

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 4 of The Lakes at Valley West, being Lot R2A of The Lakes at Valley West - Phase 3, Plat J-598; situated in the NE1/4NW1/4 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 531, Document No. 2505976, filed at the Gallatin County Clerk and Recorder's Office; thence N88°04'19"E., 1337.30 feet to the East One-sixteenth Corner between Section 4 and Section 9; thence S00°59'02"W., 659.06 feet along the east boundary of the NW1/4NW1/4 of Section 9 to the southwest corner of Phase 3 of The Lakes at Valley West; the Point of Beginning; thence along the south boundary of Phase 3 of The Lakes at Valley West S89°00'58"E., 82.84 feet; thence continuing along the said boundary N54°34'24"E., 64.64 feet; thence N53°42'03"E., 60.00 feet; thence N50°56'59"E., 90.09 feet to an angle point on the south boundary of Phase 3 of The Lakes at Valley West; thence continuing along said boundary S36°32'03"E., 82.13 feet to point of curvature; thence along a curve to the right having a radius of 280.00 feet, a central angle of 24°45'39" to a common point on the east boundary of Phase 3 of The Lakes at Valley West; thence N88°04'19"E., 783.80 feet to a point on the south boundary of Phase 2 of The Lakes at Valley West; thence N88°04'19"E., 783.80 feet to the southeast corner of Phase 2 of The Lakes at Valley West; a common point on the west right-of-way of North Laurel Parkway; thence S0°58'16"W., 694.85 feet to a point on the north boundary of the SE1/4NW1/4 of Section 9; thence S89°28'17"W., 1292.11 feet to the Northwest One-sixteenth Corner of Section 9; thence N00°59'02"E., for 882.78 feet along the east boundary of the NW1/4NW1/4 of Section 9, to the Point of Beginning.

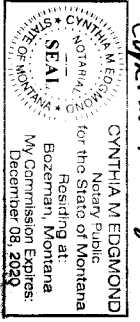
The Area of the above described tracts of land is 917,326 square feet, or 21,059 acres, more or less.

The above-described tract of land is to be known and designated as The Lakes at Valley West - Phase 4. 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 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 dedicated to the public for which the City of Bozeman accepts responsibility for maintenance is Westgate Avenue.

KS DeCor, Inc.
By James M. Kibbey, President
Dated March 21, 2018

State of Montana
County of Gallatin

On this 21th day of March, 2018, before me, the undersigned Notary Public for the State of Montana, personally appeared James M. Kibbey, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same.
Notary Public in and for the State of Montana
My commission expires
Reading at
My commission expires



CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The Lakes at Valley West-Phase 4, Gallatin County, Montana, is within the City of Bozeman, Montana, a first class city, and is within the planning area of the Bozeman growth policy which was adopted pursuant to Section 76-4-101, MCA, and the provisions of Section 76-4-125(1)(d), MCA. This survey is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this 16th day of April, 2018.
Craig Woodard, Director of Public Works, City of Bozeman, Montana
APPROVED AS TO FORM
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.

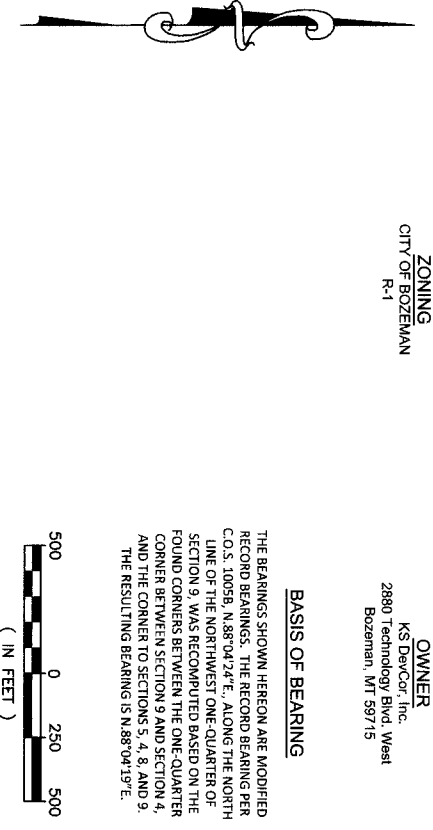
Dated this 16th day of April, 2018.
Craig Woodard, Director of Public Works, City of Bozeman, Montana
APPROVED AS TO FORM
City Attorney

