

SURVEY REQUESTED BY OWNER TO CREATE 31 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 3**

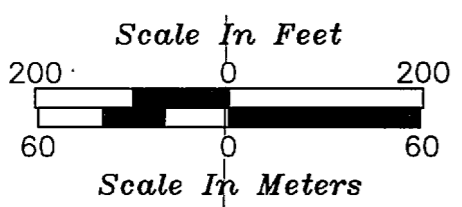
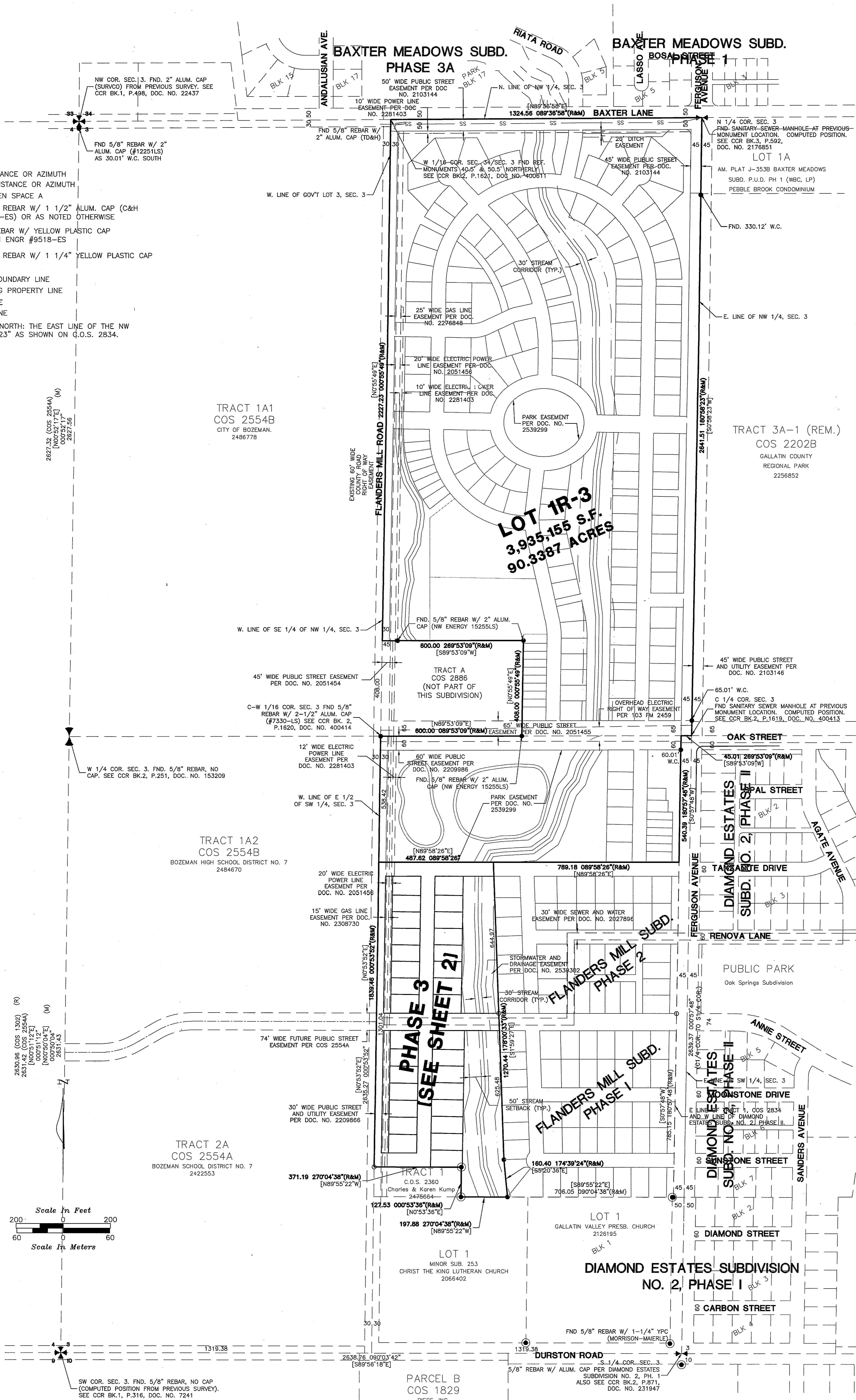
LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA

J-604

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.



