





BASIS OF BEARING  
THE BEARINGS SHOWN HEREON ARE MEASURED RECORD BEARINGS. THE RECORD BEARING PER C.O.S. 10088, N89°24'27"E. ALONG THE NORTH LINE OF SECTION 9 AND SECTION 4, AND THE CORNER TO SECTIONS 4, 8 AND 9 FOUND AT THE RECORD POSITION, SEE CCR BOOK 4, PAGE 931 DOC. NO. 2566976



CORNER TO SECTIONS 4, 5, 8 AND 9 FOUND AT THE RECORD POSITION, SEE CCR BOOK 4, PAGE 931 DOC. NO. 2566976  
RECORD N89°04'24" E 1337.30'  
MEASURED N89°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 5808S BEARS S 01°38'14" W, 32.38 FEET

WESTGATE AVENUE

LAUREL PARKWAY

ZONING  
CITY OF BOZEMAN  
R-1

OWNER  
KSD PACIFIC INC  
2880 Technology Blvd. WMA  
Bozeman, MT 59718

PURPOSE  
TO CREATE 238 RESIDENTIAL LOTS  
AND 2 OPEN SPACE LOTS

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

J-665

THE 1/4 CORNER BETWEEN SECTIONS 4 AND 8 FOUND AT THE RECORD POSITION, SEE CCR BOOK 4, PAGE 930 DOC. NO. 2566975

**LEGEND**

- SET REBAR 5/8 IN. DIAM WITH ORANGE PLASTIC CAP MARKED "MORRISON-MAYERLE INC. 164111S"
- FOUND REBAR 5/8 IN. DIAM WITH ORANGE PLASTIC CAP MARKED "MORRISON-MAYERLE INC. 164111S"
- FOUND REBAR WITH PLASTIC CAP
- FOUND REBAR 5/8 IN. DIAM WITH AN ALUMINUM CAP 2 IN. DIAM MARKED "MORRISON-MAYERLE INC. 147321S"
- ▲ FOUND SECTION CORNER AS NOTED
- ▼ FOUND ONE-QUARTER CORNER
- ▲/▼ NOTHING FOUND OR SET

**AREA SUMMARY - PHASE 5**

LOT AREA:	1,065 acres (46404) Sq. Ft.
PUBLIC R-O-W AREA:	0.538 acres (23415) Sq. Ft.
OPEN SPACE (PHILIC):	0.298 acres (13001) Sq. Ft.
PHASE 5B TOTAL AREA:	1,901 acres (82820) Sq. Ft.
GRAND TOTAL AREA:	1,901 acres (82820) Sq. Ft.



FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "MORRISON-MAYERLE INC." AT A POINT S 66°18'19" E, 0.27 FEET FROM THE POINT SHOWN ON C.O.S. 10088 & N 15°22'16" E, 0.85 FEET FROM THE POINT FOR THE SOUTHEAST CORNER OF TRACT 2 OF C.O.S. 1581

FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "MORRISON-MAYERLE INC." AT A POINT S 66°18'19" E, 0.27 FEET FROM THE POINT SHOWN ON C.O.S. 10088 & N 15°22'16" E, 0.85 FEET FROM THE POINT FOR THE SOUTHEAST CORNER OF TRACT 2 OF C.O.S. 1581

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**Morrison Materle**  
3807 Technology Blvd. WMA  
Bozeman, MT 59718  
Phone: 406.587.2721  
Fax: 406.587.2722

