

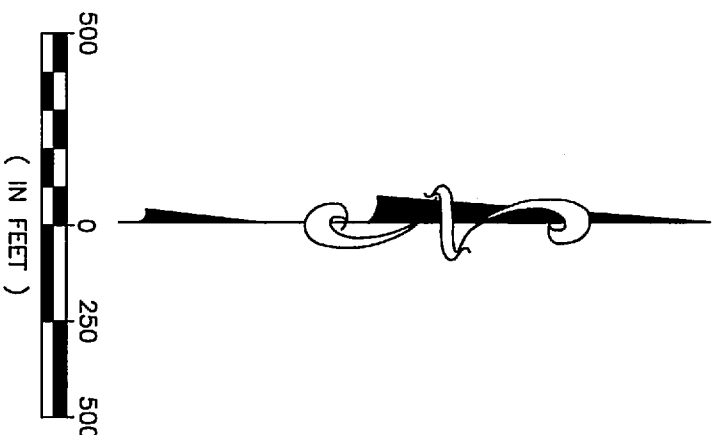
CERTIFICATE OF DEDICATION

We, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots, blocks, streets, and alleys, and other divisions and dedications, as shown by the plat hereunto included the following described tract of land to wit:

Phase 3 of The Lakes at Valley West, being Lot R2 of The Lakes at Valley West - Phase 1 & Phase 2, Plat J-572, situated in the NE1/4 of Section 9, Township 2 South, Range 5 East, Principal Meridian, City of Bozeman, Gallatin County, Montana, more particularly described as follows:

Commencing at the Corner to Sections 4, 5, 8, and 9, Township 2 South, Range 5 East, Principal Meridian, as described on Certified Corner Recordation, Book 4, Page 931, Document No. 2269276, filed at the Gallatin County Clerk and Recorder's Office; thence N 89° 04' 19"E for 1337.20 feet to the West One-Sixteenth Corner between Section 4 and Section 9; thence S 0° 59' 02"W for 80.08 feet along the east boundary of the NW1/4 of Section 9 to a point on the south right-of-way of Durston Road, the Point of Beginning; thence N 28° 04' 19"E for 873.56 feet along the south right-of-way of Durston Road to the northwest corner of Phase 2 of The Lakes at Valley West; thence S 1° 54' 25"E, 25.00 feet to an angle point on the west boundary of Phase 2 of The Lakes at Valley West; thence S 1° 54' 25"W, 388.15 feet to an angle point on the southwest corner of Phase 2 of The Lakes at Valley West; thence S 13° 17' 40"E, 487.01 feet to a point on the west right-of-way of North Laurel Parkway; thence S 0° 59' 16"W, 694.85 feet to a point on the north boundary of the SE1/4 of Section 9; thence S 88° 28' 17"W, 1292.11 feet to the Northwest One-Sixteenth Corner of Section 9; thence N 00° 59' 02"E for 1291.80 feet along the east boundary of the NW1/4 of Section 9, to the Point of Beginning.

The Area of the above described tracts of land is 1,376,730 square feet, or 31.605 acres, more or less.



The above-described tract of land is to be known and designated as **The Lakes at Valley West - Phase 3**. City of Bozeman, Gallatin County, Montana, and the lands included in all streets, avenues, alleys, and parks or public lands, and the easements, rights, and interests therein, shall be dedicated to the public use of the City of Bozeman, Montana, and the lands included in all streets, avenues, alleys, and parks or public lands dedicated to the public use of the City of Bozeman shall be dedicated to the public use of the City of Bozeman, Montana, and the City of Bozeman accepts no responsibility for maintaining the same. The owner agrees that the City of Bozeman 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, hereby dedicated to public use, shall be the responsibility of the owner for maintenance including Westerland Drive and Westgate Avenue. 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 point 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.

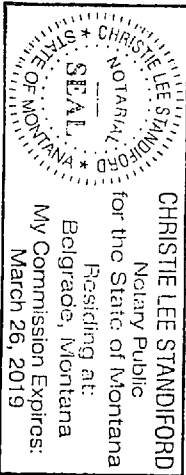
THE LAKES AT VALLEY WEST, BOZEMAN TWO, LLC.

James M. Kilday
James M. Kilday, Authorized Representative
Dated March 9, 2017

State of Montana
County of Gallatin

On this 9th day of March, 2017, before me, the undersigned Notary Public for the State of Montana, personally appeared James M. Kilday, known to me to be the Authorized Representative of The Lakes at Valley West, Bozeman Two, LLC, and acknowledged to me that said LLC executed the same.

Notary Public in and for the State of Montana
Printed Name: CHARLIS LEE STANBORO
Residing at: 2640 STATE AVE, BOZEMAN, MONTANA 59718
My Commission Expires: MARCH 26, 2014



CERTIFICATE OF ENVIRONMENTAL QUALITY REVIEW
DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The Lakes at Valley West-Phase 3, Gallatin County, Montana, is within the City of Bozeman, Montana, a first class municipality, and with the planning area of the Bozeman growth policy which was adopted pursuant to Section 76-1-601 et seq., MCA, and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore under the provisions of Section 76-4-125(2)(d), MCA, this survey is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this 4 day of April, 2017.

APPROVED AS TO FORM
[Signature]
City Attorney

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

I, Craig Woodard, 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, approve it, and hereby accept 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.

