

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:

**The Lakes at Valley West - Phase 6**, being Lot R1 of The Lakes at Valley West - Phase 1, situated in the NW 1/4 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 Quarter Corner to Sections 4 and 9, Township 2 South, Range 5 East, Principal Meridian, City of Bozeman, Gallatin County, Montana, as described on Certified Corner Recordation, Book 4, Page 930, Document No. 2566975, filed at the Gallatin County Clerk and Recorder's Office, thence N 89° 19' 38" E, for 45.01 feet to the Point of Beginning, thence N 07° 58' 16" E, along the east, right-of-way line of Laurel Parkway, for 691.60 feet to the Southeast Corner of The Lakes at Valley West - Phase 1, thence N 89° 48' 55" E, along the south boundary of said subdivision, for 781.17 feet to the west line of Valley West Subdivision, Plat J-320, thence S 74° 35' 54" W, for 427.25 feet, thence S 17° 02' 09" W, for 289.84 feet to the north line of Norton East Ranch Subdivision Phase 3A, Plat J-594, thence S 89° 19' 38" W, along the north boundary of said subdivision for 603.98 feet to the Point of Beginning.

The Area of the above described tracts of land is 452,223 Square Feet, or 10,382 Acres, more or less.

The above-described tracts of land are to be known and designated as **THE LAKES AT VALLEY WEST - PHASE 6**, 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 by the City of Bozeman, more particularly as follows: (1) all streets, avenues, alleys, and parks or public lands shown on said plat; (2) all streets, avenues, alleys, and parks or public 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 Vaughn Drive.

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.

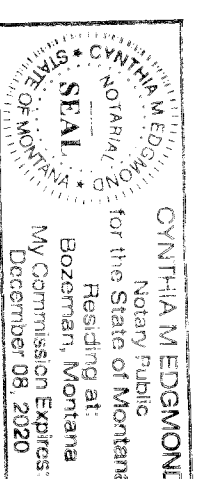
KS DEVCOR, INC.  
By: James R. Nickelson President  
Dated: May 24, 2020

State of Montana

County of Gallatin

On this 24th day of May, 2020, before me, the undersigned Notary Public for the State of Montana, personally appeared James R. Nickelson, 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: Lynette M. Bergmann  
My Commission Expires: December 09, 2022



CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

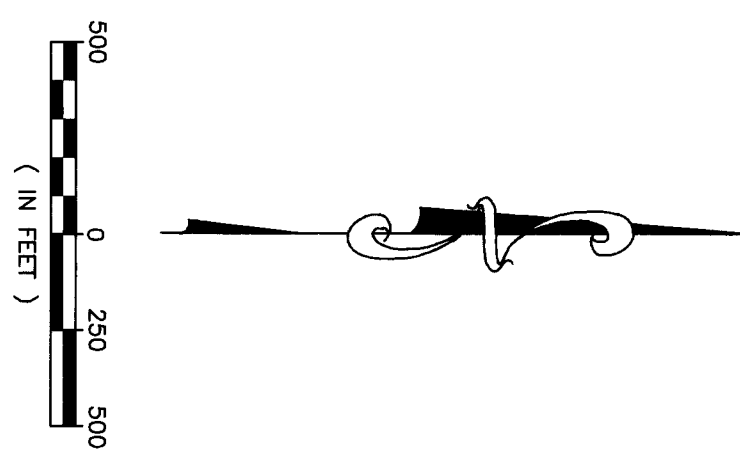
The Lakes at Valley West Phase 6, Gallatin County, Montana, is within the City of Bozeman, Montana, a first class municipality and within the planning area of the Bozeman Metropolitan Planning Commission. The project is located in Section 76-1-601 et seq, MCA, and can be provided with adequate storm 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 9 day of July, 2020

Mark Rieker MONTANA ATTORNEY  
City Attorney

Wife = #8237845,  
#26755740

FINAL PLAT  
**THE LAKES AT VALLEY WEST - PHASE 6**  
SITUATED IN THE NW 1/4 NE 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN, CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA.

