

SURVEY REQUESTED BY OWNER TO CREATE 37 SINGLE FAMILY LOTS, 6 TOWN HOME LOTS, 1 PARK, 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

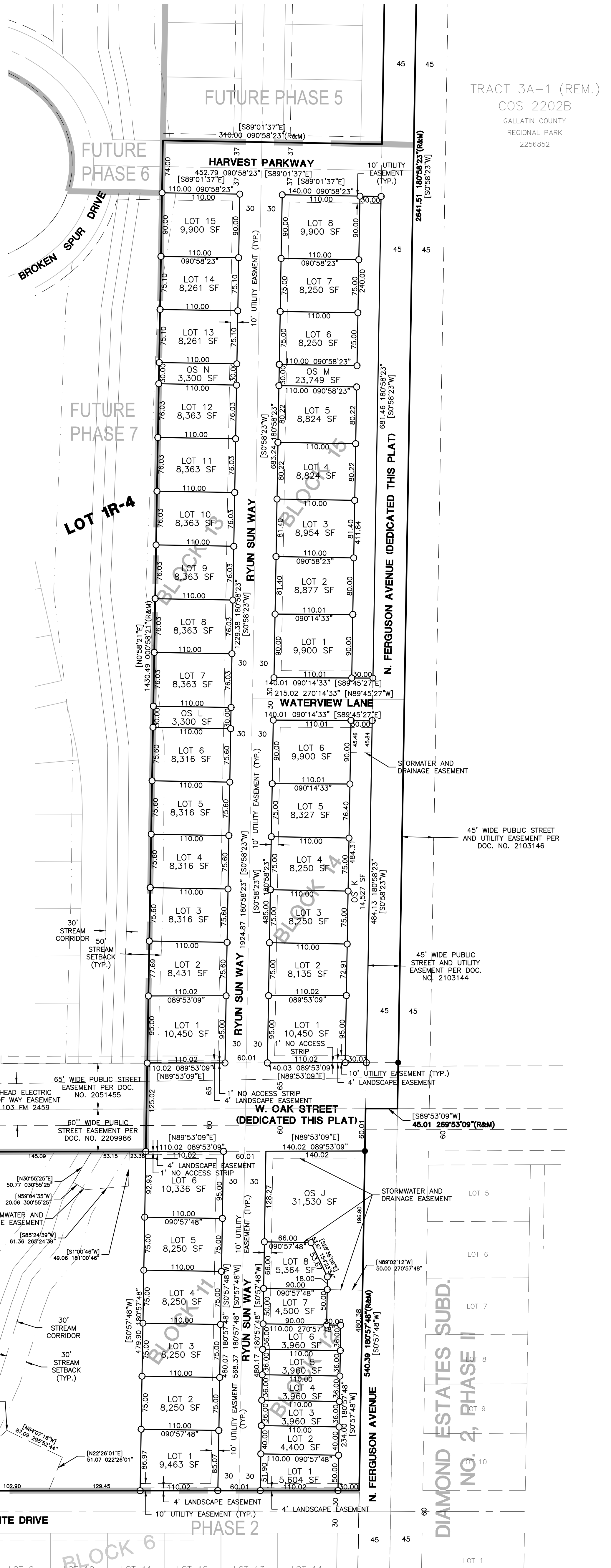
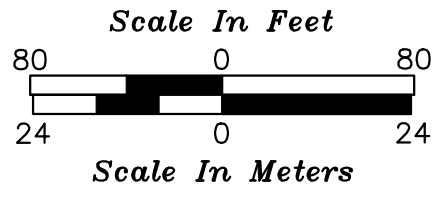
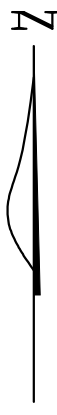
FLANDERS MILL SUBDIVISION, PHASE 4