DATE: 09/20/19  
SCALE: 1" = 100'  
CHECKED BY: JCV  
PROJ. #: 4582.008

FIELD WORK: MMI  
DRAWN BY: CJF  
DATE: 09/20/19  
SCALE: 1" = 100'  
CHECKED BY: JCV  
PROJ. #: 4582.008

DRAWING NAME: N:\582\009\CAD\Drawings\FPL\ATV382008-PHASE5B-FINAL-PLAT-LOT.dwg

PRINCIPAL MERIDIAN, MONTANA  
GALLATIN COUNTY, MONTANA  
CLIENT: THE LAKES  
SHEET: 2 OF 4

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

2675538  
06c # 2675538

WWW.LESSOR.FOR OWNERS OF SUBDIVISIONS

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

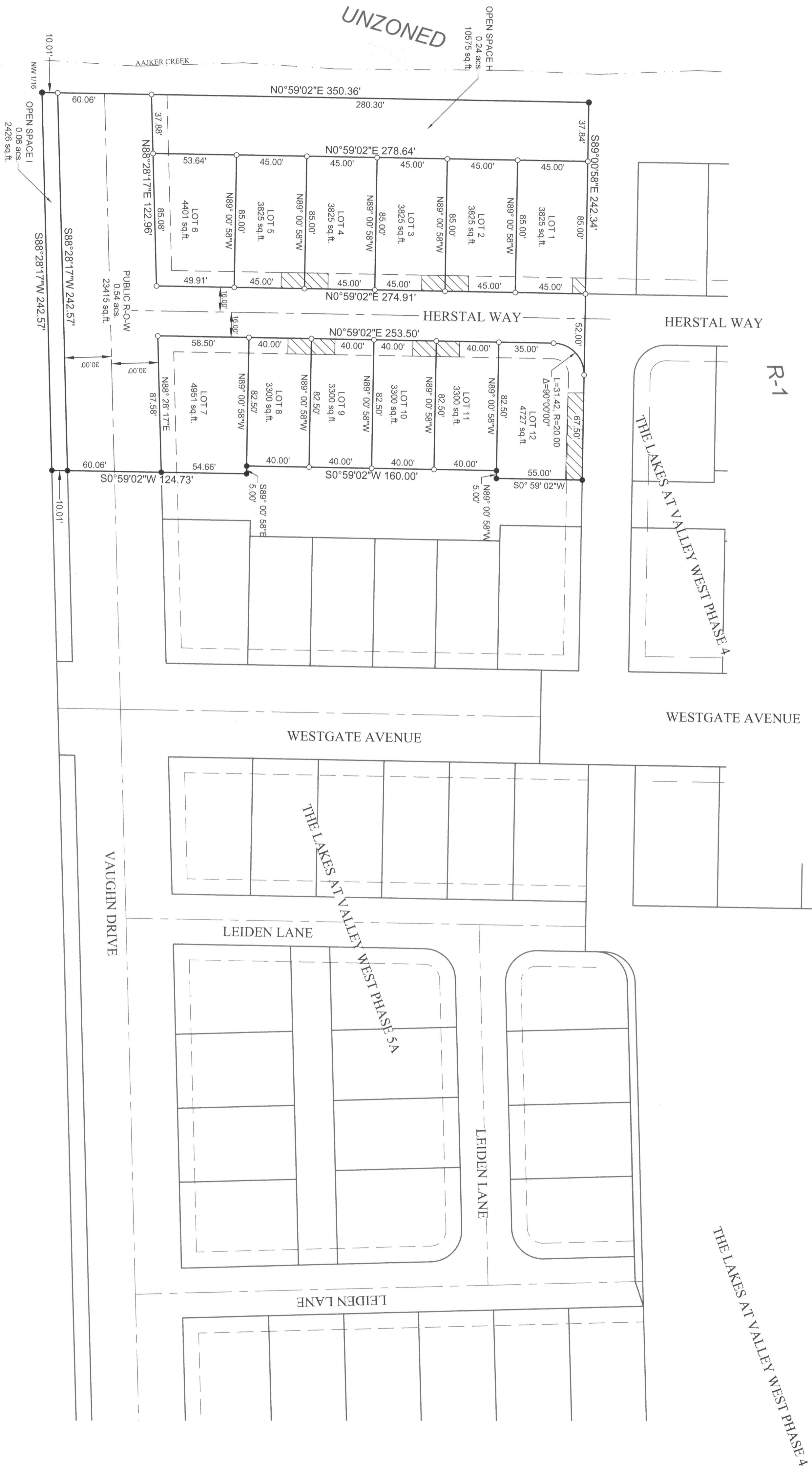
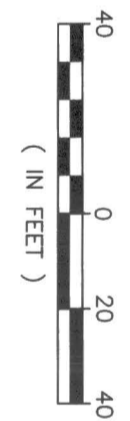
**J-665**

**ZONING**  
 CITY OF BOZEMAN  
 R-1

**OWNER**  
 KS ENGINEERING, INC.  
 2880 Technology Blvd West  
 Bozeman, MT 59719

**PURPOSE**  
 TO CREATE 12 RESIDENTIAL LOTS  
 AND 2 OPEN SPACE LOTS

**BASIS OF BEARING**  
 THE BEARINGS SHOWN HEREON ARE KNOWN RECORD BEARINGS. THE  
 RECORD BEARING PER C.O.S. 1008, N 88°04'24"E, ALONG THE NORTH LINE  
 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 5 EAST, PRINCIPAL  
 MERIDIAN, CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA,  
 BETWEEN SECTION 9 AND SECTION 4, AND THE CORNER TO SECTIONS 5, 4,  
 8, AND 9, THE RESULTING BEARING IS N 88°04'19"E.



**AREA SUMMARY - PHASE 5**

LOT AREA:	1,065 acres (46400) Sq. Ft.
PUBLIC R-O-W AREA:	0,538 acres (21415) Sq. Ft.
OPEN SPACE (PUBLIC):	0,298 acres (13000) Sq. Ft.
PHASE 5B TOTAL AREA:	1,901 acres (83820) Sq. Ft.
GRAND TOTAL AREA:	1,901 acres (83820) Sq. Ft.

