

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

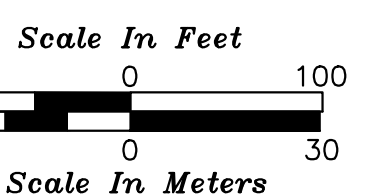
TRACT 2A, COS 2554A
BOZEMAN SCHOOL DISTRICT NO. 7
2422553

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