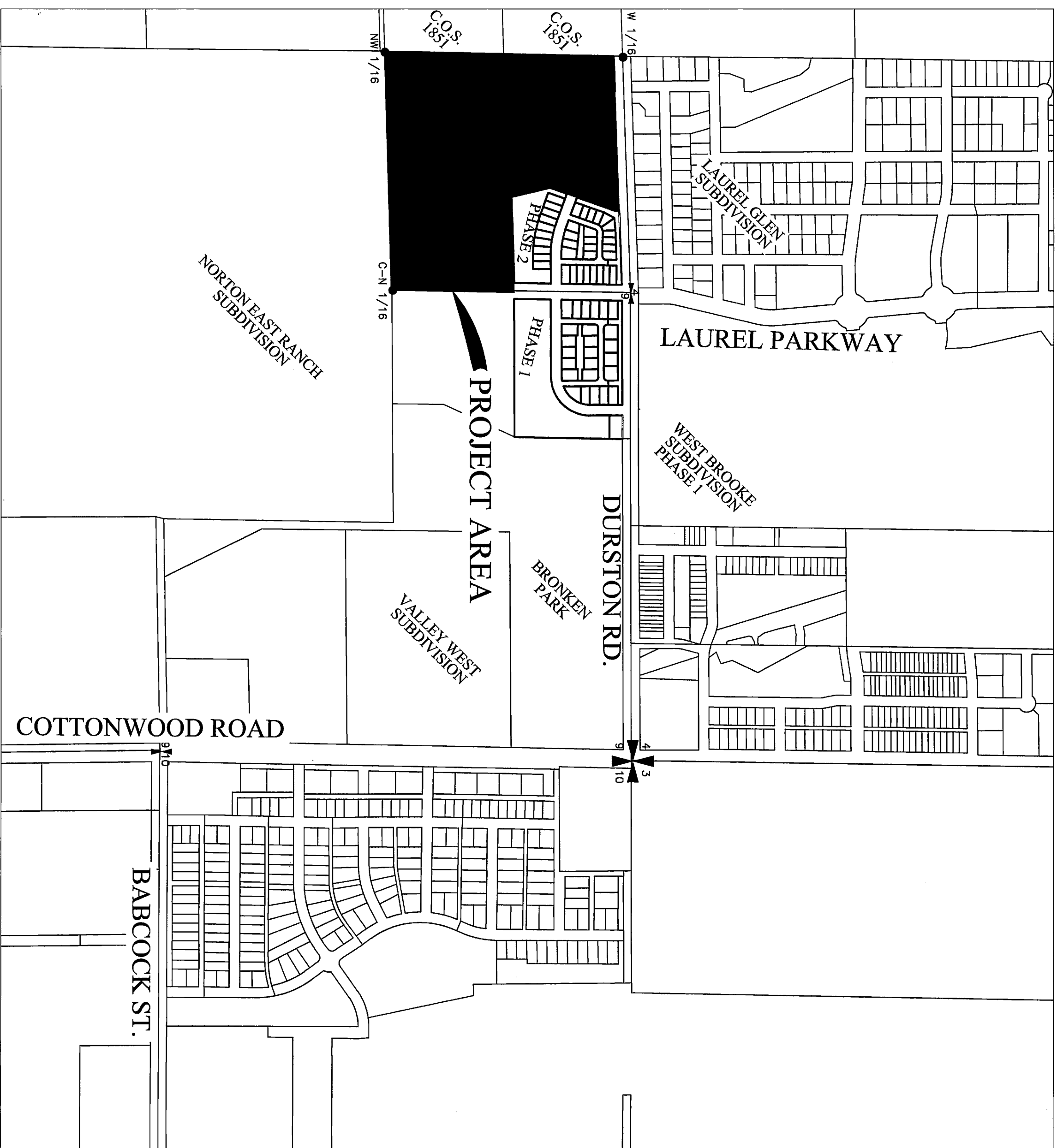
Dated this 4 day of April, 2017.

[Signature]
Craig Woodard
Director of Public Works
City of Bozeman, Montana

APPROVED AS TO FORM
[Signature]
City Attorney

FINAL PLAT
THE LAKES AT VALLEY WEST - PHASE 3
LOT R2 OF PHASE 2 OF THE LAKES AT VALLEY WEST SUBDIVISION, PLAT J-572, SITUATED IN THE NE1/4 NW1/4, OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN, CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA.

ZONING: CITY OF BOZEMAN R-1
OWNER: THE LAKES AT VALLEY WEST, BOZEMAN TWO, LLC
4515 NORTH ST
PHOENIX, AZ 85018-3119
BASIS OF BEARING: THE BEARINGS SHOWN HEREON ARE HINGED RECORD BEARINGS. THE RECORD BEARING, N 41° 09' 57"E, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 9, IS THE BEARING OF THE BOUNDARY BETWEEN THE ONE-QUARTER CORNER BETWEEN SECTION 9 AND SECTION 10, AND THE CORNER BETWEEN SECTIONS 3, 4, 9 AND 10, THE BEARING BEING S 10° 09' 57"E.



VICINITY MAP

DEDICATION AND EASEMENT NOTE

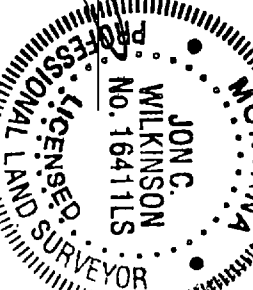
All streets, alleys, and rights-of-way, shown hereon as "DEDICATED", are not easements. The intent of the dedication is to convey all the streets, alleys, and rights-of-way to the public, upon acceptance by the governing authority.

CERTIFICATE OF SURVEYOR

I, Jon C. Wilkinson, Montana Professional Land Surveyor, License No. 164111S, hereby certify that the Final Plat of The Lakes at Valley West Phase 3 was surveyed under my supervision between July 2016 and December 2016, and platted the same as shown on the accompanying plat and as described in accordance with the provisions of the Montana Subdivision and Platting Act, §76-3-101 through §76-3-625, M.C.A., and the Bozeman Unified Development Ordinance. I further certify that monuments which have not been set by the filing date of this instrument will be set by September 1, 2017, due to public improvements construction pursuant to 24,183,110(1)(d) ARM.

Dated this 8th day of MARCH, 2017.

[Signature]
Jon C. Wilkinson
Professional Land Surveyor
License No. 164111S
MONTANA
MORRISON-MATERIE, INC.