DEDICATION AND EASEMENT NOTE

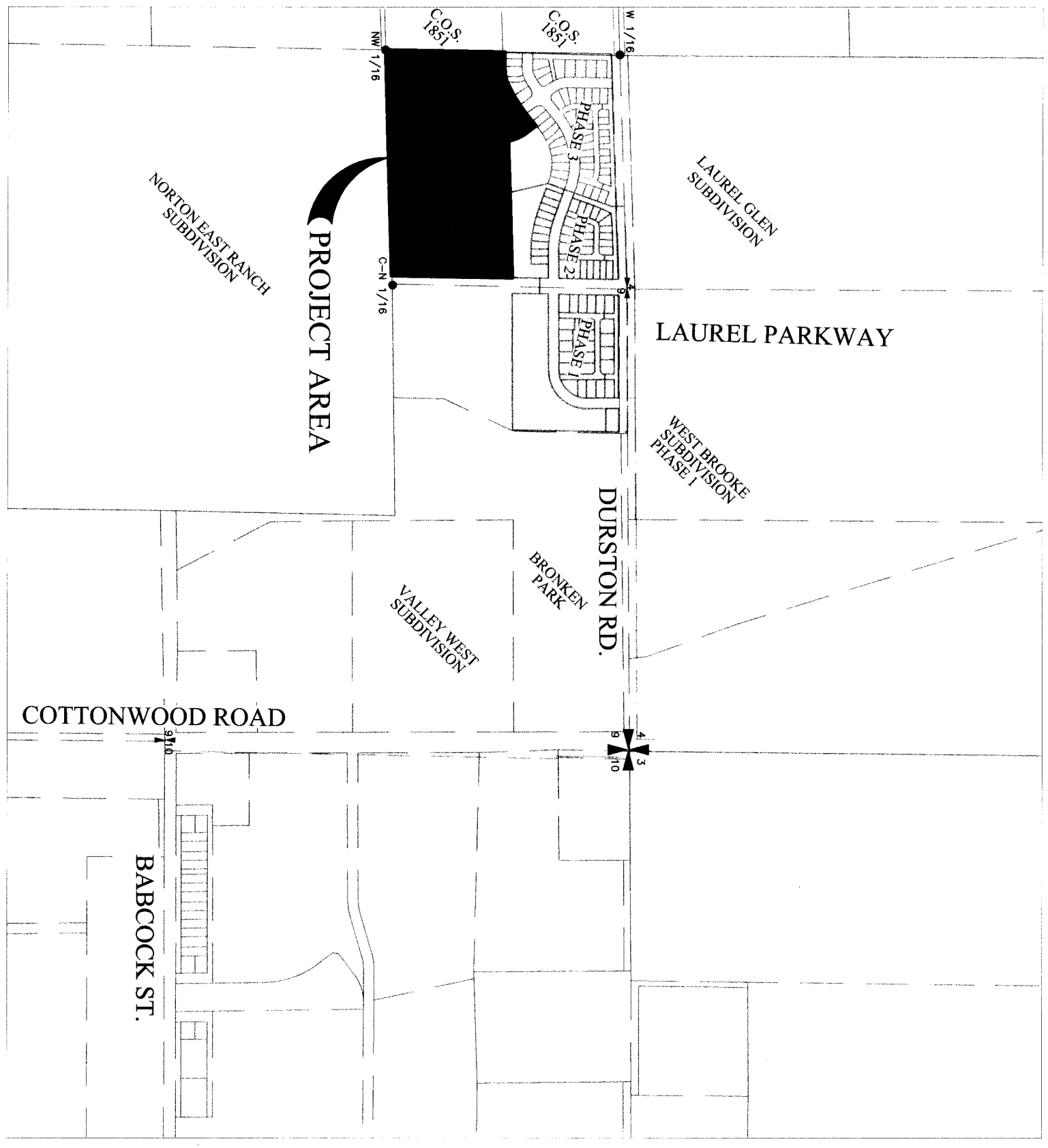
All streets, alleys, and rights-of-way, shown hereon as "DEDICATED", are not easements. The intent of the dedication is to convey all the streets, alleys, and rights-of-way to the public, upon acceptance by the governing authority.

FINAL PLAT THE LAKES AT VALLEY WEST - PHASE 4

LOT R2A OF PHASE 3 OF THE LAKES AT VALLEY WEST SUBDIVISION, PLAT J-598, SITUATED IN THE NE1/4 NW1/4, OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN, CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA.



OWNER: KS DeCor, Inc.
2880 Technology Blvd West, Bozeman, MT 59718
PURPOSE: TO CREATE 26 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 1 TRASH INCINERATOR



VICINITY MAP

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 are paid.

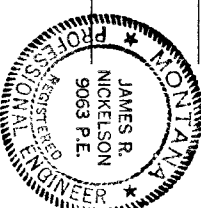
Dated this 20th day of March, 2018.
Kimberly Buchanan, Treasurer, Gallatin County, Montana
Risa J. Hille

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, James M. Kibbey and I, 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 4, have been installed in conformance with the approved plans and specifications, or financially guaranteed and covered by the improvements agreement accompanying this plat.