CONDITIONS OF APPROVAL FOR  
**FLANDERS MILL SUBDIVISION, PHASE 3**

LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,  
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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

Pursuant to ARM 24.183.1107 (4):

- (a) Any text and/or graphic representations of requirements by the governing body for final plat approval including, but not limited to, setbacks from streams or riparian areas, floodplain boundaries, no-build areas, building envelopes, or the use of particular parcels, are shown on the Conditions of Approval sheet;
- (b) The Landowner hereby certifies that the text and/or graphics shown on the Conditions of Approval sheet represents requirements by the governing body for final plat approval and that all conditions of subdivision application have been satisfied; and
- (c) The information shown is current as of the date of the certification required in (4)(b), 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.

Pursuant to A.R.M. 24.183.1107 UNIFORM STANDARDS FOR FINAL SUBDIVISION PLATS: Section (2)(e)(xxiii)(A): "Federal, state and local plans, policies, regulations, and/or conditions of subdivision approval that may limit the use of the property, including the location, size, and use are shown on the Conditions of Approval sheet or as stated. (B): Buyers of the property should ensure that they have obtained and reviewed all sheets of the plat and all documents recorded and filed in conjunction with the plat and that buyers of the property are strongly encouraged to contact local planning department and become informed of any limitations on the use of the property prior to closing."

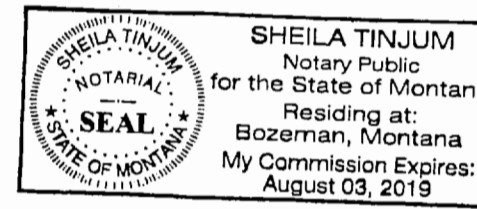
Dated this 15<sup>th</sup> day of May, 2017.

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 15<sup>th</sup> day of May, 2017,  
by Walter Wolf as Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC.

Sheila Tinjum  
Notary Public for the State of Montana  
Printed Name: Sheila Tinjum  
Residing at: Bozeman, Montana  
My commission expires: 08/03/2019



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 F, G, H, and I. 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 G and I.  
Financially Guaranteed Improvements: Landscaping in Common Open Space F and H.  
The subdivider hereby grants ownership of all non-public infrastructure improvements to Flanders Mill Homeowner's Association, Inc.

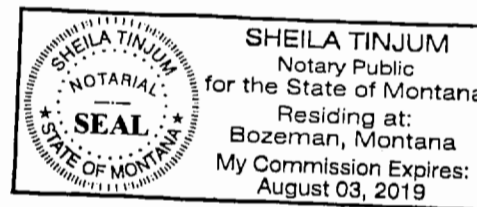
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Sheila Tinjum  
Notary Public for the State of Montana  
Printed Name: Sheila Tinjum  
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GENERAL NOTES

1. NOTICE IS HEREBY GIVEN to all potential purchasers of Lot 1R-3 of the plot of Flanders Mill Subdivision, Phase 3, 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-3 of the plot of Flanders Mill Subdivision, Phase 3, 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. Phases 4-7 have not yet been platted. Interior parcel boundaries for these phases are subject to change.
3. All common open space parcels shown are also public access easements.
4. Utility easements are 10' wide along street lines, or as shown.
5. 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.
6. 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.
7. 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.
8. 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 3 - REQUIRED PARK AREA:  
TOTAL DWELLING UNITS: 31 SINGLE FAMILY LOTS = 31 DU  
PARK AREA REQUIRED = 31 DU\*0.03 AC./DU = 0.9300 AC. (40,511 S.F.)

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. - 0.9300 AC. = 8.6195 AC. (375,465 S.F.)

SURVEY REQUESTED BY OWNER TO CREATE 31 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

