

SURVEY REQUESTED BY CONTRACT OWNER TO CREATE:
 188 SINGLE FAMILY LOTS
 115 MODULAR LOTS
 8 DUPLEX LOTS
 CURRENT OWNERS: MCDONALD LAND COMPANY
 DOUG SMITH
 CONTRACT OWNER: LAND EQUITY PARTNERS
 PROPOSED ZONING: R-3 & R-2

PRELIMINARY PLAT OAK SPRINGS SUBDIVISION

LOCATED IN THE E 1/2 OF THE W 1/2 OF THE SE 1/4 AND THE W 1/2 OF THE W 1/2 OF THE E 1/2 OF THE SE 1/4, SECTION 3, T. 2 S., R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

- Available Lots
- Sold or Pending Lots
- Available in a Package Deal. Call for info.

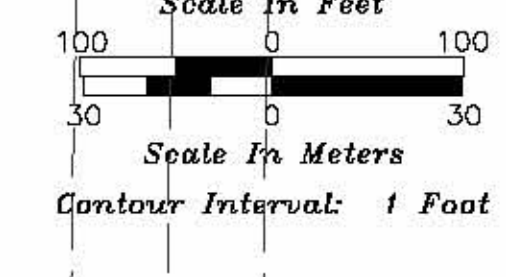


- LEGEND**
- (R) RECORD DISTANCE OR AZIMUTH
 - (M) MEASURED DISTANCE OR AZIMUTH
 - FOUND 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED (C&H ENGR. #9518ES) OR AS NOTED
 - ⊙ FOUND 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED (GASTON)
 - SET 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED (C&H ENGR. #9518ES)
 - 282.50' DENOTES CENTERLINE LENGTH OR TIE TO CENTERLINE
 - PROPOSED RESTRICTED SIZE LOTS
 - EXISTING SANITARY SEWER
 - EXISTING WATER MAIN
 - WETLANDS
- BASIS FOR AZIMUTHS FROM NORTH:
 X [N45°00'00"E] BEARING COMPUTED FROM AZIMUTH SHOWN



AREA TABULATION

AREA OF LOTS =	1,727,100 SQ FT	39.6488 ACRES
AREA OF OPEN SPACE & STREAM CORRIDORS =	317,310 SQ FT	7.2844 ACRES
AREA OF PARK/PUBLIC ACCESS =	402,634 SQ FT	9.2432 ACRES
AREA OF PUBLIC STREET/ALLEY =	952,858 SQ FT	21.8746 ACRES
TOTAL AREA =	3,399,902 SQ FT	78.0510 ACRES



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Tract 1A
 COS No. 2007
 Robert J. Swenson
 Janet Swenson

Tract 2B
 COS No. 501

Tract 2C
 COS No. 501

Tract 2D
 COS No. 501

Tract 2E
 COS No. 501

Tract 2F
 COS No. 501

Tract 2G
 COS No. 501

Tract 2H
 COS No. 501

Tract 2I
 COS No. 501

Tract 2J
 COS No. 501

Tract 2K
 COS No. 501

Tract 2L
 COS No. 501

Tract 2M
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Tract 2W
 COS No. 501

Tract 2X
 COS No. 501

Tract 2Y
 COS No. 501

Tract 2Z
 COS No. 501