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 being divided have been paid.

Dated this 8th day of March, 2017.

[Signature]
Kimberly Buchanan
Gallatin County, Montana

Tax ID No. Acc 31110

Tax ID No.

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, James M. Kilday and James R. Nickelson, a Registered Professional Engineer licensed to practice in the State of Montana, hereby certify that the following improvements, required to meet the requirements of Chapter 38 of the Bozeman Municipal Code or as Conditions of Approval of the Final Plat of The Lakes at Valley West 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: None
- Financially Guaranteed Improvements:
1. Street Improvements
 2. Sewer & Water Improvements
 3. Storm Water Improvements
 4. Sidewalk Improvements
 5. Open Space Improvements

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.

James M. Kilday
James M. Kilday, Authorized Representative
The Lakes at Valley West, Bozeman Two, LLC
Dated March 9, 2017

Dated 3/8/17

[Signature]
James R. Nickelson, No. 90633PE
Morrison Materie, Inc.

[Signature]
Craig Woodard
Director of Public Works
City of Bozeman, Montana

APPROVED AS TO FORM
[Signature]
City Attorney

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 11:35 o'clock (a.m./p.m.), this 6th day of April, 2017, and recorded in Book 598 of Plats on page 2576470. Records of the Clerk and Recorder, Gallatin County, Montana.

Dated this 6th day of April, 2017.

[Signature]
Charlotte Mills
Clerk and Recorder
Gallatin County, Montana

2576470
GALLATIN COUNTY, MONTANA
RECORDS & CLERK
100 N. GALELLO ST., BOZEMAN, MT 59717
PHONE: 406.592.8772
FAX: 406.592.8770

Morrison Materie
2400 Technology Blvd, Suite 200
Bozeman, MT 59717
Phone: 406.592.8772
Fax: 406.592.8770

DATE: 3/20/17
SCALE: 1"=500'
DRAWN BY: CHN
CHECKED BY: JGW
PROJ. #: 5352.007

1/4 SEC.	SECTION	TOWNSHIP	RANGE
NW	9	2S	5E

PRINCIPAL MERIDIAN MONTANA COUNTY, MONTANA
PLOTTED DATE: Mar/07/2017 PLOTTED BY: cde
CLIENT: _____ SHEET 1 OF 4

DRAWING NAME: N15352007A/CAD/Drawn/FPL/AT15352007-PHASE3-FPL-AT-PL-01.dwg

FINAL PLAT
THE LAKES AT VALLEY WEST - PHASE 3
 LOT R2 OF PHASE 2 OF THE LAKES AT VALLEY WEST SUBDIVISION, PLAT J-572,
 SITUATED IN THE NE 1/4 NW 1/4, OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 5 EAST,
 PRINCIPAL MERIDIAN, CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA.

J-598

ZONING: CITY OF BOZEMAN R-1
 OWNER: THE LAKES AT VALLEY WEST BOZEMAN TMO, LLC
 PURPOSE: TO CREATE 69 RESIDENTIAL LOTS, 6 OF WHICH ARE RESTRICTED LOTS
 PHONE: 406.581.5119