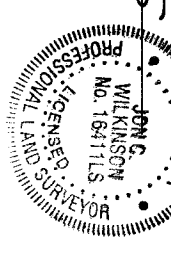
- Installed Improvements: Westgate Avenue excluding asphalt pavement; Hershal Way (private street) excluding asphalt pavement; Water, Sewer and Stormwater Improvements.
Financially Guaranteed Improvements:
1. Portions of the Street Improvements
2. Sidewalk Improvements
3. Open Space Improvements

The subcontractor hereby warrants against defects in these improvements for a period of two years from the date of acceptance by the City of Bozeman. I, James M. Kibbey and I, James R. Nickelson, hereby certify that the City of Bozeman hereby accepts possession of all public infrastructure improvements, subject to the above indicated warranty. The City further accepts possession of the asphalt pavement on Westgate Avenue and Hershal Way in exchange for compensation by the subcontractor.
James M. Kibbey, President, KS DeCor, Inc.
James R. Nickelson, No. 9063PFE, Morsion Maelre, Inc.
Dated 03/20/2018



CERTIFICATE OF SURVEYOR

I, Jon C. Wilkinson, Montana Professional Land Surveyor License No. 16411LS, hereby certify that the Final Plat of The Lakes at Valley West Phase 4 was surveyed under my supervision between January 2017 and November 2017, and plotted 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 April 2018, due to public improvements construction pursuant to 24-183.1101(V)(d) A.R.M.
Dated this 20th day of March, 2018.



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 11:14 a.m. on 03/21/2018, and recorded in Book 264 of Plats on page 2611203, 2018, and recorded in Book 624 of Documents # 2611203. Records of the Clerk and Recorder, Gallatin County, Montana.
Dated this 17th day of April, 2018.

Charlotte Mills, Clerk and Recorder, Gallatin County, Montana
By: Charlotte Mills, Deputy



Project information block including: Morrison Maelre, 2880 Technology Boulevard, Bozeman, MT 59718, Phone 406.592.0721, Fax 406.552.0732. Drawing details: FIELD WORK: AMI, DATE: 01/2018, DRAWN BY: CN, SCALE: 1"=500', CHECKED BY: JW, PROJ. #: 5352.008. CLIENT: THE LAKES. SHEET 1 OF 4.

LAKES AT VALLEY WEST PH 4

FINAL PLAT

THE LAKES AT VALLEY WEST - PHASE 4

LOT R2A OF PHASE 3 OF THE LAKES AT VALLEY WEST SUBDIVISION, PLAT J-598, 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-624

ZONING
CITY OF BOZEMAN
R-1

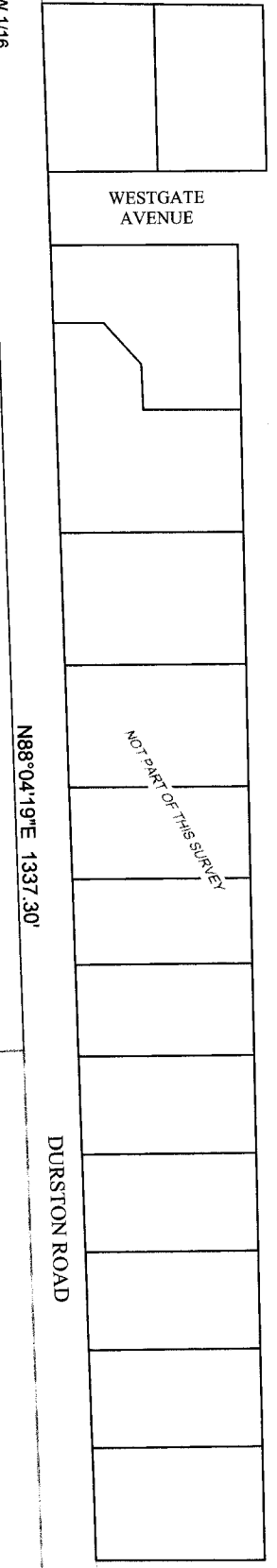
OWNER
K5 Devco, Inc.
2880 Technology Blvd. West
Bozeman, MT 59715

PURPOSE
TO CREATE 26 RESIDENTIAL LOTS,
4 OPEN SPACE LOTS, AND
1 FRESHWATER LOT

CORNER TO SECTIONS 4, 5,
8 AND 9 FOUND AT THE
RECORD POSITION. SEE
RECORD BOOK 4, PAGE 931
DOC. NO. 2568975

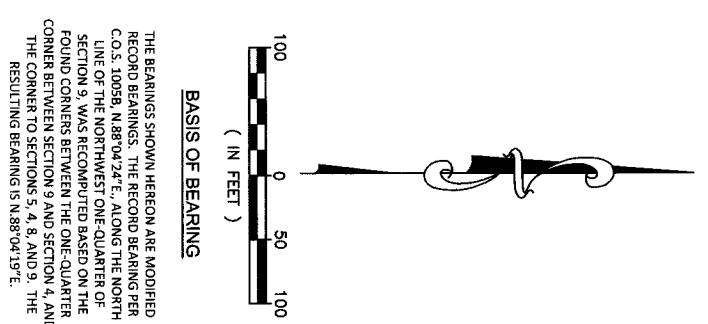
RECORD N88°04'24" E 1337.30'
MEASURED N88°04'19" E 1337.30'

POINT FOR W. 1/16 CORNER FALLS
IN DURSTON ROAD FROM WHICH A
FOUND REBAR WITH A YELLOW
PLASTIC CAP, 568065, BEARS
S 01°38'14" W, 22.38 FEET