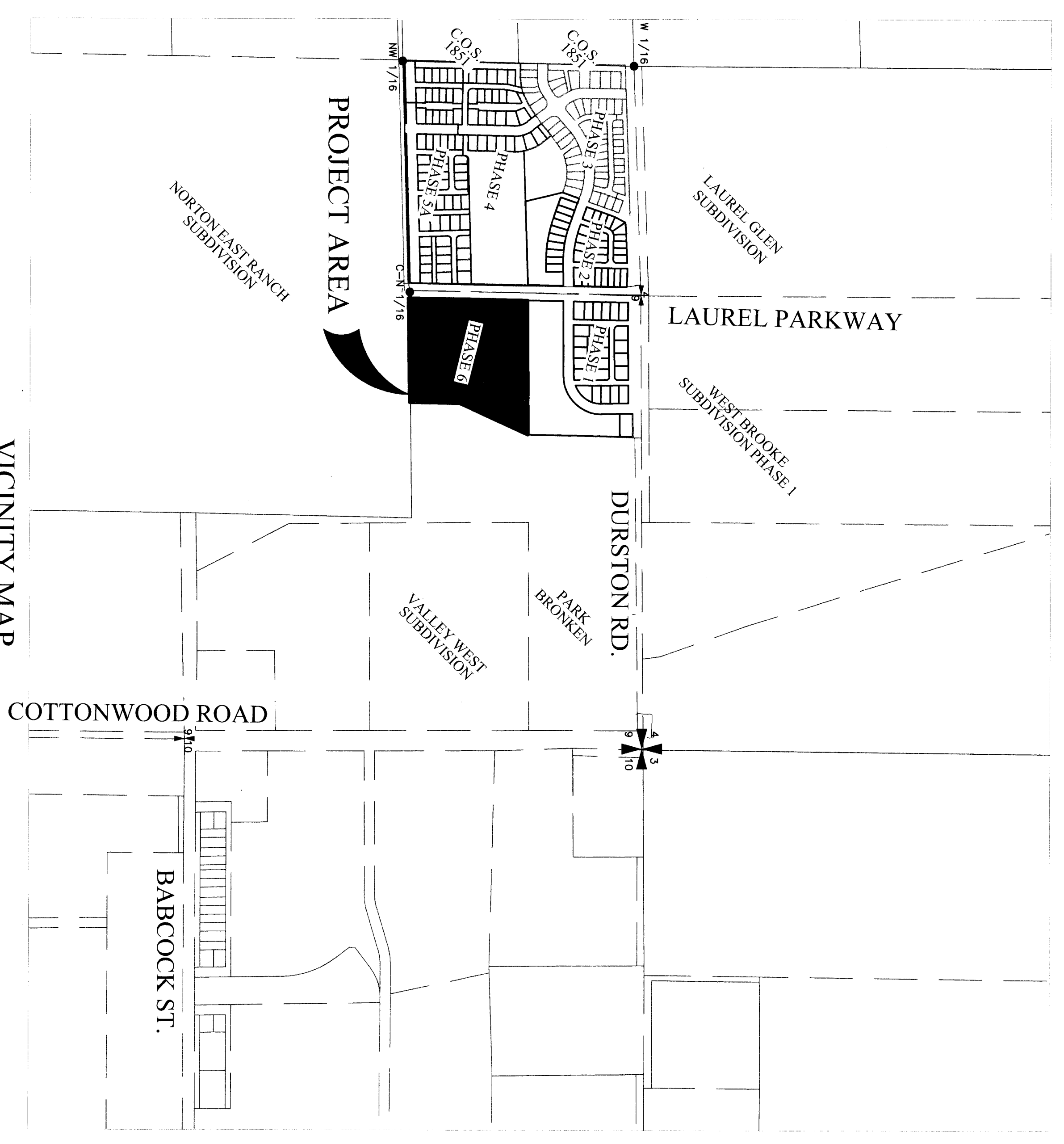


ZONING  
CITY OF BOZEMAN  
R-1

OWNER  
KS DEVCOR, INC.  
2880 Technopark Blvd West  
Bozeman, MT 59718

PURPOSE  
TO CREATE RESIDENTIAL LOTS  
AND 2 OPEN SPACE LOTS

BASIS OF BEARING  
THE BEARINGS SHOWN HEREON ARE ACQUIRED RECORD BEARINGS. THE RECORD BEARING PER C.S. 7603, N 89° 19' 38" E, ALONG THE NORTH LINE BETWEEN SECTION 9 AND SECTION 4 AND THE CORNER BETWEEN SECTION 9 AND SECTION 4 AND THE CORNER TO SECTIONS 5, 6, 8, AND 9, THE RESULTING BEARING IS N 89° 19' 38" E.