CORNER TO SECTIONS 4, 5, 8 AND 9 ESTABLISHED AT THE RECORD POSITION. SEE COR BOOK 4, PAGE 931 DOC. NO. 2568976

POINT FOR W/116 CORNER FALLS INTO DUSTION ROAD FROM PLASTIC CAP 6966. BEARS S. 01°38'14" W. 32.28 FEET

POINT OF BEGINNING

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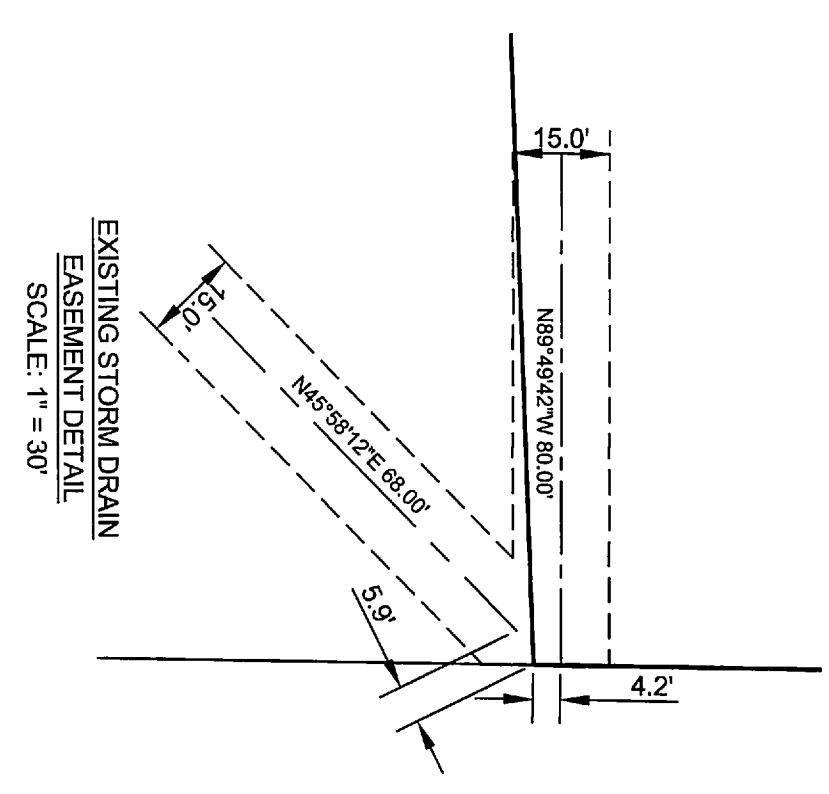
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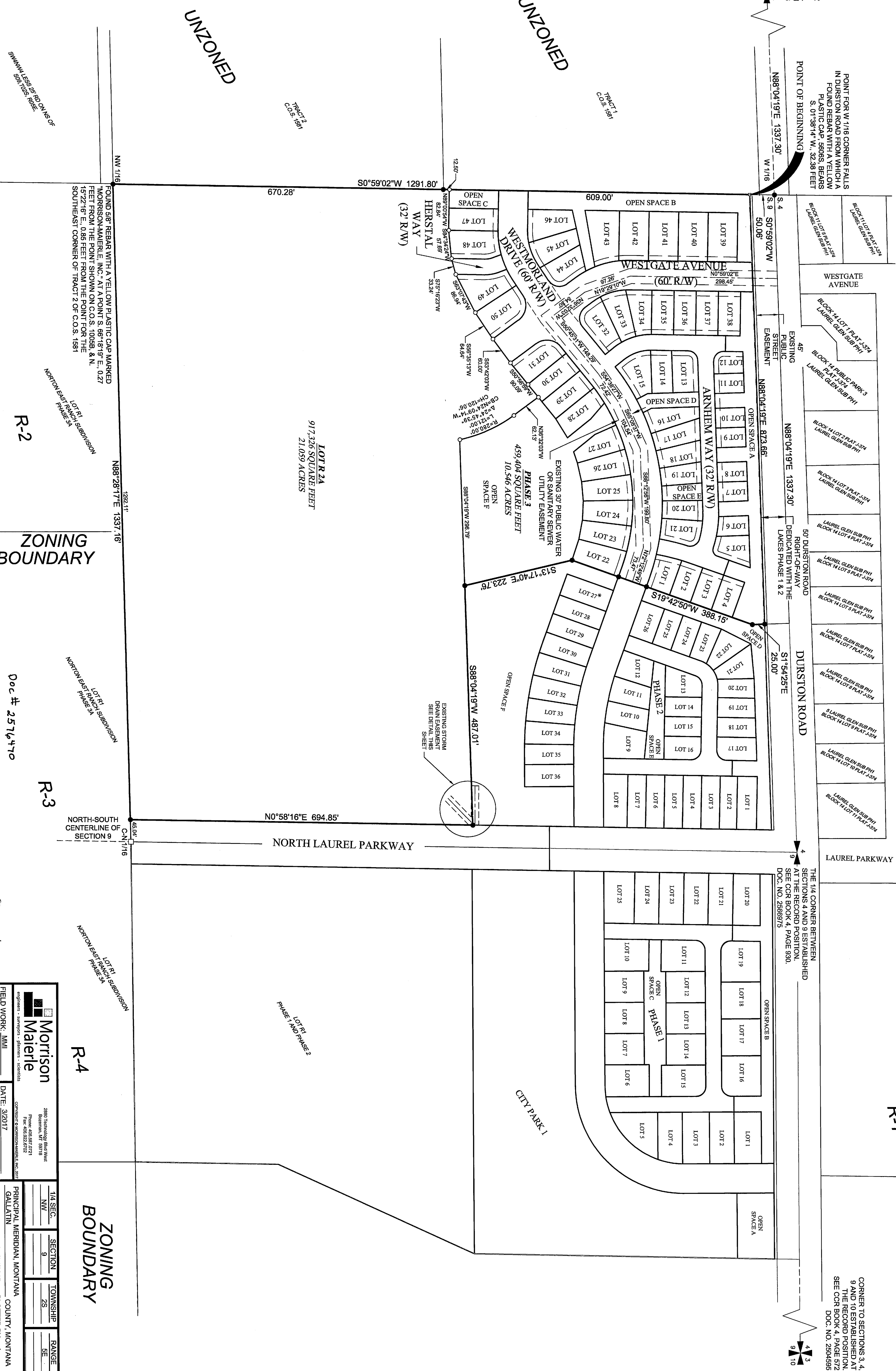
POINT OF BEGINNING

THE BEARINGS SHOWN HEREON ARE ADJUSTED RECORD BEARINGS. THE RECORD BEARING, N. 01°05'05" E., ALONG THE RECORD BOUNDARY LINE, WAS RECOMPUTED BASED ON THE RE-ESTABLISHMENT OF QUARTER CORNERS BETWEEN SECTION 9 AND SECTION 10. THE RESULTING BEARING IS N. 01°05'05" E.



AREA SUMMARY - PHASE 3

LOT AREA:	4.85 acres (211,112) Sq. Ft.
PUBLIC R-O-W AREA:	2.38 acres (112,385) Sq. Ft.
OPEN SPACE (PUBLIC):	3.12 acres (135,907) Sq. Ft.
PHASE 3 TOTAL AREA:	10.546 acres (459,409) Sq. Ft.
LOT R2A AREA:	21.059 acres (917,326) Sq. Ft.
GRAND TOTAL AREA:	31.605 acres (1,376,730) Sq. Ft.



Doc # 2576470

THE LAKES AT VALLEY WEST

Morrison Materle
 2800 Franklin Blvd, Suite 100
 Bozeman, MT 59719
 Phone: 406.581.5119
 Fax: 406.581.5119