LAUREL PARKWAY

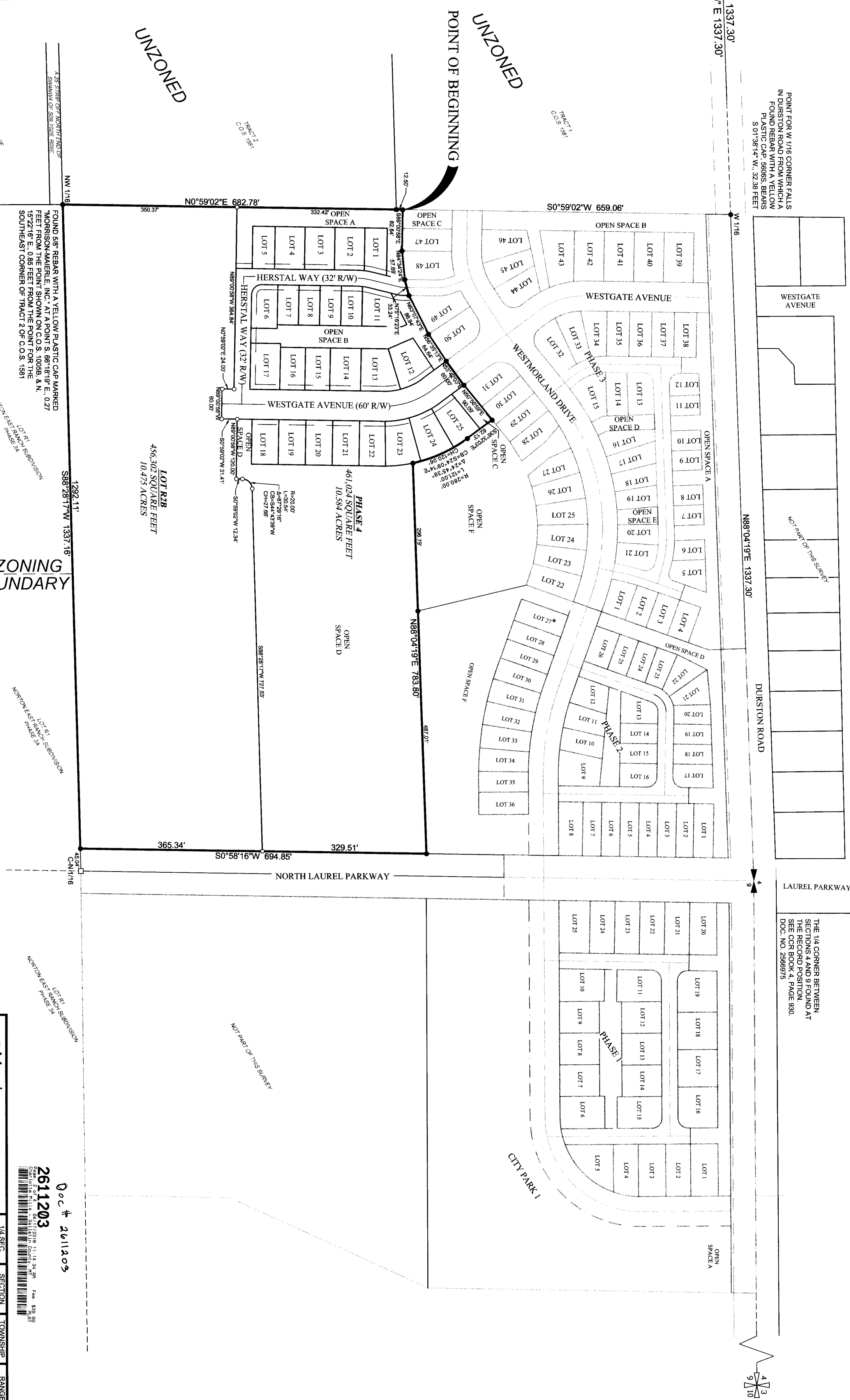
THE 1/4 CORNER BETWEEN
SECTIONS 4 AND 9 FOUND AT
THE RECORD POSITION.
SEE COR BOOK 4, PAGE 930.
DOC. NO. 2568975



THE BEARING SHOWN HEREON ARE HONORED
RECORD BEARINGS. THE RECORD BEARING PER
C.O.S. 1008, N 88°04'24" E, ALONG THE NORTH
BOUNDARY OF THIS SURVEY, WAS OBTAINED FROM
SECTION 9, TOWNSHIP 2 SOUTH, RANGE 5 EAST,
PRINCIPAL MERIDIAN, CITY OF BOZEMAN, MONTANA.
THE FOUND CORNERS BETWEEN THE ONE-QUARTER
CORNER BETWEEN SECTIONS 4 AND 9, AND
THE CORNER BETWEEN SECTIONS 4 AND 9, AND
THE RESULTING BEARING IS N 88°04'19" E.