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MONTANA

J-604

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20.00' WIDE ELECTRIC POWER LINE EASEMENT PER DOC. NO. 2051456

15.00' WIDE GAS LINE EASEMENT PER DOC. NO. 2308730

TRACT 1A2  
COS 2554B  
BOZEMAN HIGH SCHOOL DISTRICT NO. 7  
2484670

30' WIDE PUBLIC STREET AND UTILITY EASEMENT PER DOC. NO. 2208866

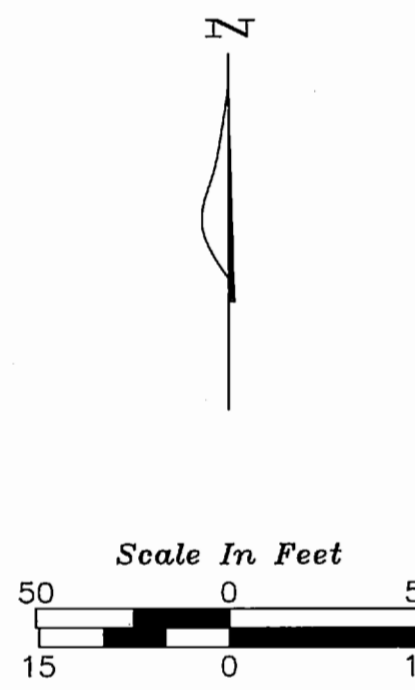
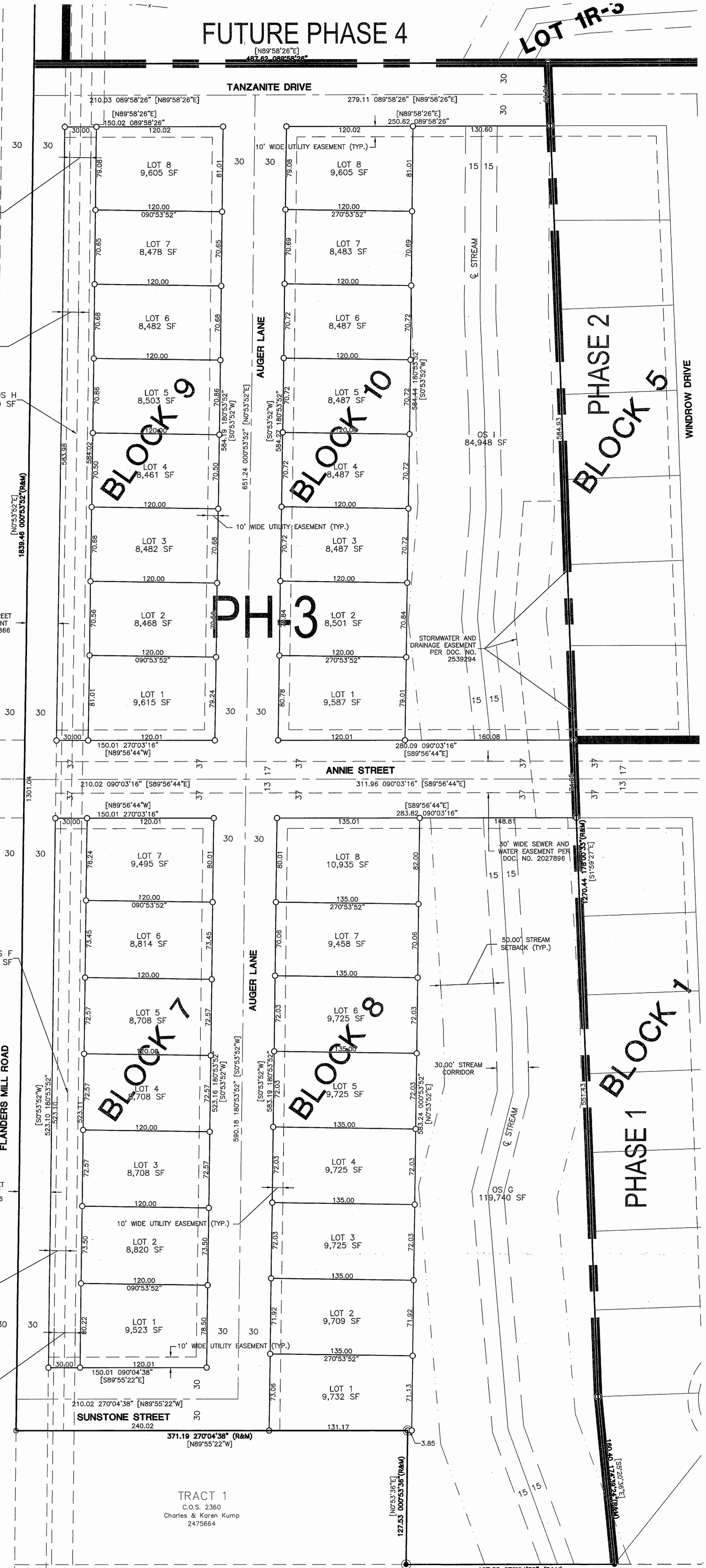
74.00' WIDE FUTURE PUBLIC STREET EASEMENT PER COS 2554A