DATE: 3/2017
 SCALE: 1"=100'
 CHECKED BY: JMW
 PROJ. #: 4582.007

PRINCIPAL MERIDIAN, MONTANA
 COUNTY, MONTANA
 PLOTTED BY: COLE
 SHEET 2 OF 4

1/4 SEC.	SECTION	TOWNSHIP	RANGE
NW	9	2S	5E

PARCEL LINE DATA			PARCEL CURVE DATA			
SEGMENT	LENGTH	DIRECTION	SEGMENT	LENGTH	RADIUS	DELTA
L1	12.56	S56°35'04"W	C1	2.55	180.00	0°44'50"
L2	23.59	S56°35'04"W	C2	16.02	180.00	5°06'00"
L3	17.38	N50°56'59"E	C3	16.02	180.00	5°06'00"
L4	29.97	S59°03'01"E	C4	25.23	180.00	8°01'50"
L5	18.80	S70°17'10"E	C5	57.01	37.60	86°52'50"
L6	18.80	S70°17'10"E	C6	55.55	36.38	87°29'00"
L7	18.80	S70°17'10"E	C7	13.92	390.00	2°02'40"
L8	30.00	S11°18'23"W	C8	16.00	450.00	2°02'20"
L9	8.38	S50°56'59"W	C9	16.00	450.00	2°02'20"
L10	15.98	S51°03'54"W	C10	30.02	450.00	3°49'20"
L11	9.31	S56°35'04"W	C11	7.62	450.00	0°58'10"
L12	20.00	N20°17'08"W	C12	43.60	27.00	92°3'100"
L13	20.90	S36°32'03"E	C13	42.46	26.13	93°07'10"
L14	57.63	N56°35'04"E	C14	17.36	120.00	8°17'20"
L15	30.04	S36°32'03"E	C15	7.48	120.00	3°34'10"
L16	30.03	N36°32'03"W	C16	22.15	180.00	7°03'00"
L17	65.49	N56°35'04"E	C17	20.35	180.00	6°28'40"
L18	58.08	N50°56'59"E	C18	30.40	20.00	87°05'20"
L19	64.84	S0°59'02"W	C19	20.07	184.00	6°15'00"
L20	3.59	S0°59'02"W	C20	31.89	20.00	91°21'10"
L21	0.16	N56°35'04"E	C21	18.01	459.00	2°14'50"
L22	0.16	N50°56'59"E	C22	20.24	13.00	89°12'20"
L23	21.61	S39°03'01"E	C23	24.54	216.00	6°30'40"
L24	17.72	S88°04'19"W	C24	12.28	216.00	3°15'30"
L25	6.38	N11°18'23"E	C25	77.34	216.00	20°31'00"
L26	6.10	N11°18'23"E	C26	62.38	200.00	17°52'20"
L27	6.38	N11°18'23"E	C27	57.39	184.00	17°52'20"
L28	19.60	N19°23'00"E	C28	32.43	20.00	92°54'40"
L29	52.40	N19°23'00"E	C29	1.43	121.00	0°40'30"
L30	37.89	S74°03'24"E	C30	19.94	121.00	9°28'30"
L31	10.00	S19°23'00"W	C31	32.67	88.00	21°16'10"
L32	10.77	S19°23'00"W	C32	20.79	56.00	21°16'10"
L33	15.84	N20°17'08"W	C33	2.45	89.00	1°34'50"
L34	15.84	N20°17'08"W	C34			
L35	8.40	N50°56'59"E				
L36	16.62	N75°16'23"E				
L37	16.62	N75°16'23"E				
L38	25.27	S27°34'07"E				
L39	11.50	N51°12'06"E				
L40	19.74	S0°59'02"W				
L41	9.50	S0°59'02"W				
L42	19.74	S0°59'02"W				
L43	15.71	S0°59'02"W				

LEGEND

- PARKING EASEMENT SEE PAGE 4
- PUBLIC STORM WATER UTILITY EASEMENT
- DRIVEWAY ACCESS & UTILITY EASEMENT SEE PAGE 4 AND 5
- 10' PUBLIC UTILITY & STREET MAINTENANCE SNOW REMOVAL STORAGE EASEMENT
- ADDITIONAL SNOW REMOVAL STORAGE AREA
- 10' PUBLIC UTILITY EASEMENT (TYPICAL)
- FOUND BEAR WITH A PLASTIC CAP
- SET REBAR 8 IN. DIA. WITH ORANGE PLASTIC CAP MONUMENTS TO BE SET BY SEPTEMBER 1, 2017.

DETAIL 1

DETAIL 2

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE ADJUSTED RECORD BEARINGS. THE RECORD BEARINGS, NORTH OR S, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 5 EAST, AND THE ONE QUARTER CORNER BETWEEN SECTION 9 AND SECTION 10, THE RESULTING BEARING IS NORTH 0°0'0" WEST.

40' 0 20' 40' (IN FEET)

FINAL PLAT

THE LAKES AT VALLEY WEST - PHASE 3

LOT R2 OF PHASE 2 OF THE LAKES AT VALLEY WEST SUBDIVISION, PLAT J-572, SITUATED IN THE NE1/4 NW1/4, OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN, CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA.

J-598

OWNER: THE LAKES AT VALLEY WEST BOZEMAN TWO, LLC
CITY OF BOZEMAN: TO CREATE 50 RESIDENTIAL LOTS, 6 OPEN SPACE LOTS, AND 1 PUBLIC UTILITY LOT
PURPOSE: RESIDENTIAL LOTS AND OPEN SPACE LOTS
ZONING: R-1
PHONE: 406.593.3119



Doc # 2576470

2576470

AREA SUMMARY - PHASE 3

LOT AREA:	4.85 acres (211,112) Sq. Ft.
PUBLIC R-O-W AREA:	2.38 acres (112,385) Sq. Ft.
OPEN SPACE (PUBLIC):	3.12 acres (135,907) Sq. Ft.
PHASE 3 TOTAL AREA:	10.546 acres (459,404) Sq. Ft.
LOT AREA:	21,059 acres (917,326) Sq. Ft.
GRAND TOTAL AREA:	31.605 acres (1,376,730) Sq. Ft.