| LEGEND | |
|--------|---|
| — | PUBLIC UTILITY EASEMENT |
| ○ | SET REBAR, 5/8 IN. DIAM. WITH YELLOW PLASTIC CAP MARKED 'MORRISON-MARLE, INC. 1472LS' |
| ● | FOUND REBAR, 5/8 IN. DIAM. WITH YELLOW PLASTIC CAP MARKED 'MORRISON-MARLE, INC. 1472LS' |
| ■ | FOUND REBAR WITH PLASTIC CAP |
| □ | FOUND REBAR, 5/8 IN. DIAM. WITH AN ALUMINUM CAP, 1472LS |
| ⊠ | FOUND SECTION CORNER AS NOTED |
| ⊞ | FOUND ONE-QUARTER CORNER |
| ⊟ | NOTHING FOUND OR SET |

| AREA SUMMARY - PHASE 4 | |
|------------------------|--------------------------------|
| LOT AREA: | 2,693 acres (117,304 Sq. Ft.) |
| PUBLIC R-O-W AREA: | 1,080 acres (47,045 Sq. Ft.) |
| OPEN SPACE (PUBLIC): | 6,811 acres (296,675 Sq. Ft.) |
| PHASE 4 TOTAL AREA: | 10,584 acres (461,024 Sq. Ft.) |
| LOT R2B AREA: | 10,475 acres (456,302 Sq. Ft.) |
| GRAND TOTAL AREA: | 21,059 acres (917,326 Sq. Ft.) |



AS SHOWN ON PLAT J-598, THE
SOUTHWEST CORNER OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 5 EAST,
PRINCIPAL MERIDIAN, CITY OF BOZEMAN,
MONTANA, BEARS S 01°38'14" W,
22.38 FEET

FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED
MORRISON-MARLE, INC. AT A POINT S. 88°18'19" E, 0.27
FEET FROM THE POINT SHOWN ON C.O.S. 1008B, & N.
1/4 CORNER OF SECTION 9, TOWNSHIP 2 SOUTH,
RANGE 5 EAST, OF TRACT 2 OF C.O.S. 1891

LOT R1, SUBDIVISION
NORTON EAST RANCH, PHASE 2A

LOT R1, SUBDIVISION
NORTON EAST RANCH, PHASE 2A

LOT R1, SUBDIVISION
NORTON EAST RANCH, PHASE 2A

LOT R1, SUBDIVISION
NORTON EAST RANCH, PHASE 2A

LOT R1, SUBDIVISION
NORTON EAST RANCH, PHASE 2A

Morrison Materal
2880 Technology Blvd. West
Bozeman, MT 59715
Phone: 406.847.2727
Fax: 406.847.2728

Doc # 2611203

2611203

04/17/2018 11:14:34 AM Fee \$39.00

| | | | | |
|-----------------|-------------------|-----------------------------|-----------------|---------------|
| FIELD WORK: MMI | DATE: 01/2018 | PRINCIPAL MERIDIAN, MONTANA | TOWNSHIP | RANGE |
| DRAWN BY: ON | SCALE: 1"=100' | GALLATIN | 9 | 5E |
| CHECKED BY: JW | PROJ. #: 3582.008 | PLATTED DATE: Feb/14/2018 | COUNTY: MONTANA | SHEET: 2 OF 4 |

