

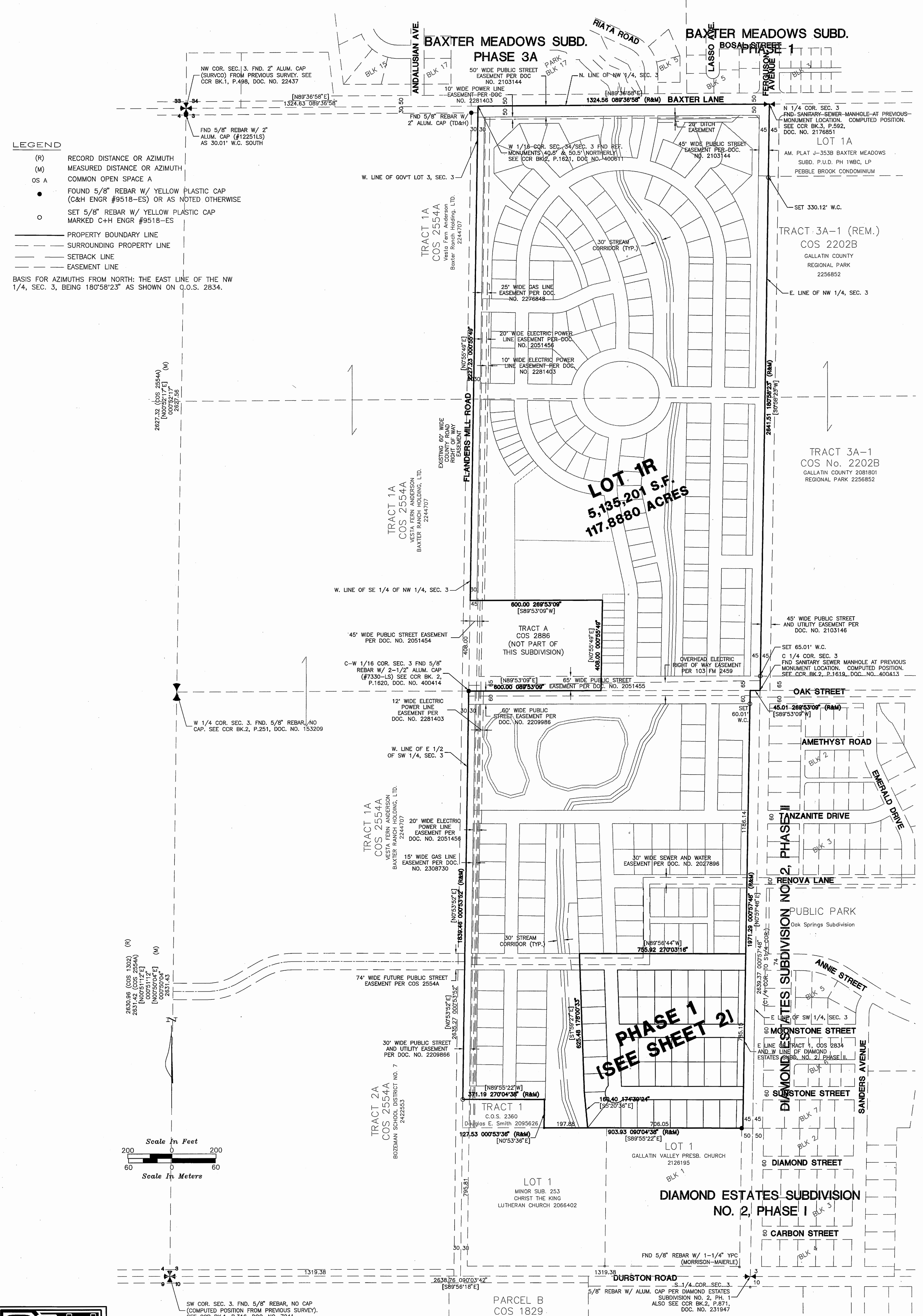
SURVEY REQUESTED BY OWNER TO CREATE 14 SINGLE FAMILY LOTS, 1 REMAINDER LOT, AND ASSOCIATED RIGHT OF WAY AND OPEN SPACE PARCELS FROM AN EXISTING TRACT OF LAND

