

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

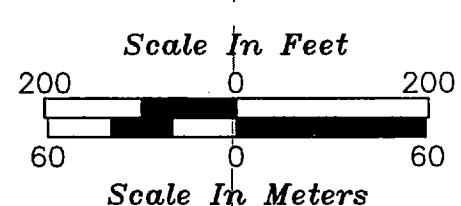
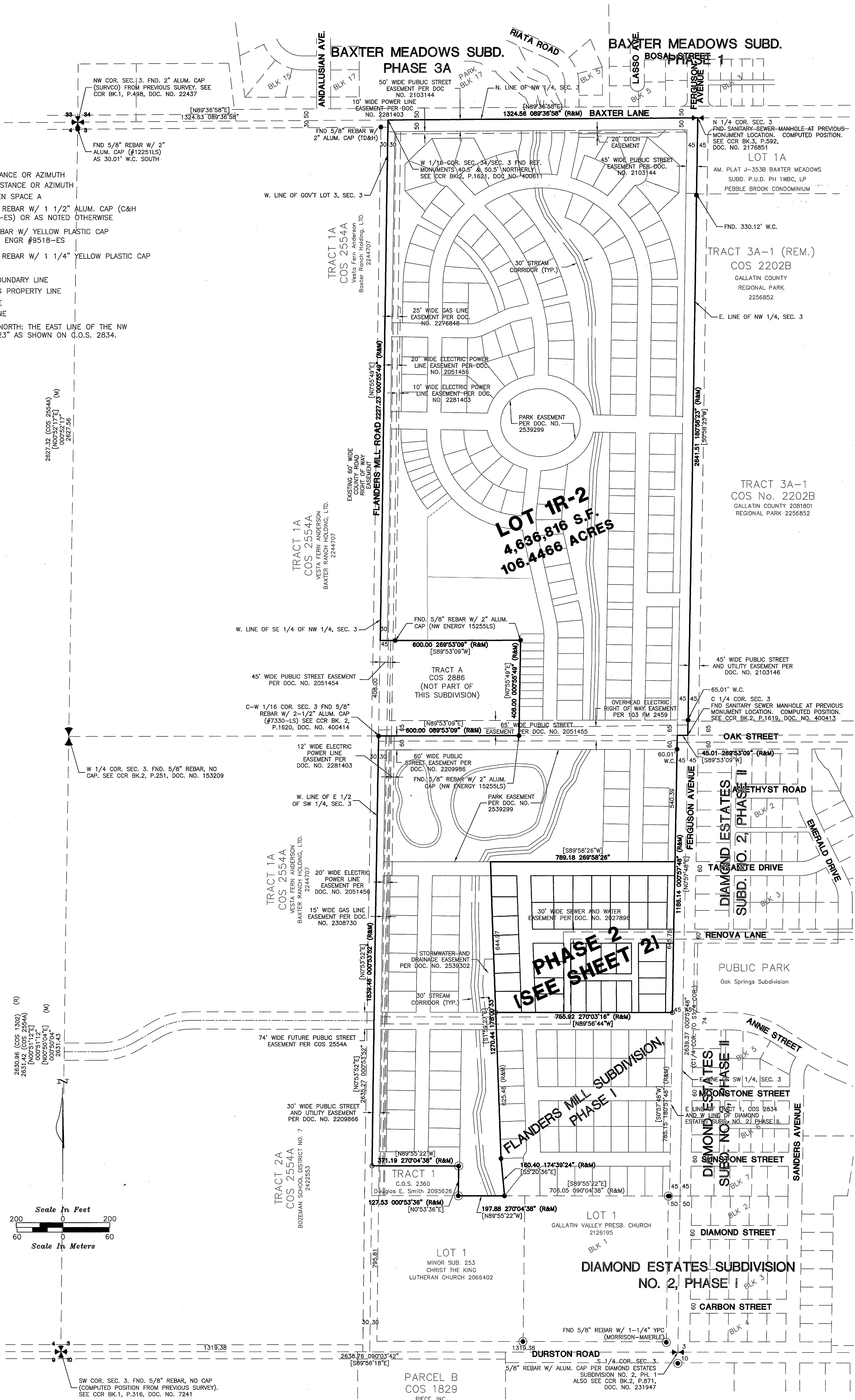
LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,
MONTANA

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 G.O.S. 2834.