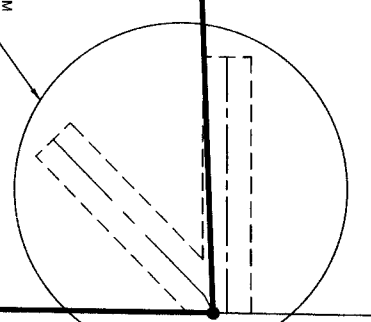
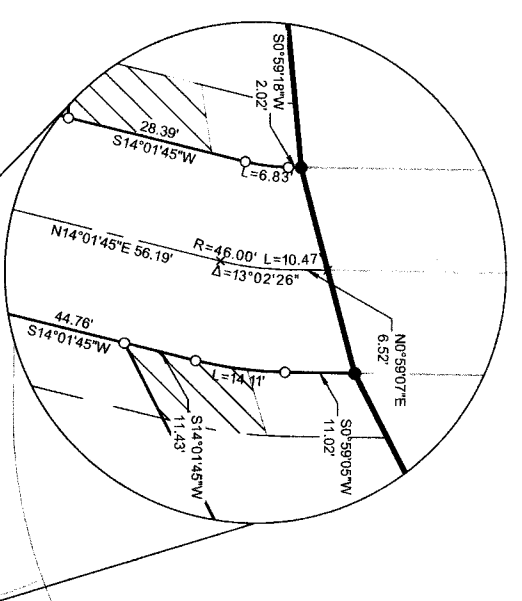
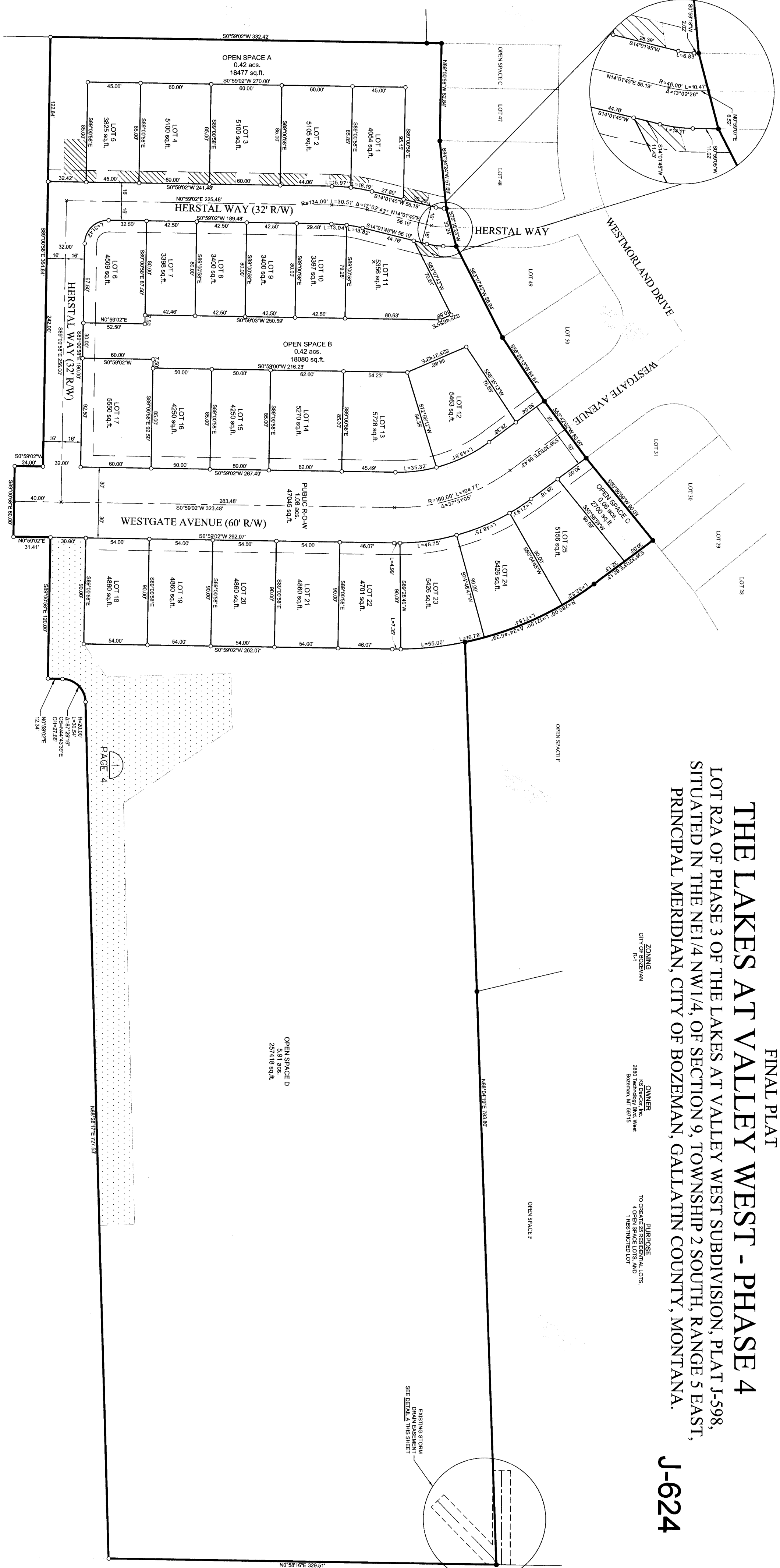
DRAWING NAME: N:\5352\008A\CAD\Survey\FPLAT\3582008-PHASE4\FPLAT-LOT1.DWG

FINAL PLAT
THE LAKES AT VALLEY WEST - PHASE 4
 LOT R2A OF PHASE 3 OF THE LAKES AT VALLEY WEST SUBDIVISION, PLAT J-598,
 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
 KENNEDY
 2860 Technology Blvd, West
 Bozeman, MT 59715

PURPOSE
 TO CREATE 25 LOTS,
 4 OPEN SPACE LOTS, AND
 1 RESTRICTED LOT

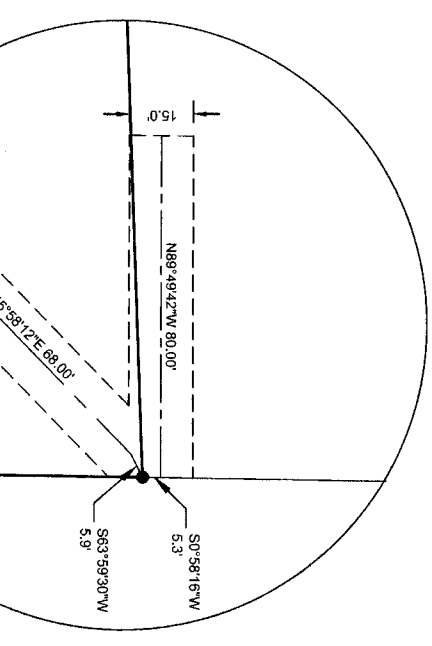


LEGEND

- 1" PUBLIC UTILITY EASEMENT (TYPICAL)
- ▨ SNOW STORAGE EASEMENT
- FOUND REBAR WITH A PLASTIC CAP
- SET REBAR 5/8" IN DIAM. WITH ORANGE PLASTIC CAP MARKED "MORRISON/MARLE INC. 1841115" MONUMENTS TO BE SET BY APRIL 2018.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE ADAPTED FROM THE 1983 NATIONAL TRIPLE MERIDIAN NETWORK (NAD 83) AND THE 1983 NATIONAL C.S. 10268, NAD 83/24E, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN, CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA. THE CORNER BETWEEN SECTIONS 4 AND SECTION 9, AND THE CORNER BETWEEN SECTIONS 9 AND SECTION 4, AND THE ADJACENT SECTIONS 9 AND 12.