OWNER:
FLANDERS MILL, L.L.C.
DEED REF. DOC. NO. 2446585

FINAL PLAT OF

FLANDERS MILL SUBDIVISION, PHASE 1 J-582

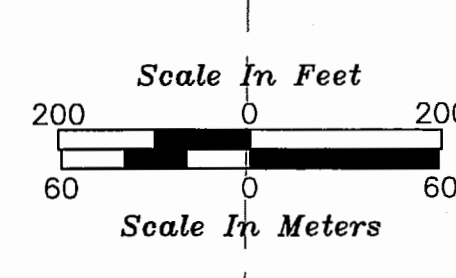
LOCATED IN THE E 1/2 OF THE W 1/2 OF SEC. 3, T. 2 S.,
R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY,
MONTANA



LEGEND

- (R) RECORD DISTANCE OR AZIMUTH
- (M) MEASURED DISTANCE OR AZIMUTH
- OS A COMMON OPEN SPACE A
- FOUND 5/8" REBAR W/ 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
- 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 O.O.S. 2834.



**PHASE 1
SEE SHEET 2)**



SURVEY REQUESTED BY OWNER TO CREATE 44 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. 2446585

FINAL PLAT OF

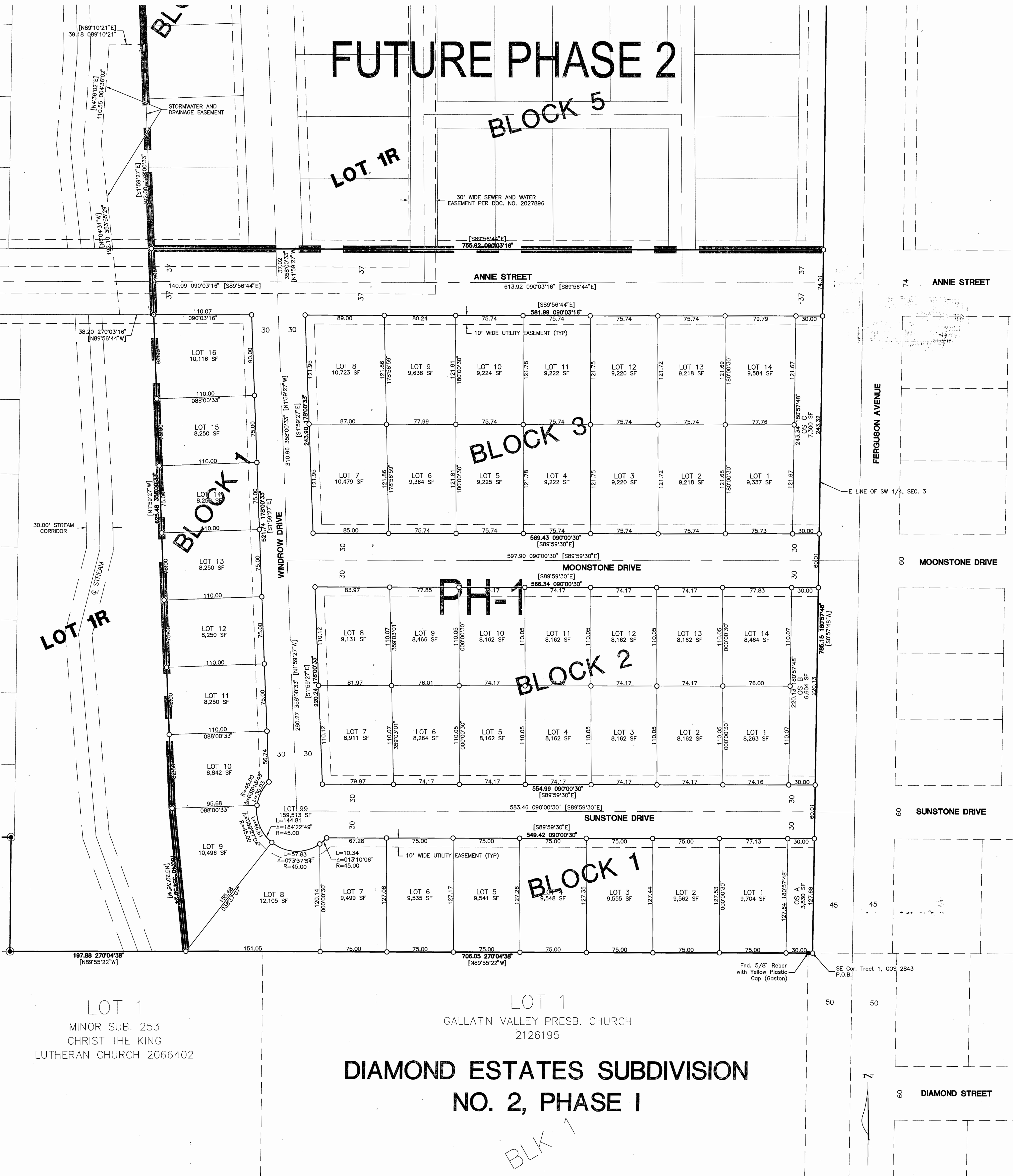
FLANDERS MILL SUBDIVISION, PHASE 1 | J-582