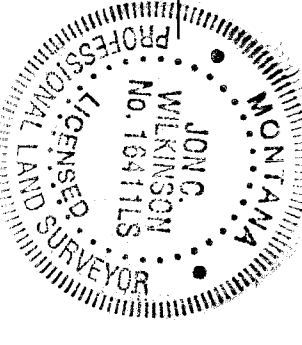
VICINITY MAP

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 6 was surveyed under my supervision in accordance with the provisions of the Montana Subdivision and Plating Act, §76-5-101 through §76-5-823, M.C.A., and the Bozeman Unified Planning Ordinance, §§16-1-101 through §16-1-103, M.C.A., and that the same has been set by the filing of said instrument with the Clerk and Recorder of Gallatin County, Montana, due to public improvements construction pursuant to 24-150, 17(1)(d), A.R.M.

Dated this 26th day of May, 2020

Jon C. Wilkinson  
Jon C. Wilkinson, P.L.S. Credits  
WTR Reg #16411LS  
Morrison-Maierle, Inc.



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 DIRECTOR OF PUBLIC WORKS

I, Mitch Reister, 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 be in conformity with 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 9 day of July, 2020

Mitch Reister  
Mitch Reister  
Director of Public Works  
City of Bozeman, Montana

APPROVED AS TO FORM  
Mark Rieker  
City Attorney

CERTIFICATE OF COUNTY TREASURER

I, Jennifer Blossom, 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 divided have been paid.

Dated this 3rd day of June, 2020

Jennifer Blossom  
Jennifer Blossom  
Treasurer  
Gallatin County, Montana

Tax ID No. 866 3170

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

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 Lakes at Valley West Phase 6, 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:
1. Street Improvements
  2. Storm Water Improvements
  3. Storm Water Improvements
  4. Financially Guaranteed Improvements:
  1. Portions of the Street Improvements
  2. Sidewalk Improvements
  3. Open Space Improvements
  4. Sewer, Water and Storm Water punch list items
  5. Park Improvements

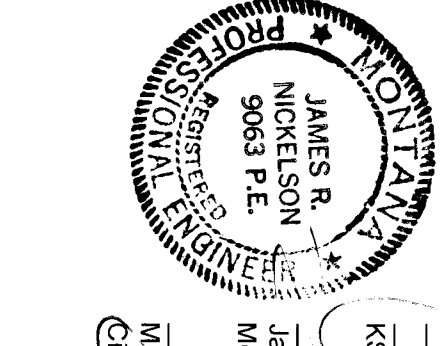
The subdivider hereby warrants against defects in these improvements for a period of two years from the date of acceptance by the City of Bozeman.

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.

KS DEVCOR, INC.  
By: James R. Nickelson President  
Dated: May 24, 2020

James R. Nickelson, No. 90633PE  
Morrison Maierle, Inc.  
Dated: 05/26/2020

Mark Rieker, Director of Public Works  
City of Bozeman, Montana  
Dated: 7/9/20



CERTIFICATE OF CLERK AND RECORDER

I, Eric Semerad, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at Bozeman, Montana, on this 24th day of May, 2020, and Document # 2019.

Dated this 24th day of May, 2020

Eric Semerad  
Eric Semerad  
Clerk and Recorder  
Gallatin County, Montana



2689009

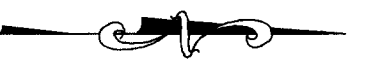
**Morrison Maierle**  
2880 Technopark Blvd West  
Bozeman, MT 59718  
Phone: 406.597.0271  
Fax: 406.597.0272

PRINCIPAL MERIDIAN, MONTANA  
PLOTTED DATE: May/22/2020  
COUNTY: MONTANA  
PLOTTED BY: JCL  
CLIENT: THE LAKES  
SHEET: 1 OF 4

FIELD WORK: MMI  
DRAWN BY: CJF  
CHECKED BY: JCW  
DATE: 5/20/20  
SCALE: 1"=500'  
PROJ #: 5582.009



BASIS OF BEARING  
THE BEARINGS SHOWN HEREON ARE ADJUSTED RECORD BEARINGS. THE RECORD BEARING HEREON IS 108° 18' 39" 21" E, ALONG THE NORTH LINE OF SECTION 9 AND SECTION 4, AND THE CORNER TO THE POINT OF BEGINNING BETWEEN SECTION 9 AND SECTION 4, AND THE CORNER TO SECTIONS 5, 4, 3, AND 2. THE RESULTING BEARING IS 108° 34' 19" E.