DETAIL A
 SCALE: 1" = 30'

AREA SUMMARY - PHASE 4

| | |
|----------------------|--------------------------------|
| LOT AREA: | 2.693 acres (117,304 Sq. Ft.) |
| PUBLIC R-O-W AREA: | 1.080 acres (47,045 Sq. Ft.) |
| OPEN SPACE (PUBLIC): | 6.811 acres (296,675 Sq. Ft.) |
| PHASE 4 TOTAL AREA: | 10.584 acres (461,024 Sq. Ft.) |
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| GRAND TOTAL AREA: | 21.059 acres (917,326 Sq. Ft.) |



Morrison Marle

2860 Technology Blvd, West
 Bozeman, MT 59715
 Phone: 406.992.7271
 Fax: 406.992.2722

DATE: 01/2018
 SCALE: 1" = 40'
 CHECKED BY: JW

PRINCIPAL MERIDIAN, MONTANA COUNTY, MONTANA
 SKILLGATE
 PLOTTED DATE: FEB/15/2018
 CLIENT: THE LAKES

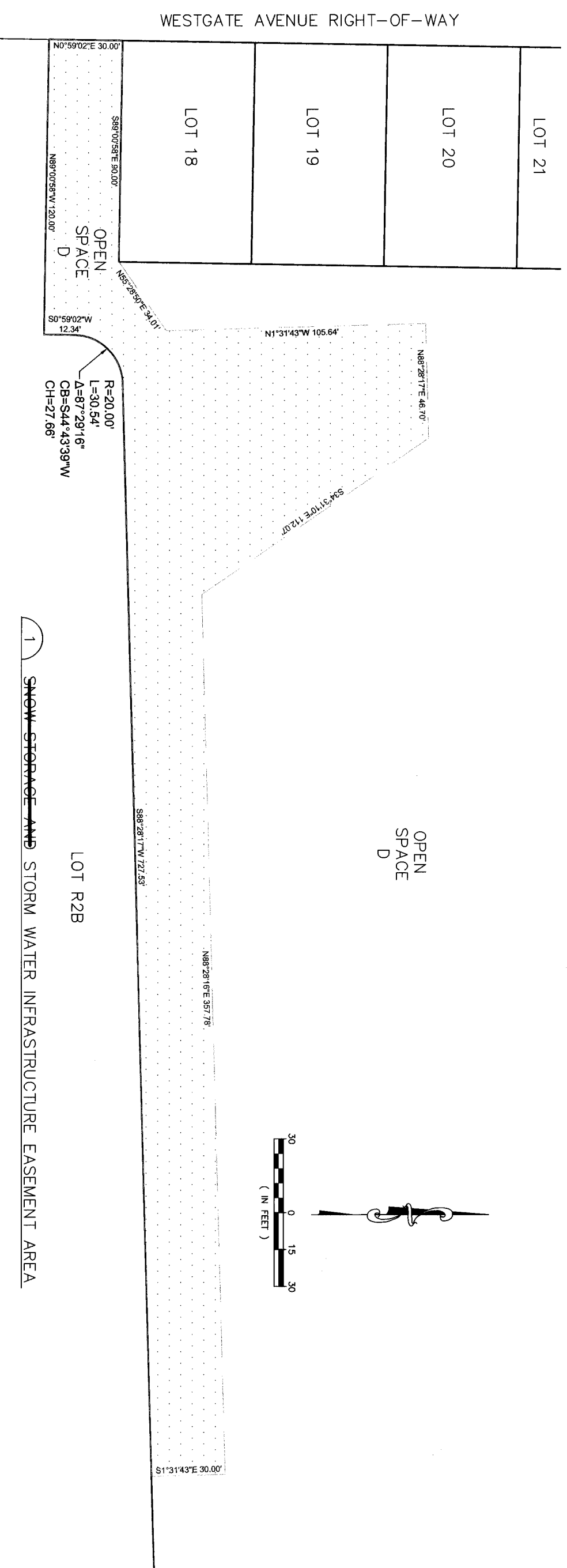
DRAWING NAME: N:\5852\008A\CAD\Survey\FPLAT\5852008B-PHASE4\FPLAT\PLAT.DWG

Doc # 2611203
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 04/17/2018 11:14:34 AM 130.00
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LAKES AT VALLEY WEST PH 4

CONDITIONS OF APPROVAL SHEET THE LAKES AT VALLEY WEST - PHASE 4 LOT R2A OF PHASE 3 OF THE LAKES AT VALLEY WEST SUBDIVISION, PLAT J-598, 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-624



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

The following are hereby granted and deemed to be the property owners association noted below for their use and enjoyment: Common Open Space, Storm Water Infrastructure, and Sidewalks and Trails. The subdivision hereby grants ownership of all non-public infrastructure improvements to the property owners association created by document number _____.