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

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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.



LOT 1
MINOR SUB. 253
CHRIST THE KING
LUTHERAN CHURCH 2066402

LOT 1
GALLATIN VALLEY PRESB. CHURCH
2126195

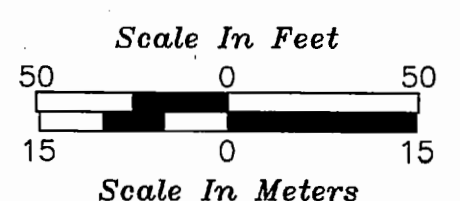
**DIAMOND ESTATES SUBDIVISION
NO. 2, PHASE I**

BLK 1

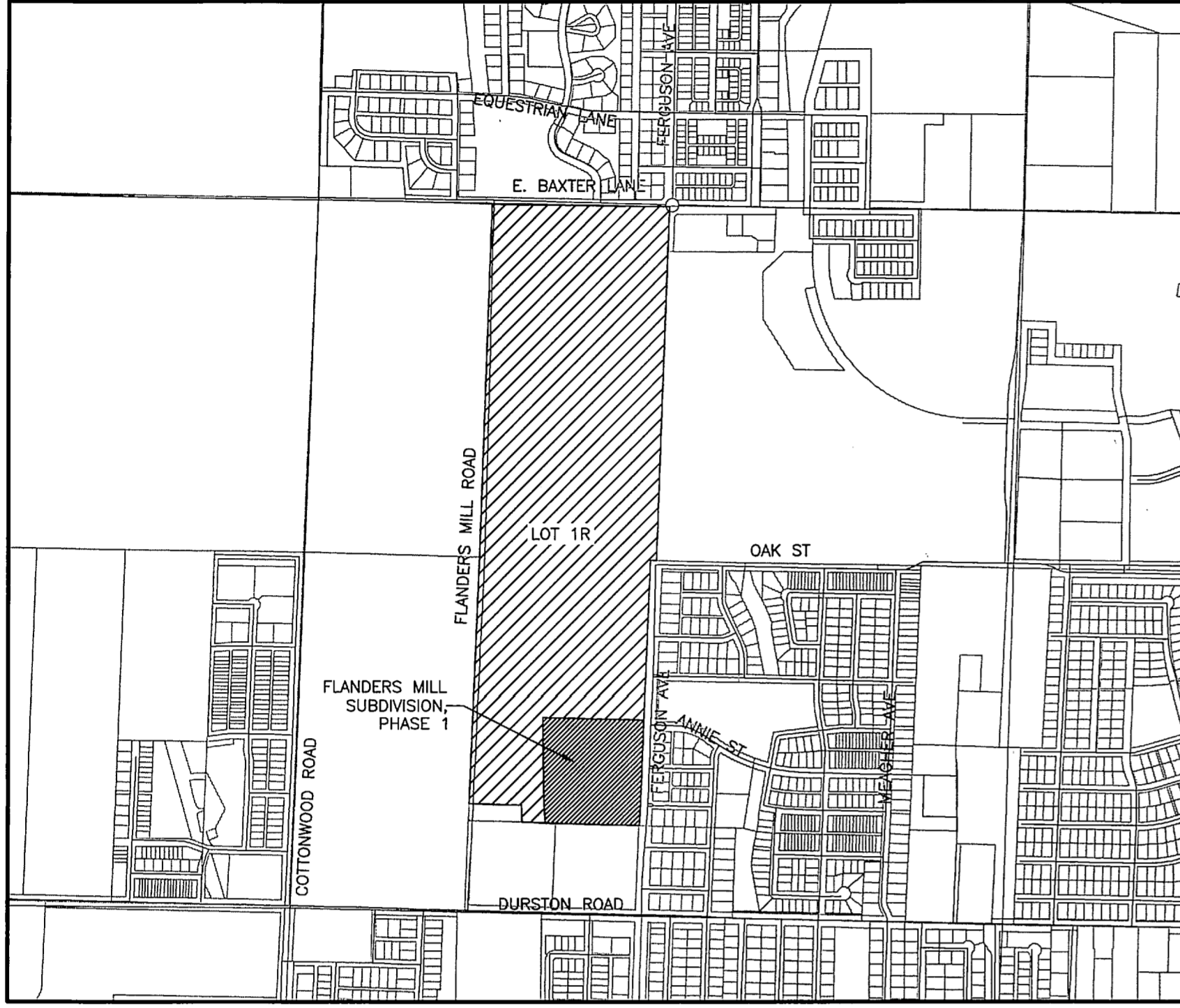


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Charlotte Mills - Gallatin County, MT
PLAT



FINAL PLAT OF
FLANDERS MILL SUBDIVISION, PHASE 1 J-582
 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



VICINITY MAP (NTS)

PHASE 1 PARCEL AREA CALCS

Block	R-3	OS	ROW	Grand Total
0			159,513	159,513
1	149,752	3,830		153,582
2	116,798	6,604		123,402
3	132,895	7,300		140,195
Grand Total	399,445	17,734	159,513	576,691

LOT 1R: 5,135,201 S.F.

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

Tract 1, Certificate of Survey No. 2834, except Tract A, Certificate of Survey No. 2886, 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 = 5,711,893 square feet, 131.1270 acres or 530,652.2 square meters. Subject to existing easements.

The above described tract of land is to be known and designated as FLANDERS MILL SUBDIVISION, PHASE 1, 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: Sunstone Drive, Moonstone Drive, Annie Street (excluding medians), and Windrow Drive. The property owners 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.

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 A, B, and C. 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 platted 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: Storm water retention facilities in Stormwater and Drainage Easement located in Lot 1R. Landscaping in Common Open Space A, B, and C.
 Financially Guaranteed Improvements: None.

The subdivider hereby grants ownership of all non-public infrastructure improvements to the Flanders Mill Subdivision Homeowner's Association.

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

Dated this 18th day of January, 2016.

Walter Wolf
 By: Walter Wolf, Managing Member

STATE OF MONTANA
 COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 18th day of January, 2016, by Walter Wolf as Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC.

