. Smith 2095626

127.60 (R) [N0°53'36"E]
000'53'36"
127.53 (M)

903.93 270°04'38" [N89°55'22"W]

LEGEND

- (R) RECORD DISTANCE OR AZIMUTH
- (M) MEASURED DISTANCE OR AZIMUTH
- FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP (C&H ENGR #9518-ES) OR AS NOTED OTHERWISE
- SET 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED C+H ENGR #9518-ES
- ⊙ PROPOSED STORM SEWER MANHOLE
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED WATER VALVE
- ⊙ PROPOSED LIGHT POLE
- w — PROPOSED WATER MAIN
- ss — PROPOSED SANITARY SEWER MAIN
- st — PROPOSED STORM SEWER
- — — PROPERTY BOUNDARY LINE
- — — SURROUNDING PROPERTY LINE
- — — SETBACK LINE
- — — EASEMENT LINE
- ▨ WETLANDS

BASIS FOR AZIMUTHS FROM NORTH: COS NO. 2834

Scale In Feet
0 100

Scale In Meters
0 30