30' WIDE PUBLIC STREET AND UTILITY EASEMENT PER DOC. NO. 2208866

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

15.00' WIDE GAS LINE EASEMENT PER DOC. NO. 2308730

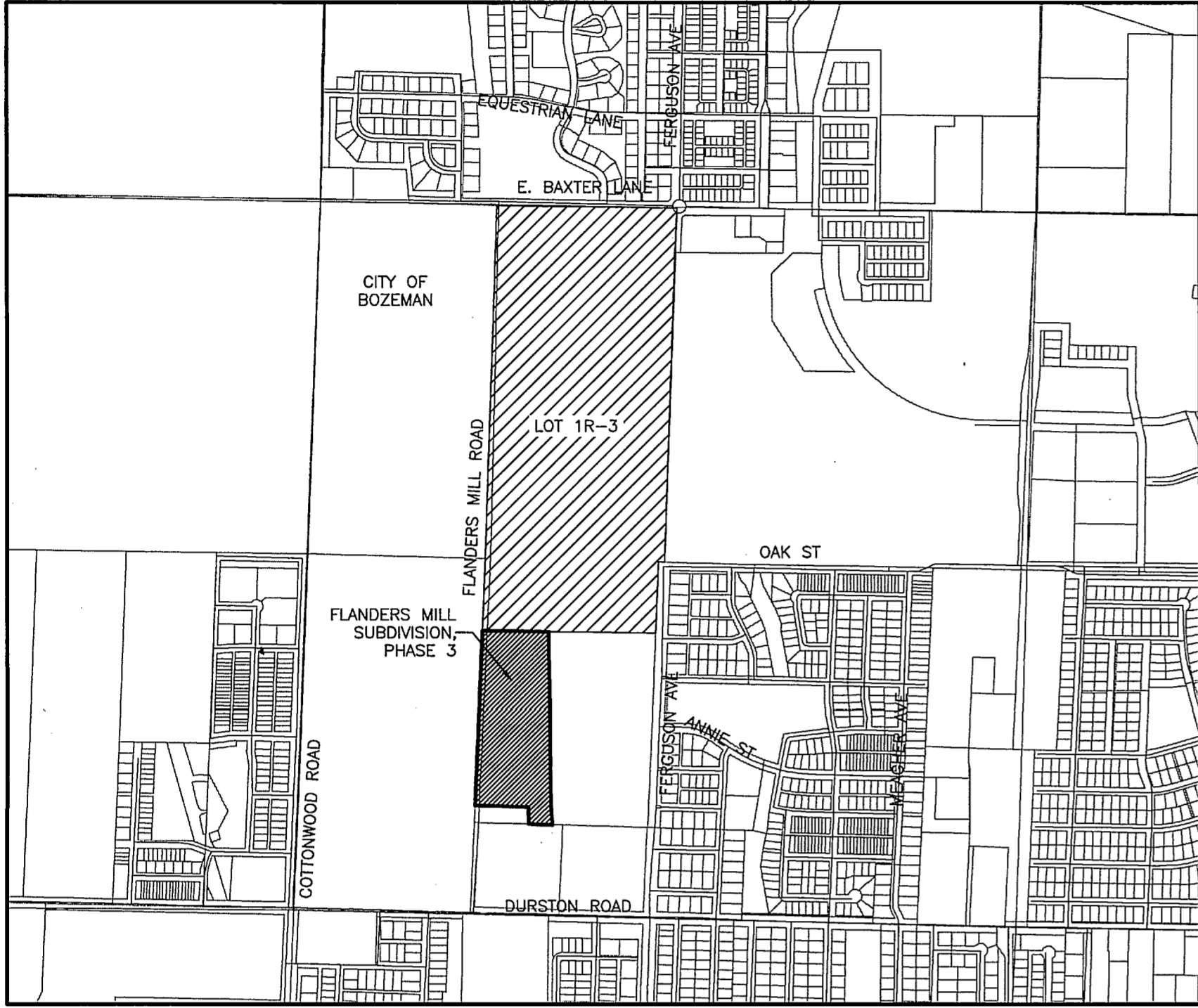
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R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,  
MONTANA

J-604



VICINITY MAP (NTS)

**PHASE 3 PARCEL AREA CALCS**

Block	R-3	OS	ROW	Grand Total
7	62,776	15,693		78,469
8	78,734	119,740		198,474
9	70,094	17,520		87,614
10	70,124	84,948		155,072
N/A			182,032	182,032
<b>TOTAL</b>	<b>281,728</b>	<b>237,901</b>	<b>182,032</b>	<b>701,661</b>

LOT 1R-3: 3,935,155 S.F.