**LEGEND**

	10' PUBLIC UTILITY EASEMENT (TYPICAL)
	SNOW STORAGE AREAS
	FOUND REBAR WITH 1/4" PLASTIC CAP
	SET REBAR, 5/8" DIA. WITH ORANGE PLASTIC CAP
	MARKED JOHNSON-MANVILLE INC. 16411LS*

**Morrison**  
**Malerie**  
 2880 Technology Blvd West  
 Bozeman, MT 59719  
 Phone: 406.527.1200  
 Fax: 406.527.1202

DATE: 09/20/19  
 SCALE: 1"=40'  
 PROJ. #: 5382-208

FIELD WORK: MMI  
 DRAWN BY: CJF  
 CHECKED BY: JGW

PRINCIPAL MERIDIAN MONTANA  
 COUNTY MONTANA  
 PLOTTED DATE: Nov/14/2019  
 CLIENT: THE LAKES  
 SHEET: 3 OF 4

DRAWING NAME: N:\5352009\CAD\SURV\9\PLAT\5352009-PHASE5B-FINAL.PLT\PILOT.dwg

Doc # 2675538  
 2675538  
 2675538

THE LAKES  
 AT VALLEY WEST

**CONDITIONS OF APPROVAL**  
**THE LAKES AT VALLEY WEST - PHASE 5B**  
 SITUATED IN THE NE 1/4NW 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN, CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA.

J-665

- 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.
- 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 external perimeter development streets and as 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 owners' 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 property owners' association shall be responsible for levying annual assessments to provide for the maintenance, repair, and upkeep of all common open space areas and trails within the subdivision. The property owners' association shall be responsible for the creation of the subdivision and shall be responsible for the maintenance of the common open space areas created by the subdivision to maintain all common open space areas within the Lakes at Valley West Phase 5B.
  - All maintenance of storm water infrastructure is the responsibility of the property owner's association.
  - 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**
  - 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 safety hazard for pedestrians and vehicles.
  - City standard sidewalks (including a concrete sidewalk section through all private drive approaches) shall be constructed on all public and private streets and alleys. The property owner shall be responsible for the construction of the sidewalk. The plat recodation 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.
  - The plat shows areas for snow removal and storage. Snow storage areas may be adjusted to account for driveway locations on individual lots. Snow removed from Herstal Way must either be placed in this snow storage area or be hauled offsite to an approved location. Snow may not be deposited on public right of way.
  - All maintenance of Herstal Way is the responsibility of the property owner's association.
  - 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 5B.
  - All open space parcels are hereby encumbered by a public access easement as recorded in Document No. \_\_\_\_\_.

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

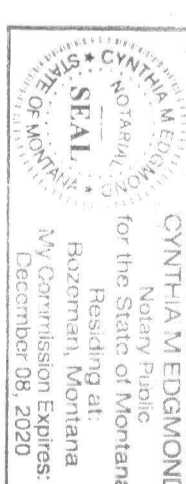
The following are hereby granted and donated to the property owners association noted below for their use and enjoyment: Common Open Space parcels designated with letter H & I, Phase 5B. Unless specifically listed in the Certificate of Dedication, the city accepts no responsibility for maintaining the same. KS DevCor, Inc. and Bozeman Investment Holdings, LLC hereby further certify that the following non-public improvements, required to meet the requirements of chapter 38 of the Bozeman Municipal Code, shall be completed in accordance with the standards of Chapter 38 of other City Ordinances with any approved plans and specifications prepared in accordance with the standards of Chapter 38 of other City Ordinances and shall be 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, 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 DEVCOR, INC.  
 By: Shawn M. Wiley President  
 State of Montana  
 County of Gallatin  
 Dated: Jan. 27, 2020

On this 28<sup>th</sup> day of January, 2020, before me, the undersigned Notary Public for the State of Montana, personally appeared Shawn M. Wiley, known to me to be the President of KS DevCor, Inc. and acknowledged to me that said Inc. executed the same.  
 Notary Public in and for the State of Montana  
 Printed Name: Caroline W. Beckwood  
 Residing at: 2020 W. 10th St. Bozeman, MT 59717  
 My commission expires: December 09, 2020



PARK AREA TABLE:			
REQUIRED PARKLAND: 6 SINGLE FAMILY LOTS	0.03 acres/lot	0.18 acres	
6 LOTS APPROVED FOR ADU	0.06 acres/lot	0.36 acres	
TOTAL:		<u>0.54</u> acres	
SURPLUS PARKLAND FROM PHASE 1 AND 2, PHASE 3, PHASE 4, PHASE 5A, AND VALLEY WEST: TOTAL:			35.66 acres
SURPLUS PARK LAND PHASES 1, 2, 3, 4, 5A, 5B			35.12 acres

Lots approved for accessory dwelling units include: 1, 3, 6, 7, 9, 12.

Doc # 2675538  
 2675538  
 03/11/2020 10:30:47 AM Fee: \$32.00

**Morrison Materle**  
 2000 Parkside Blvd, Suite 100  
 Bozeman, MT 59718  
 Phone: 406.697.0271  
 Fax: 406.622.0202

DATE: 09/20/19  
 SCALE: SEE DETAIL  
 PROJ #: 5392.009

PRINCIPAL MERIDIAN, MONTANA  
 GALLATIN COUNTY, MONTANA  
 PLOTTED DATE: NOV/14/2019  
 CLIENT: THE LAKES  
 SHEET: 4 OF 4

DRAWING NAME: N153521009ACADISUBW\FPLAT153521009-PHASE5B-FINAL\PLAT1-7-PL0T.dwg