Financially Guaranteed Improvements: Landscaping, Irrigation System, Sidewalks and Trails.

The subdivision hereby grants ownership of all non-public infrastructure improvements to the property owners association created by document number _____.

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

KS DevCo, Inc. and its successors and assigns, retains the right to install storm drainage infrastructure and provide for snow storage to benefit the future use of Lot R2B subject to the approval of the City of Bozeman.

KS DevCo, Inc.
James M. Kilday
James M. Kilday, President
Dated: Feb 15, 2018

State of Montana
County of Gallatin

On this 15th day of February, 2018, before me, the undersigned Notary Public for the State of Montana, personally appeared James M. Kilday, known to me to be the President of KS DevCo, Inc. and acknowledged to me that said Inc. executed the same.

Lyndee M. Edmond
Lyndee M. Edmond
Notary Public in and for the State of Montana
Residing at _____
My commission expires _____
CYNTHIA M. EDMOND
Notary Public in and for the State of Montana
Residing at _____
My Commission Expires December 08, 2020

Special Improvement District Values:

Buyers are hereby notified that the property is subject to two special improvement lighting districts (#728 and #729) and subject to special improvement district values as identified in the annexation agreement, film 180 page 22 through 98 and special improvement districts listed in document #204904 and document # _____.

| PARK AREA TABLE: | |
|---|------------------------------|
| REQUIRED PARKLAND: LOTS 6 AND 17 | 0.06 acres/lot 0.12 acres |
| REMAINING 23 LOTS | 0.03 acres/lot 0.69 acres |
| TOTAL: | 0.81 acres |
| SURPLUS PARKLAND FROM PHASE 1 AND 2, AND PHASE 3: | 1.32 acres |
| SURPLUS LAND PHASES 1, 2, 3 AND 4 TO BE APPLIED TO FUTURE PHASES: | 0.51 acres |

The 27 dwelling units consist of 1 unit on each lot in Phase 4 and one accessory dwelling unit on Lots 6 and 17 in Phase 4.

1. NOTICE IS HEREBY GIVEN to all potential purchasers of Lot R2B, of the Lakes at Valley West Subdivision Phase 4, 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. HEREBY TO BE ADVISED that Building Permits will not be issued for Lot R2B of the Lakes at Valley West Subdivision Phase 4, City of Bozeman, Gallatin County, Montana until all on and off site improvements are completed. The responsibility for the completion of the on and off site improvements shall be the responsibility of the property owner. The written consent of the City of Bozeman, Gallatin County, Montana, is required for any use of this lot until the restrictions listed herein are removed.
2. Ownership of all common open space areas and trails, and responsibility of maintenance thereof and for city assessments levied on the common open space lands shall be that of the property owners 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 exterior 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 shall be owned by the property owners association. The property owners association shall be responsible for the maintenance of the common open space areas and trails. At the same time of recording the final plat for each phase of the subdivision the subdivision shall be responsible for the maintenance of the common open space areas and trails. At the same time of recording the final plat for each phase of the subdivision the subdivision shall transfer ownership of all common open space areas within each phase to the property owners association created by the subdivision to maintain all common open space areas within the Lakes at Valley West Phase 4.
3. 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.
4. All maintenance of Hershal Way is the responsibility of the property owner's association.
5. All maintenance of storm water infrastructure is the responsibility of the property owner's association.
6. 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 storm water system. Sump pumps shall be installed and maintained by the property owner. All water from sump pumps may be discharged onto streets, such as into the curb and gutters where they may create safety hazard for pedestrians and vehicles.
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 fifth anniversary of the plat recording 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. 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.
9. Front setback encroachments are allowed as provided in the protective covenants and restrictions for The Lakes at Valley West Planned Unit Development, Phase 4.
10. All open space parcels are hereby encumbered by a public access easement as recorded in Document No. _____.
11. This plat shows an easement for snow removal and storage along Hershall Way. Snow removed from Hershall Way must either be placed in this snow storage area or be hauled offsite to an approved location. Snow from Hershall Way may not be deposited on public right of way.

Morrison
200 Technology Blvd West
Bozeman, MT 59718
Phone: 406.592.7722
Fax: 406.592.7722
Computer Aided Drafting & Design, Inc. 2000

Malerie
Principal Designer

DATE: 01/2018
SCALE: SEE DETAIL
CHECKED BY: JW
PROJ. #: 5352.008

PRINCIPAL MERIDIAN, MONTANA
GALLATIN COUNTY, MONTANA
PLOTTED DATE: FEB/14/2018
PLOTTED BY: JEMC
CLIENT: THE LAKES
SHEET: 4 OF 4

DRAWING NAME: K:\5352\008\CAO\SURVEY\FPLAT\5352008-PHASE4-FPLAT-PL04.dwg

Doc # 2611203
2611203

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