THE LAKES AT VALLEY WEST

Morrison
Materle

2925 Technology Way
 Bozeman, MT 59718
 Phone: 406.593.3119
 Fax: 406.593.3122

DATE: 3/20/17
 SCALE: 1"=40'
 DRAWN BY: CHN
 CHECKED BY: JOW

PRINCIPAL MERIDIAN, MONTANA
 COUNTY, MONTANA
 PLOTTED BY: cde
 CLIENT: THE LAKES

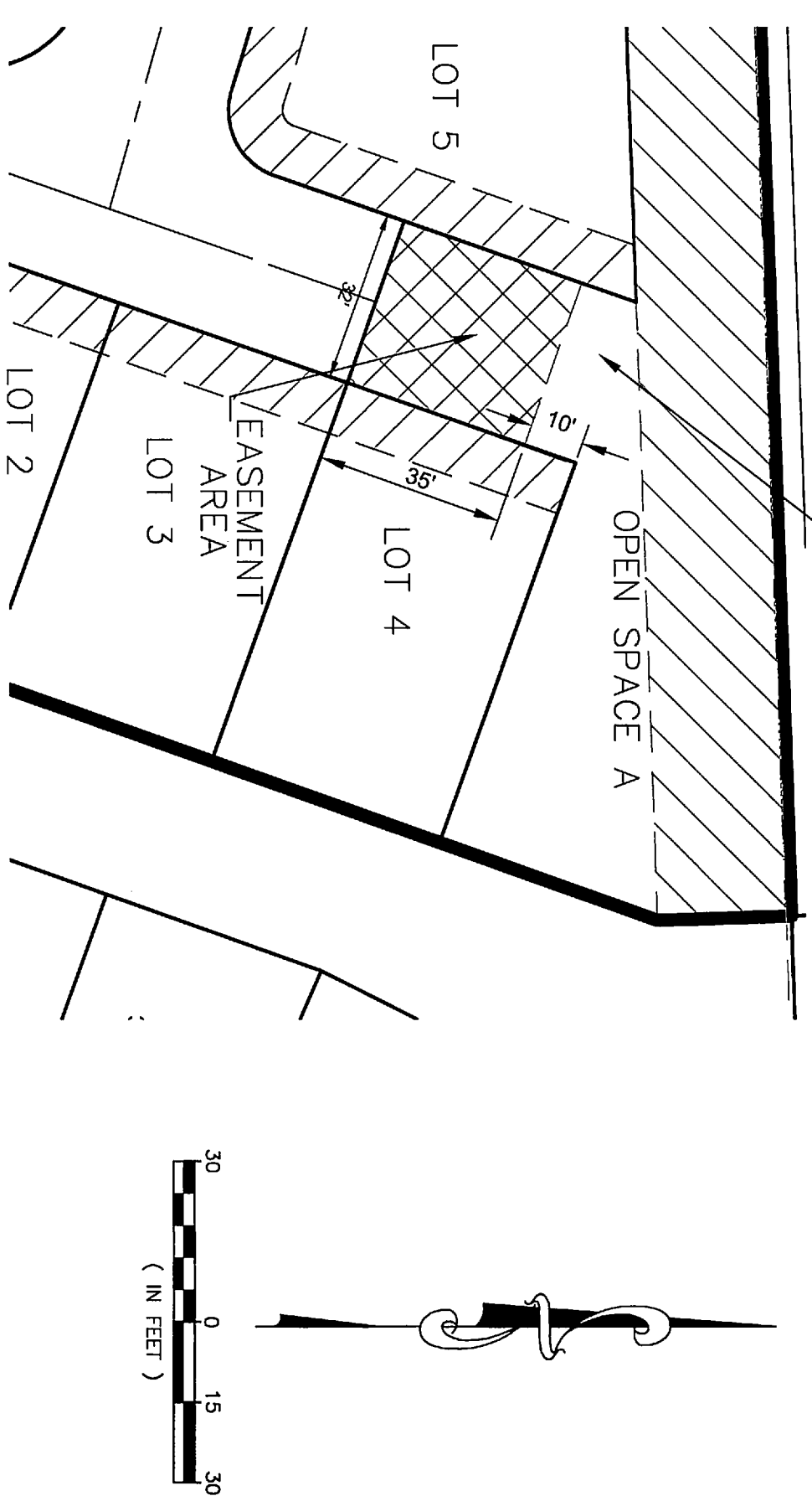
SHEET 3 OF 4

CONDITIONS OF APPROVAL SHEET
THE LAKES AT VALLEY WEST - PHASE 3
 LOT R2 OF PHASE 2 OF THE LAKES AT VALLEY WEST SUBDIVISION, PLAT J-572,
 SITUATED IN THE NE1/4 NW1/4, OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 5 EAST,
 PRINCIPAL MERIDIAN, CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA.