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

LEGEND

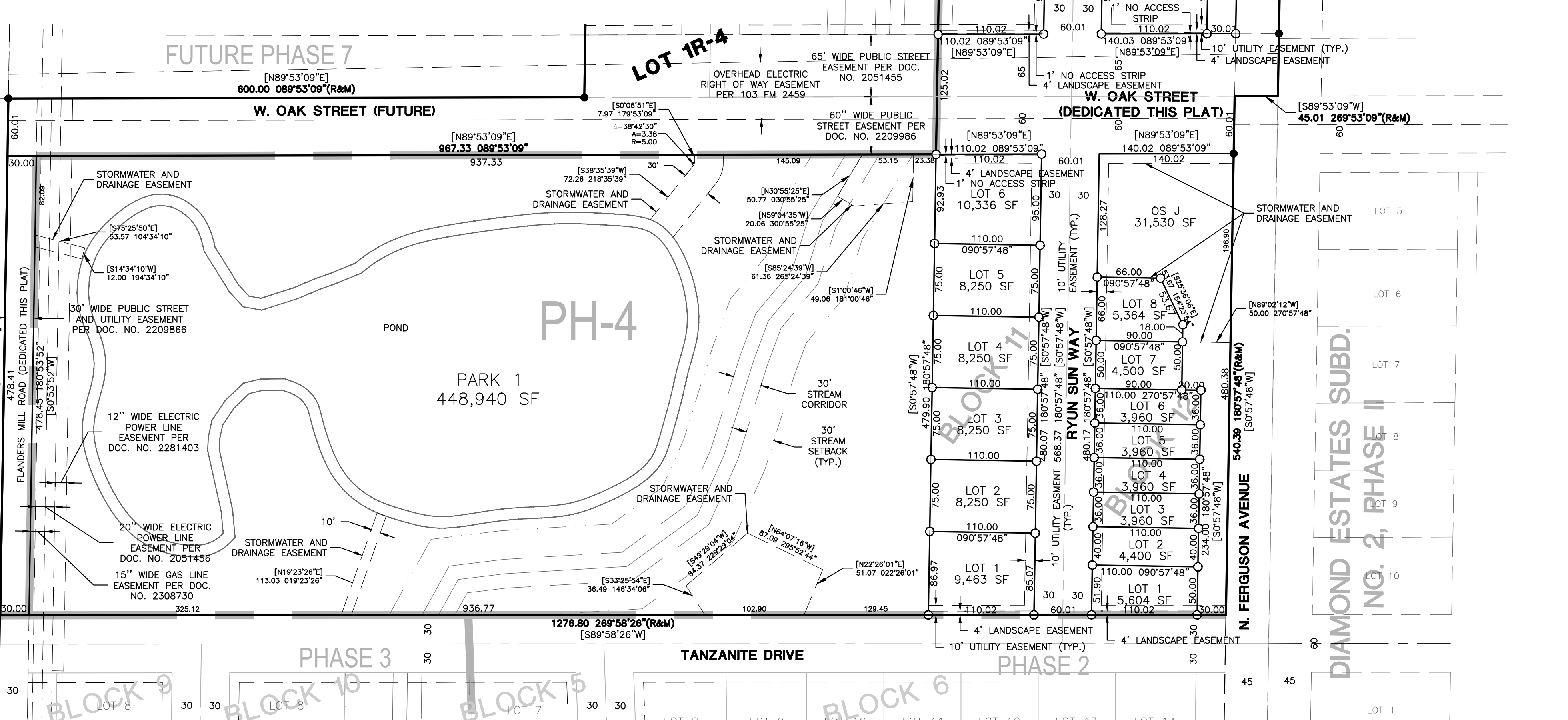
- (R) RECORD DISTANCE OR AZIMUTH
- (M) MEASURED DISTANCE OR AZIMUTH
- OS A COMMON OPEN SPACE A
- FOUND 5/8" REBAR W/ 1 1/2" ALUM. CAP (C&H ENGR #9518-ES) OR AS NOTED OTHERWISE
- SET 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "C&H ENGR #9518-ES" TO BE SET WITHIN 180 DAYS OF THE FILING OF THIS FINAL PLAT.
- 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°58'23" AS SHOWN ON C.O.S. 2834.



TRACT 1A2
COS 2554B
BOZEMAN HIGH SCHOOL DISTRICT 7
2484670

FLANDERS MILL ROAD (DEDICATED THIS PLAT)
538.42 000°53'52" (R&M)
[N02°53'52"E]



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