CORNER TO SECTIONS 4, 5, 8 AND 9 FOUND AT THE RECORD POSITION. SEE CCR BOOK 4, PAGE 891 DOC. NO. 2568976  
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 590685 BEARS S 01°38'14" W 32.38 FEET

WESTGATE AVENUE

DURSTON ROAD

LAUREL PARKWAY

ZONING  
CITY OF BOZEMAN  
R-1

OWNER  
K5 DYNAMIC INC.  
2880 Technology Blvd West  
Bozeman, MT 59718

PURPOSE  
TO GREATLY RESIDENTIAL LOTS  
AND OPEN SPACE LOTS

FINAL PLAT  
**THE LAKES AT VALLEY WEST - PHASE 6**  
SITUATED IN THE NW 1/4 NE 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN, CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA.

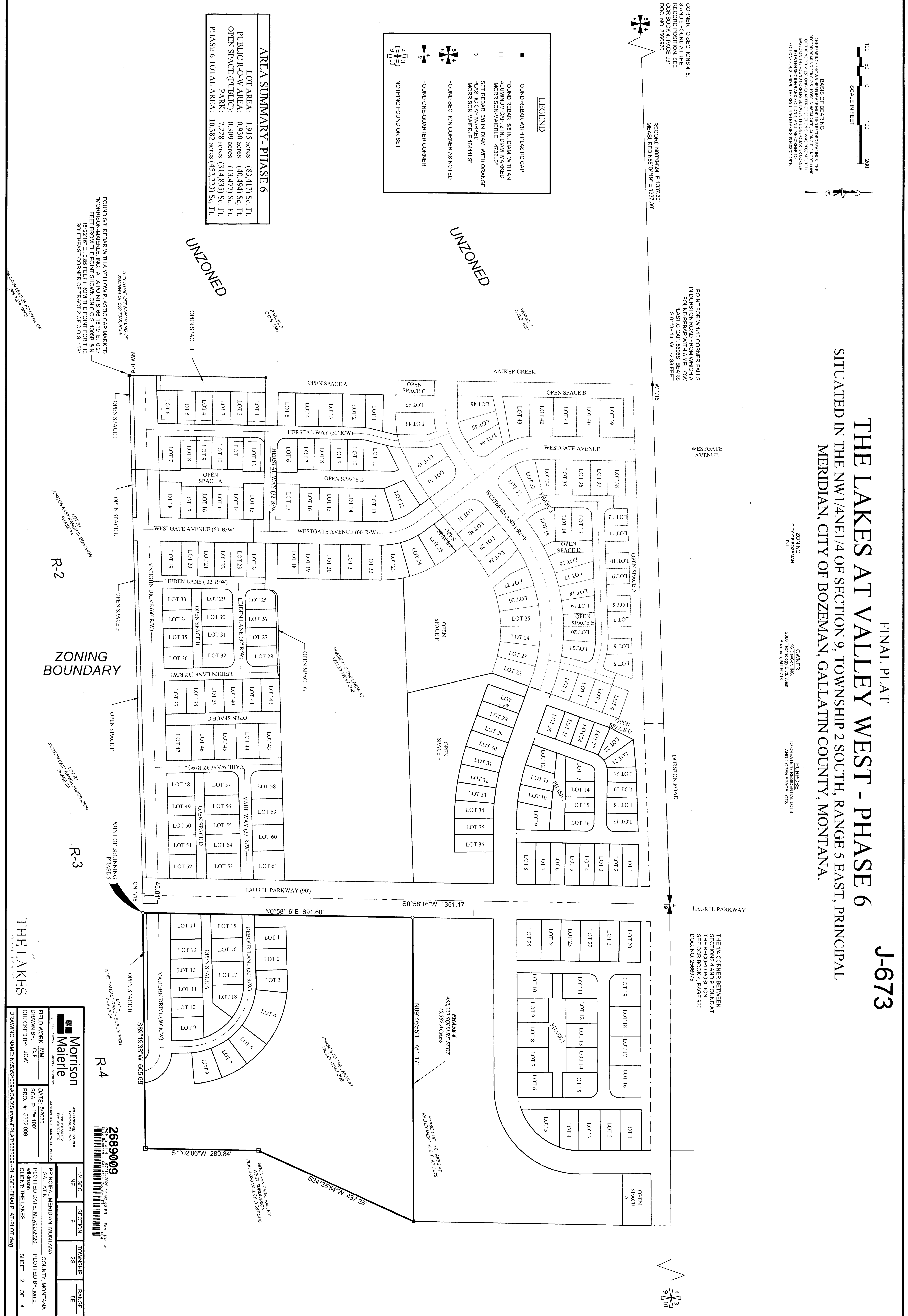
J-673

**LEGEND**

- FOUND REBAR WITH PLASTIC CAP
- FOUND REBAR, 5/8 IN. DIAM. WITH AN ALUMINUM CAP, 2 IN. DIAM. MARKED "MORRISON-MARLE 14732LS"
- SET REBAR, 5/8 IN. DIAM. WITH ORANGE PLASTIC CAP MARKED "MORRISON-MARLE 18411LS"
- ⊕ FOUND SECTION CORNER AS NOTED
- ⊙ FOUND ONE-QUARTER CORNER
- ⊘ NOTHING FOUND OR SET

**AREA SUMMARY - PHASE 6**

LOT AREA: 1.915 acres (83,417) Sq. Ft.  