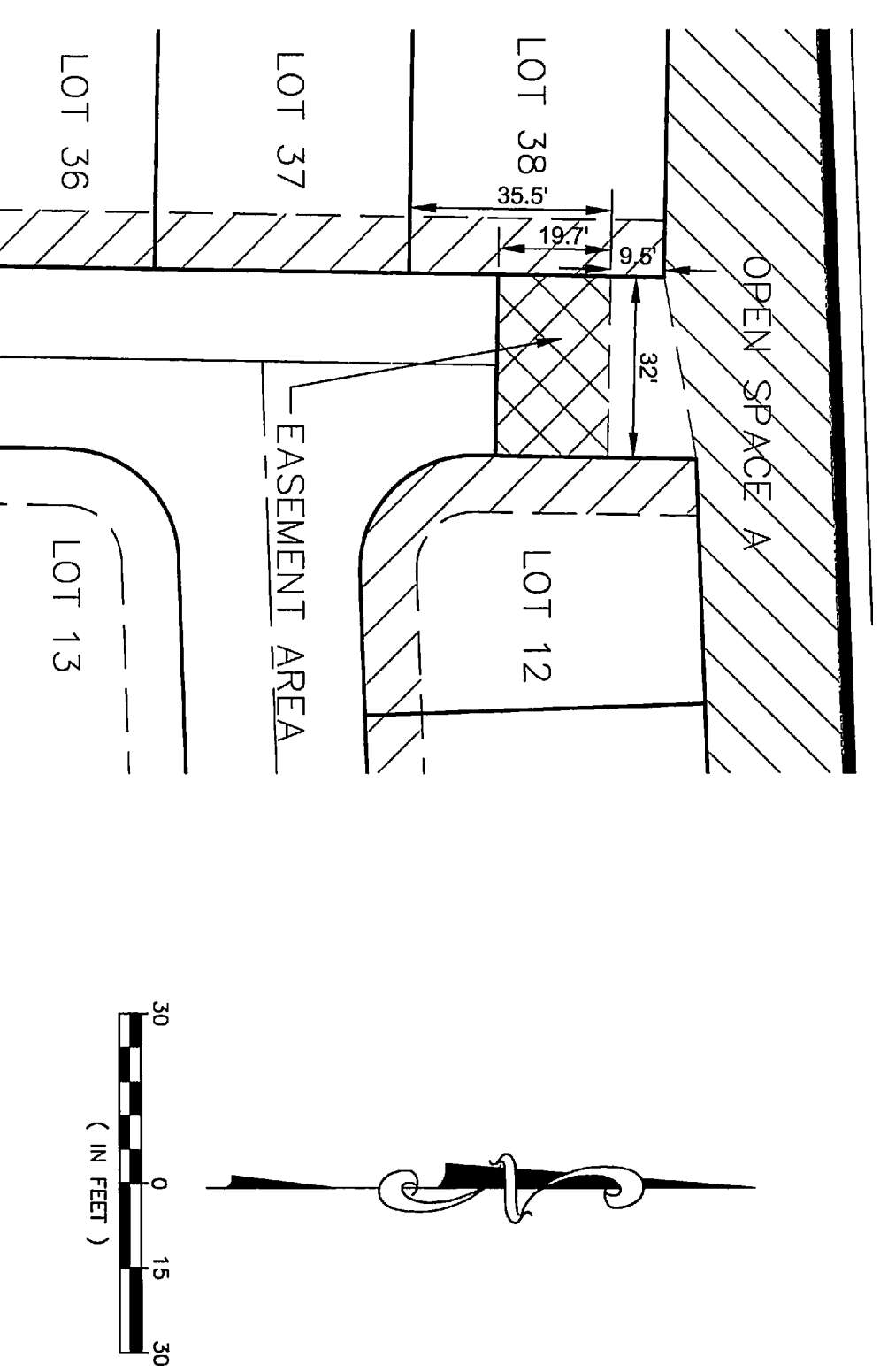
J-598

Special Improvement District Waivers:

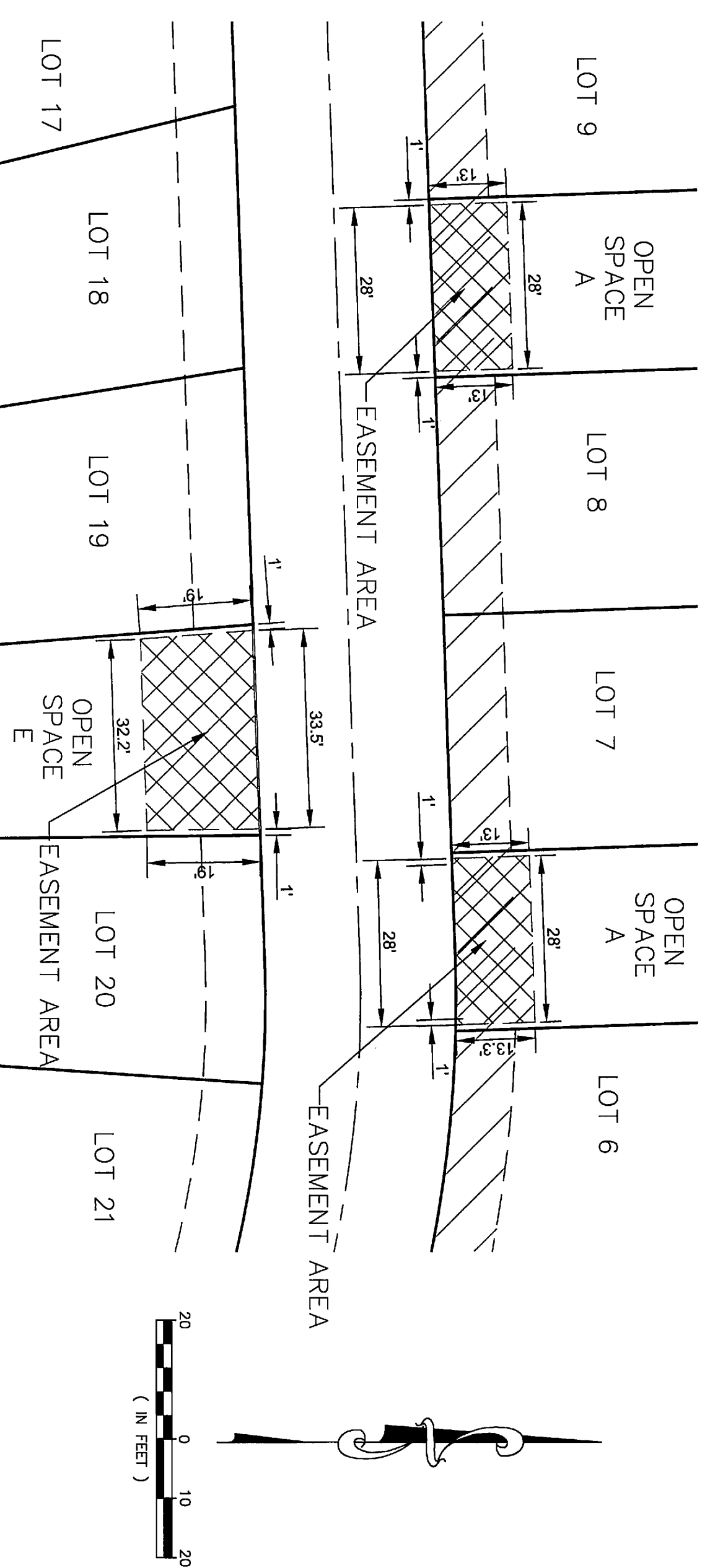
Buyer and hereby notified that the property is subject to two special improvement lighting districts (4729, 4729 and 4729) and subject to special improvement district taxes as identified in the annexation agreement, (lm 180 page 22 through 98 and special improvement districts listed in document #2048041 and document #_____)



1 DRIVEWAY ACCESS & UTILITY EASEMENT FOR LOT 4, PH. 3



2 DRIVEWAY ACCESS & UTILITY EASEMENT FOR LOT 38, PH. 3



3 PARKING EASEMENTS

Conditions:
 Buyers of 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 buyers of property are strongly encouraged to contact the local Planning Department and become informed of any limitations on the use of the property prior to closing.
 The undersigned property owner acknowledges that there are 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.