TOTAL AREA OF SUBDIVISION = 4,636,816 S.F. (106.4466 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-2, Flanders Mill Subdivision, Phase 2, 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 = 4,636,816 square feet, 106.4466 acres or 430,774.3 square meters. Subject to existing easements.

The above described tract of land is to be known and designated as FLANDERS MILL SUBDIVISION, PHASE 3, 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: Flanders Mill Road, Sunstone Street, Auger Lane, Annie Street (excluding center medians), and Tanzanite Drive. The property owner's association shall maintain the medians in Annie Street.

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

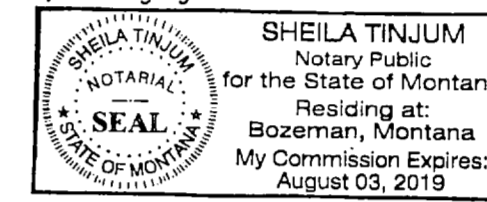
Dated this 15<sup>th</sup> day of May, 2017.

*Walter Wolf*  
By: Walter Wolf, Managing Member

STATE OF MONTANA  
COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 15<sup>th</sup> day of May, 2017, by Walter Wolf as Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC.

Notary Public for the State of Montana  
Printed Name: Sheila Tinjum  
Residing at: Bozeman, Montana  
My commission expires: 08/03/2019



**GRANT OF PUBLIC ACCESS AND DRAINAGE EASEMENT**

The undersigned hereby grant to the public for public use forever a public access and drainage easement over, under, and across all of Open Space F, Open Space G, Open Space H, and Open Space I.

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

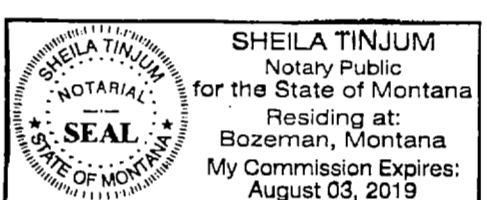
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Notary Public for the State of Montana  
Printed Name: Sheila Tinjum  
Residing at: Bozeman, Montana  
My commission expires: 08/03/2019



**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 3, 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: Curb and Gutter, Pavement, Water, Sanitary Sewer, and Storm Sewer in Sunstone Street, Auger Lane, Annie Street, and Tanzanite Drive.  
Financially Guaranteed Improvements: Sidewalks, Signage, and Street Lighting in Sunstone Street, Auger Lane, Annie Street, and Tanzanite Drive; Curb and Gutter, Pavement, Water, Storm Sewer, Signage, Asphalt Trail, Pedestrian Ramps, Landscaping, and Ditch Realignment for Flanders Mill Road; and Sidewalks adjacent to lots.

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* Date: 5-15-17  
Flanders Mill, LLC  
By Homelands Development Co., LLC, Managing Member  
By: Walter Wolf, Managing Member

*Mark A. Chandler* Date: 5/10/17  
Mark A. Chandler  
Montana License No. 9518ES



APPROVED AS TO FORM  
*T. Cooper*  
City Attorney

*Dick Hest*, acting for Date: 5/24/17  
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 April 28, 2017, FLANDERS MILL SUBDIVISION, PHASE 3, 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 10<sup>th</sup> day of MAY, 2017.

*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 24<sup>th</sup> day of MAY, 2017.

*Dick Hest* For  
Director of Public Works, City of Bozeman, Montana

APPROVED AS TO FORM  
*T. Cooper*  
City Attorney

**CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW**

Flanders Mill Subdivision, Phase 3, 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 76-1-801 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 24<sup>th</sup> day of may, 2017.

*Dick Hest* For  
Director of Public Works City of Bozeman, Montana

APPROVED AS TO FORM  
*T. Cooper*  
City Attorney

**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.

Dated this 23<sup>rd</sup> day of May, 2017.

By: *Marisa Radaw*, Deputy  
Deputy Treasurer of Gallatin County

RG69366

Doc # 2580843

**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 11:31 o'clock A.M. this 25<sup>th</sup> day of May, A.D., 2017, and recorded in Book J of Plats, on Page 604, records of the Clerk and Recorder, Gallatin County, Montana.

*Charlotte Mills* By: *Carrine Jones*  
Deputy Clerk and Recorder