PUBLIC R-O-W AREA: 0.930 acres (40,494) Sq. Ft.  
OPEN SPACE (PUBLIC): 0.309 acres (13,477) Sq. Ft.  
PARK: 7.228 acres (314,835) Sq. Ft.  
PHASE 6 TOTAL AREA: 10.382 acres (452,225) Sq. Ft.



FOUND 5/8\"/>

4 5/8\"/>

R-2

ZONING BOUNDARY

R-3

R-4

**Morrison Maerle**

2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.567.0721  
Fax: 406.567.0702

DATE: 5/20/20  
SCALE: 1"=100'  
CHECKED BY: JQW  
PROJ. #: 5352.009

PRINCIPAL: MERIDIAN, MONTANA  
COUNTY: MONTANA  
PLOTTED DATE: MAY/22/2020  
CLIENT: THE LAKES

DRAWING NAME: N:\5352\009\CAD\SURVEY\FPL\15352009-PHASE6-FINAL-PLAT-10T.DWG

2689009  
Scale: 1"=100'  
Date: 5/20/20

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



**FINAL PLAT**  
**THE LAKES AT VALLEY WEST - PHASE 6**

SITUATED IN THE NW1/4NE1/4 OF SECTION 9, TOWNSHIP 2 SOUTH,  
 RANGE 5 EAST, PRINCIPAL MERIDIAN, CITY OF BOZEMAN,  
 GALLATIN COUNTY, MONTANA.

ZONING  
 CITY OF BOZEMAN  
 R-1

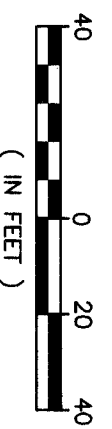
OWNER  
 KS DANCIG INC  
 2880  
 Bozeman, MT 59718