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FLANDERS MILL SUBDIVISION, PHASE 2

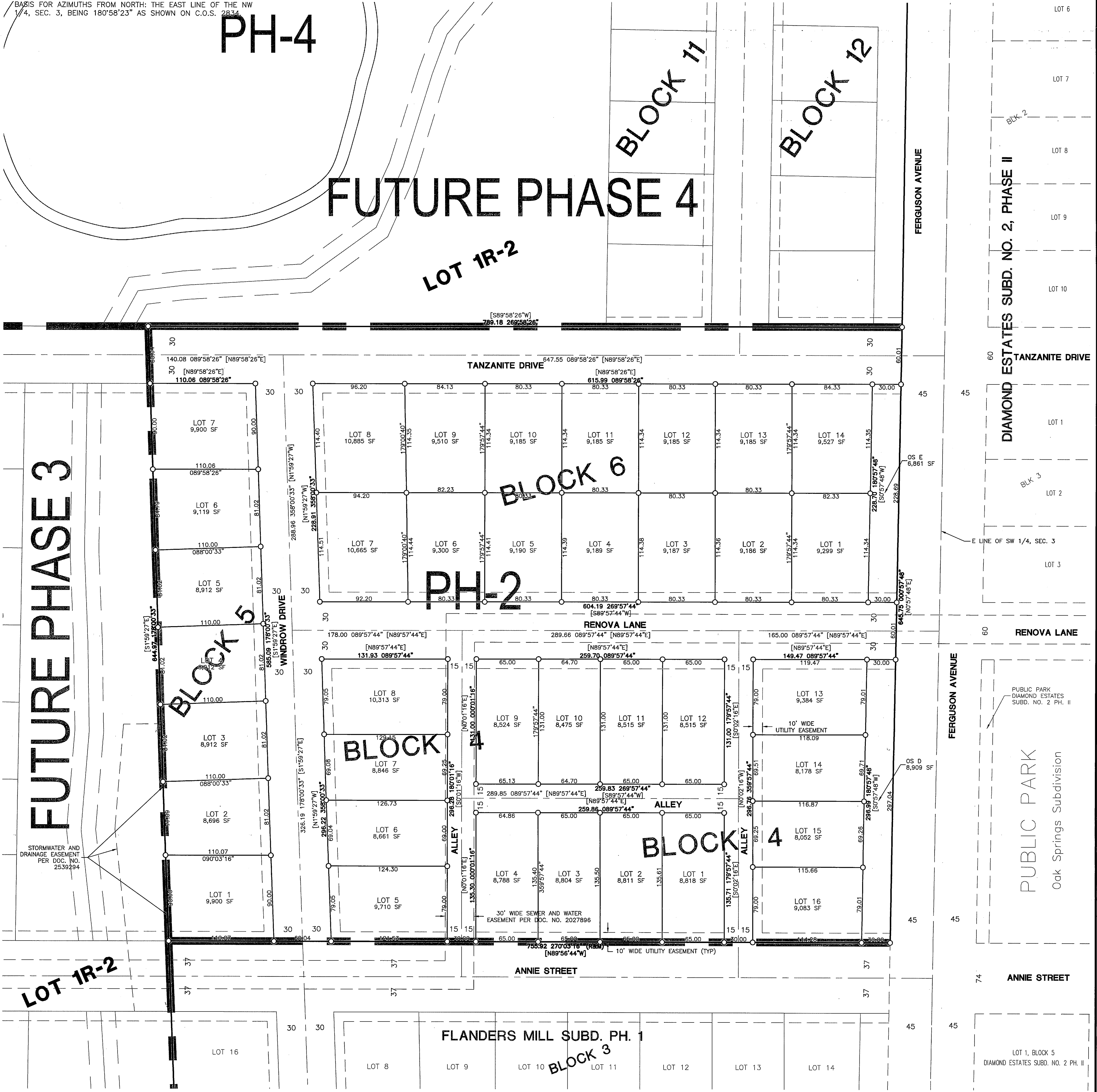
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FUTURE PHASE 3