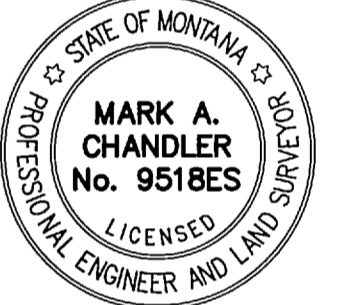
Andrea Spaulding
 Notary Public for the State of Montana
 Printed Name: Andrea Spaulding
 Residing at: Bozeman
 My commission expires: August 25th, 2018

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 registered 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 1, 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: Sunstone Drive, Moonstone Drive, Annie Street, Windrow Drive, and their associated Water, Sanitary Sewer, and Storm Sewer Infrastructure; sidewalk adjacent to open space areas; pedestrian ramps; street lighting. Financially Guaranteed Improvements: 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: 1-18-16
 Flanders Mill, LLC
 By Homelands Development Co., LLC, Managing Member
 By: Walter Wolf, Managing Member

Mark A. Chandler Date: 1/18/16
 Mark A. Chandler
 Montana Registration No. 9518ES
g.r.will Date: 3/2/16
 Director of Public Works,
 City of Bozeman, Montana

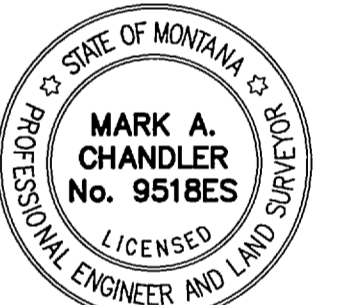


CERTIFICATE OF SURVEYOR

I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 9518ES, do hereby certify that between February 15, 2014 and January 18, 2016, FLANDERS MILL SUBDIVISION, PHASE 1, 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 76-3-825, M.C.A., and the Bozeman Municipal Code.

Dated this 18th day of JANUARY, 2016.

Mark A. Chandler
 Mark A. Chandler
 Montana Registration 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 2 day of March, 2016.

g.r.will
 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 2 day of March, 2016.

g.r.will
 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.

Dated this 20th day of January, 2016.

By: Marisa Gadow Deputy RGG9366
 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 2:24 o'clock P.M. this 18th day of March, A.D., 2016 and recorded in Book 5 of Plats, on Page 582, records of the Clerk and Recorder, Gallatin County, Montana.

Doc 2539294

Charlotte Mills By: Pamela
 Deputy Clerk and Recorder

2539294
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 CHARLOTTE MILLS - GALLATIN COUNTY, MT

APPROVED AS TO FORM
Tom Cooper
 City Attorney

CONDITIONS OF APPROVAL FOR
FLANDERS MILL SUBDIVISION, PHASE 1 | J-582
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

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 18th day of January, 2016.

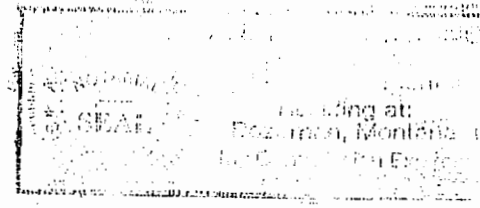
OWNER:
Flanders Mill, LLC
By: Homelands Development Co., LLC, Managing Member


By: Walter Wolf, Managing Member

STATE OF MONTANA
COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 18th day of January, 2016,
by Walter Wolf as Managing Member of Homelands Development Co., LLC, Managing Member of Flanders Mill, LLC.

Andrea Spaulding
Notary Public for the State of Montana
Printed Name: Andrea Spaulding
Residing at: Bozeman
My commission expires: August 25th 2018



GENERAL NOTES

1. NOTICE IS HEREBY GIVEN to all potential purchasers of Lot 1R of the plat of Flanders Mill Subdivision, Phase 1, 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 final plat review or subdivision 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 of the plat of Flanders Mill Subdivision, Phase 1, 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 2-7 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 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. = 10.7662 AC. (468,976 S.F.)