PURPOSE  
 TO CREATE 17 RESIDENTIAL LOTS  
 AND 2 OPEN SPACE LOTS

**AREA SUMMARY - PHASE 6**

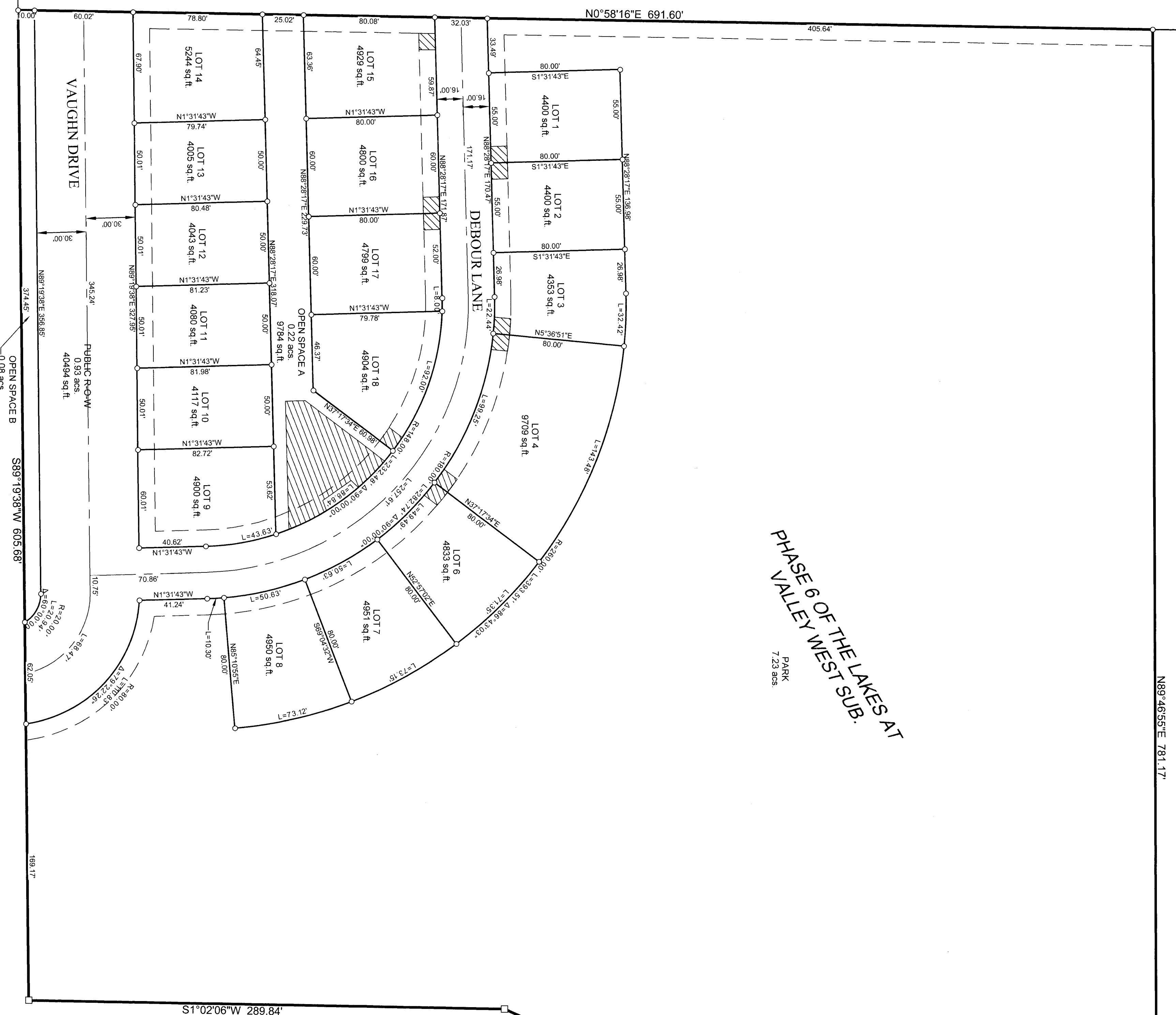
LOT AREA: 1,915 acres (83,417) Sq. Ft.  
 PUBLIC R-O-W AREA: 0.930 acres (40,494) Sq. Ft.  
 OPEN SPACE (PUBLIC): 0.309 acres (13,477) Sq. Ft.  
 PARK: 7.228 acres (314,835) Sq. Ft.  
 PHASE 6 TOTAL AREA: 10,382 acres (452,223) Sq. Ft.

**BASIS OF BEARING**  
 THE BEARINGS SHOWN HEREON WERE OBTAINED FROM THE RECORD BEARING PER C.O.S. 10264, N 89°00'24"E, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 9, WAS RECOMPUTED BETWEEN SECTION 9 AND SECTION 4, AND THE CORNER TO SECTIONS 4, 8, AND 9, THE RESULTING BEARING IS N 89°04'19"E.



**LEGEND**

- 10' PUBLIC UTILITY EASEMENT (TYPICAL)
- SNOW STORAGE AREAS
- FOUND REBAR WITH PLASTIC CAP
- FOUND REBAR, 6.5" DIA. WITH AN ALUMINUM CAP
- 2" DIA. MARKED MORGISON MARBLE TILES
- SEE REBAR, 5/8" DIA. WITH ORANGE PLASTIC CAP
- MARKED MORGISON MARBLE TILES (5" DIA.)



PHASE 6 OF THE LAKES AT  
 VALLEY WEST SUB.  
 PARK  
 7.228 acres

PHASE 1 OF THE LAKES AT  
 VALLEY WEST SUB. PLAT J-572

BRONKEN PARK, VALLEY  
 WEST SUBDIVISION,  
 PLAT J-320 VALLEY WEST SUB.