PH-4

FUTURE PHASE 4

LOT 1R-2

BLOCK 11

BLOCK 12

BLOCK 6

PH-2

BLOCK 5

BLOCK 4

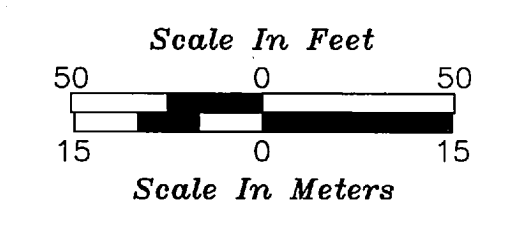
BLOCK 4

FLANDERS MILL SUBD. PH. 1

BLOCK 3

DIAMOND ESTATES SUBD. NO. 2, PHASE II

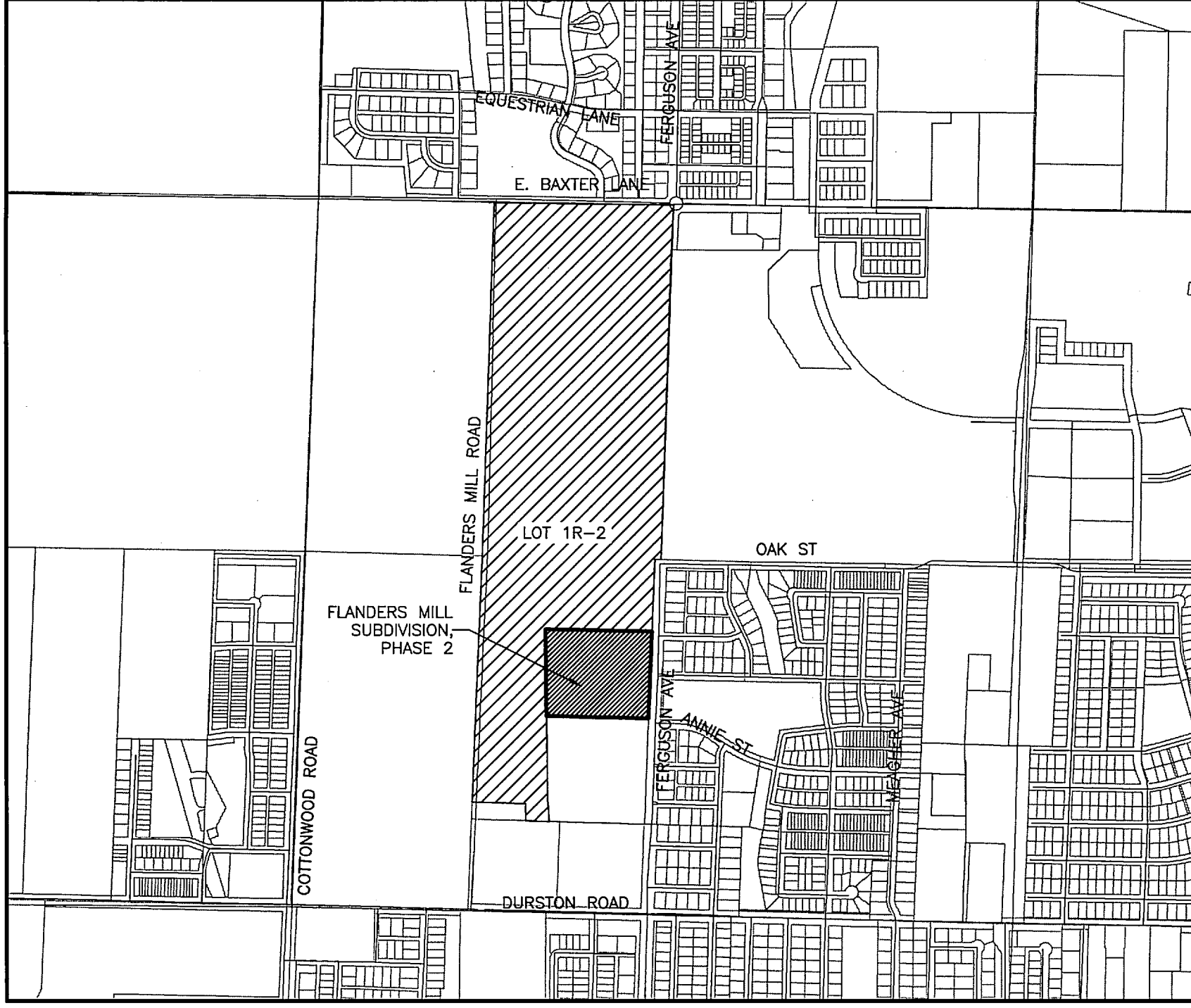
PUBLIC PARK
Oak Springs Subdivision



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 (NTS)

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
Grand Total	338,505	15,770	144,110	498,385

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

TOTAL AREA OF SUBDIVISION = 5,135,201 S.F. (117.8880 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, Flanders Mill Subdivision, Phase 1, 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 = 5,135,201 square feet, 117.8880 acres or 477,075.8 square meters. Subject to existing easements.

The above described tract of land is to be known and designated as FLANDERS MILL SUBDIVISION, PHASE 2, 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: Renova Lane, Tanzanite Drive, Windrow 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: Homelands Development Co., LLC, Managing Member

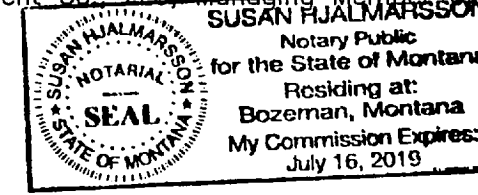
Dated this 16 day of Sept, 2016.

