

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 5/8 COR. SEC. 3 FND 5/8" REBAR W/ 2 1/4" 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. 2051445

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

30' WIDE PUBLIC STREET AND UTILITY EASEMENT PER DOC. NO. 2209866

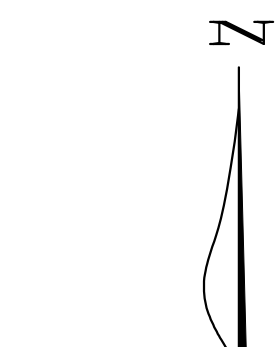
- LEGEND**
- (R) RECORD DISTANCE OR AZIMUTH
 - (M) MEASURED DISTANCE OR AZIMUTH
 - FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP (C&H ENGR #9518-ES) OR AS NOTED OTHERWISE
 - SET 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED C+H ENGR #9518-ES
 - ⊙ PROPOSED STORM SEWER MANHOLE
 - ⊙ PROPOSED SANITARY SEWER MANHOLE
 - ⊙ 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

TRACT 1
C.O.S. 2360
Douglas E. Smith 2095626

127.60 (R)
[N0°53'36"E]
000'53'36"
127.63 (M)

371.61 (R)
371.20 (M)



Scale In Feet
0 100
30 0 30
Scale In Meters

PARCEL B
COS 1829
PIECE, INC.

DIAMOND ESTATES SUBDIVISION
NO. 2, PHASE I

DURSTON ROAD

FND 5/8" REBAR W/ 1 1/4" YPC (MORRISON-MAIERLE)
S 1/4 COR. SEC. 3
5/8" REBAR W/ ALUM. CAP PER DIAMOND ESTATES
SUBDIVISION NO. 2, PH. 1
ALSO SEE CCR BK. 2, P.871,
DOC. NO. 231947

SANDERS AVE