LOT R1  
 NORTON EAST RANCH SUBDIVISION  
 PHASE 3A

THE LAKES

**Morrison**  
**Malerie**

2801 Technology Boulevard  
 Bozeman, MT 59718  
 Phone: 406.582.0721  
 Fax: 406.582.0723  
 COMPUTER GENERATED DRAWING PER 2002

DATE: 5/20/20  
 SCALE: 1"=40'  
 CHECKED BY: JCW  
 PROJECT #: 5352.009

PRINCIPAL MERIDIAN, MONTANA  
 GALLATIN COUNTY, MONTANA  
 CLIENT: THE LAKES  
 WILMORSON  
 SHEET 3 OF 4

2689009  
 07/14/2020 12:00:00 PM  
 433 50

CONDITIONS OF APPROVAL
THE LAKES AT VALLEY WEST - PHASE 6
SITUATED IN THE NW1/4NE1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN, CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA.

J-673

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.

- 1. One-third of all common open space areas and trails, and responsibility of maintenance thereof and for city assessments...
2. All maintenance of storm water infrastructure is the responsibility of the property owner's association.
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. No crawl spaces or basements may be constructed such that sump pumps are required to pump water from these spaces...
5. 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.

- 6. 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 Debour Lane must either be placed in the snow storage area or be hauled off-site to an approved location. Snow may not be deposited on public right of way.
7. All maintenance of Debour Lane is the responsibility of the property owner's association.
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. 24787570 and subsequent amendments.

Table with columns: PUBLIC PARK LAND DEDICATION, TRACING TABLE, SUBDIVISION NAME, PROJECT NAME, NUMBER OF RES. UNITS PER PHASE / LOT / SITE PLAN, ACREAGE PARK LAND AND /OR CUL. REQUIRED, VALUE OF IMPROVEMENTS IN LRU PROPOSED VS. VALUE OF CODE REQD. BASIC PARK IMPROVEMENTS, ACREAGE PARK LAND PREVIOUSLY DEDICATED TO COR., ACREAGE PARK LAND YET TO BE CONVEYED.

- 1. Parkland has been provided in excess of the maximum net residential density of 10 dwelling units per acre (all property zoned R-1) across the entire subdivision and no new parkland is required for subsequent development.
2. Provision of excess parkland was used to achieve PUD performance points.
3. The parkland requirements are based on the Park Master Plan for The Lakes at Valley West Phase 1 and 2 PUD Application 15030 approved on October 5, 2015.

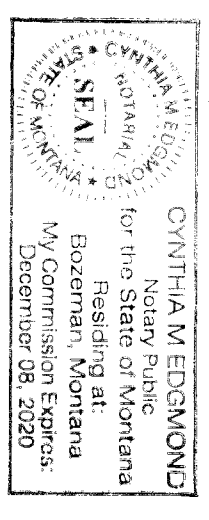
Certificate of Transfer of Ownership and Completion of Non-Public Improvements, and Conditions of Approval.

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 Phase 6. 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 35 of the Bozeman Municipal Code, or as a condition(s) of approval of the subdivision plotted hereon, have been installed in conformance with any approved plat conditions and are covered by the subdivision improvements agreement accompanying and recorded with the plat. Financially guaranteed improvements: Landscaping, Irrigation System, Sidewalks and Trails. Installed Improvements: None.

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, assessments, or other documents as allowed by law or local regulations.

KS DevCor, INC.
By: James M. Valley, President
Dated: May 24, 2020

State of Montana
County of Gallatin
On this 24th day of May, 2020, before me, the undersigned Notary Public for the State of Montana, personally appeared James M. Valley, 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: Cynthia M. Engmond
Residing at: 2400 W. 1st Street, Bozeman, Montana 59702
My commission expires: December 08, 2020



Morrison Mairle logo and contact information. Includes address: 2800 Northpark Drive West, Bozeman, MT 59717, Phone: 406.597.2721, Fax: 406.597.6732. Project details: FIELD WORK: MML, DRAWN BY: CJF, DATE: 5/2/20, SCALE: SEE DETAIL, CHECKED BY: CJW, PROJ #: 5352.009. Principal: GALLATIN, COUNTY: MONTANA, PLOTTED DATE: MAY/22/2020, PLOTTED BY: Jm.L, CLIENT: THE LAKES, SHEET: 4 OF 4.