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 Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC.

Susan Hjalmarsson
Notary Public for the State of Montana
Residing at:
My commission expires:

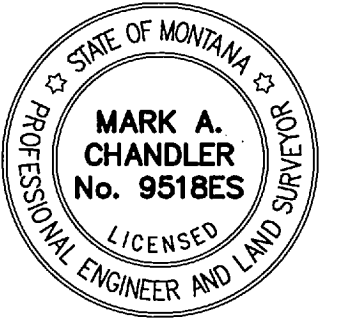


CERTIFICATE OF COMPLETION OF IMPROVEMENTS

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 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, Tanzanite Drive, Windrow Drive, and Alleys. Financially Guaranteed Improvements: Curb and Gutter, Pavement, Sidewalks, Signage, and Street Lighting in Renova Lane, Tanzanite Drive, Windrow Drive, and Alleys. 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, subject to the above indicated warranty.

Walter Wolf, Managing Member
Date: 9-16-16
Flanders Mill, LLC
By: Homelands Development Co., LLC, Managing Member
By: Walter Wolf, Managing Member

Mark A. Chandler Date: 9/15/16
Mark A. Chandler
Montana License No. 9518ES



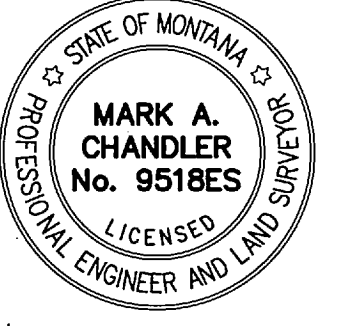
C. R. Williams Date: 10/10/16
Director of Public Works,
City of Bozeman, Montana

CERTIFICATE OF SURVEYOR

I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 9518ES, do hereby certify that between March 8, 2016 and September 15, 2016, FLANDERS MILL SUBDIVISION, PHASE 2, 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 15th 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, 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 10 day of October, 2016.

C. R. Williams
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 76-1-601 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 10 day of October, 2016.

C. R. Williams
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. 2560172

Dated this 11 day of October, 2016.

By: Denise Stale 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 10:49 o'clock A.M. this 11th day of October, A.D., 2016 and recorded in Book 3 of Plats, on Page 590, records of the Clerk and Recorder, Gallatin County, Montana.

By: Charlotte Mills by Cassidy Jones Deputy
Deputy Clerk and Recorder

2560172



APPROVED AS TO FORM
Tom O'Connell
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 affect the text or graphics contained on this plat 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, easements, or other documents as allowed by law or by local regulations.

Dated this 16 day of Sept, 2016.

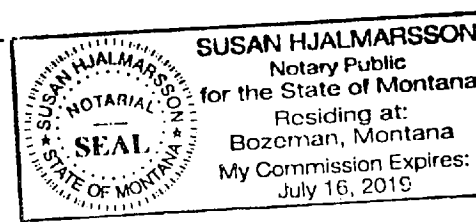
OWNER:
Flanders Mill, LLC
By: Homelands Development Co., LLC, Managing Member

Walter Wolf
By: Walter Wolf, Managing Member

STATE OF MONTANA
COUNTY OF GALLATIN

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

Susan Hjalmarsson
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 plotted 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 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.

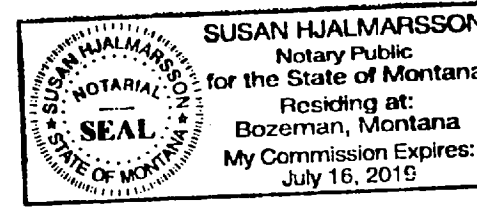
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By: Homelands Development Co., LLC, Managing Member

Walter Wolf
By: Walter Wolf, Managing Member

STATE OF MONTANA
COUNTY OF GALLATIN

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Susan Hjalmarsson
Notary Public for the State of Montana
Printed Name: _____
Residing at: _____
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GENERAL NOTES

1. NOTICE IS HEREBY GIVEN to all potential purchasers of Lot 1R-2 of the plat 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 plat 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.
- 2.
3. Phases 3-7 have not yet been platted. Interior parcel boundaries for these phases are subject to change.
4. All common open space parcels shown are also public access easements.
5. Utility easements are 10' wide along street lines, or as shown.
6. 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.
7. 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.
8. 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.
9. 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 1 - 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. = 9.5495 AC. (415,976 S.F.)