- NOTICE IS HEREBY GIVEN to all potential purchasers of Lot R2A, of the Lakes at Valley West 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, and no development of this lot shall occur until all on and off site improvements are completed as required under the Bozeman Municipal Code. **THE BUYER, BE ADVISED, THAT BUILDING PERMITS WILL NOT BE ISSUED ON LOT R2A OF THE LAKES AT VALLEY WEST SUBDIVISION PHASE 3, CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA UNTIL ALL ON AND OFF SITE IMPROVEMENTS ARE COMPLETED AS REQUIRED UNDER THE BOZEMAN MUNICIPAL CODE.** The property owner's association shall be responsible for the maintenance and repair 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 the Lakes at Valley West Phase 3.
- The proposed development falls within a known area of high groundwater. No crawl spaces or basements may be constructed such that sump pumps are required to pump water from these spaces. Sump pumps are not allowed to be connected to the sanitary sewer system. Sump pumps are also not allowed to be connected to the drainage system unless capacity is designed into the drainage system to accept the pumped water. Water from sump pumps may not be discharged onto streets, such as into the curb and gutters where they may create a safety hazard for pedestrians and vehicles.
- 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**
- All maintenance of Arnhem Way is the responsibility of the property owner's association.
- All maintenance of storm water infrastructure is the responsibility of the property owner's association.
- Lots along Durston Road have a 1' wide vehicular no-access easement unless otherwise noted. Direct access to Durston Road will not be allowed for single family lots.
- 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.
- All portions of this subdivision are zoned R-1. Land uses shall be established in accordance with The Lakes at Valley West Planned Unit Development and its development guidelines first recorded in Document No. 2479575 and subsequent amendments.
- Front setback encroachments are allowed as provided in the protective covenants and restrictions for The Lakes at Valley West Planned Unit Development, Phase 3.
- All open space parcels are hereby encumbered by a public access easement as recorded in Document No. _____
- The plat shows an easement for snow removal and storage along Arnhem Way. Snow removed from Arnhem Way may not be deposited on public right of way.

Certificate of Transfer of Ownership and Completion of Non-Public Improvements, and Conditions of Approval:

The following are hereby granted and donated to the property owners association noted below for their use and enjoyment: Common Open Space parcels designated with letter A, B, C, D, E & F. Unless specifically listed in the Certificate of Dedication, the City accepts no responsibility for maintaining the same. The Lakes at Valley West, Bozeman, LLC hereby certifies that the following non-public improvements have been installed in accordance with the standards of Chapter 38 of the Bozeman Municipal Code. The subdivision included 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: None
 Financially Guaranteed Improvements: Landscaping, Irrigation System, Sidewalks and Trails.
 The subdivider hereby grants ownership of all non-public infrastructure improvements to the property owners association created by document number _____

We further certify that the land 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 that the information shown is correct and the date of the certification, and that changes to any land use restrictions or encumbrances may be made by amendment to covenants, zoning regulations, assessments, or other documents as allowed by law or local regulations.

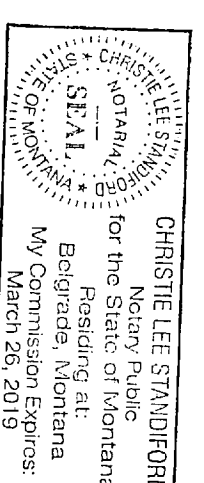
The Lakes at Valley West, Bozeman Two, LLC.

By James N. Killy
 James N. Killy, Authorized Representative
 Dated March 9, 2017

State of Montana
 County of Gallatin

On this 9th day of March, 2017, before me, the undersigned Notary Public for the State of Montana, personally appeared James M. Killy, known to me to be the Authorized Representative of The Lakes at Valley West, Bozeman Two, LLC, and acknowledged to me that said LLC executed the same.

Notary Public in and for the State of Montana
 Printed Name CHRISTIE LEE STRANDBERG
 My Commission Expires March 26, 2019



PARK AREA TABLE:	
REQUIRED PARKLAND: LOTS 31, 48, 49, AND 50	0.06 acres/lot 0.03 acres/lot 1.38 acres
TOTAL:	1.62 acres
SURPLUS PARKLAND FROM PHASE 1 AND 2:	2.94 acres
SURPLUS PARKLAND PHASES 1, 2 AND 3 TO BE APPLIED TO FUTURE PHASES:	1.32 acres

The 54 dwelling units consist of 1 unit on each lot in Phase 3 and one accessory dwelling unit on Lots 31, 48, 49, and 50 in Phase 3.

Doc # 2576470
 2576470

Morrison
Materle
 2900 Franklin Boulevard
 Bozeman, MT 59719
 Phone: 409.487.9271
 Fax: 409.322.8722

DATE: 3/20/17
 SCALE: 1"=40'
 CHECKED BY: JMW
 PROJ. #: 5392.007

PRINCIPAL MERIDIAN MONTANA
 GALLATIN
 PLOTTED DATE: Mar/07/2017
 CLIENT: THE LAKES
 COUNTY, MONTANA
 PLOTTED BY: JMB
 SHEET 4 OF 4