

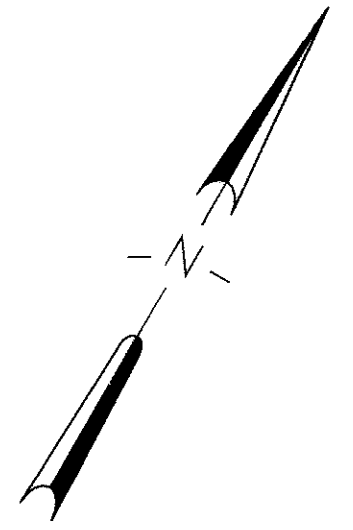
FINAL PLAT OF THE WEST WINDS MAJOR SUBDIVISION PHASE 2A & 2B, SITUATED IN THE NW 1/4 OF SECTION 2, T2S, R5E, P.M.M. GALLATIN COUNTY, MONTANA

J - 445

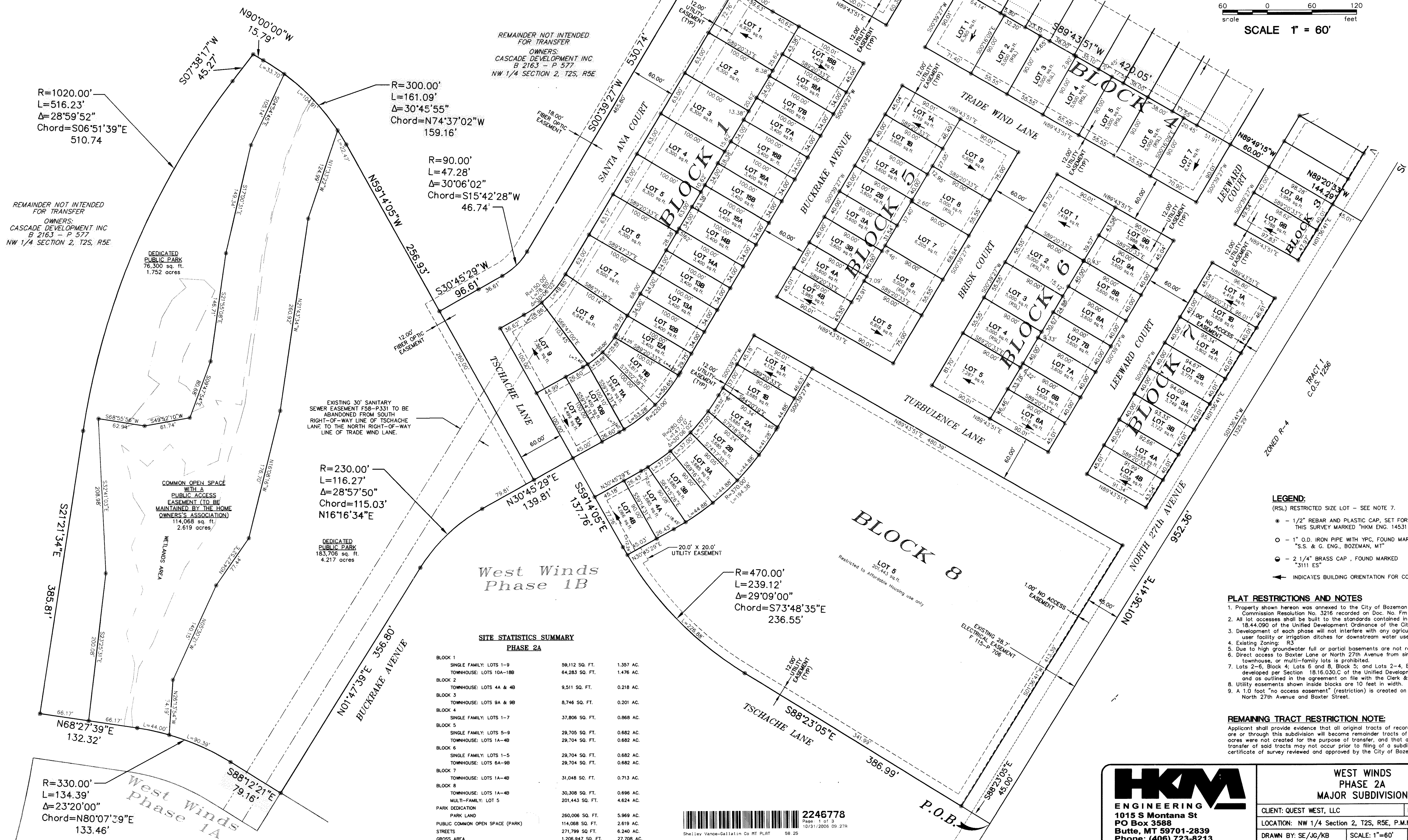
PURPOSE OF SURVEY: TO CREATE PARCELS FOR PHASE DEVELOPMENT.

EXISTING 30' SANITARY
SEWER EASEMENT F58-P331 TO BE
ABANDONED FROM SOUTH
RIGHT-OF-WAY LINE OF TSCHACHE
LANE TO THE NORTH RIGHT-OF-WAY
LINE OF TRADE WIND LANE.

REMAINDER NOT INTENDED
FOR TRANSFER
OWNERS:
CASCADE DEVELOPMENT INC
B 2163 - P 577
NW 1/4 SECTION 2, T2S, R5E



60 0 60 120
SCALE 1" = 60'
feet



R=1020.00'
L=516.23'
Δ=28°59'52"
Chord=S06°51'39"E
510.74

REMAINDER NOT INTENDED
FOR TRANSFER
OWNERS:
CASCADE DEVELOPMENT INC
B 2163 - P 577
NW 1/4 SECTION 2, T2S, R5E

DEDICATED
PUBLIC PARK
76,300 sq. ft.
1.752 acres

COMMON OPEN SPACE
WITH
PUBLIC ACCESS
(TO BE
MAINTAINED BY THE HOME
OWNERS'S ASSOCIATION)
114,068 sq. ft.
2.619 acres

EXISTING 30' SANITARY
SEWER EASEMENT F58-P331 TO BE
ABANDONED FROM SOUTH
RIGHT-OF-WAY LINE OF TSCHACHE
LANE TO THE NORTH RIGHT-OF-WAY
LINE OF TRADE WIND LANE.

R=230.00'
L=116.27'
Δ=28°57'50"
Chord=115.03'
N16°16'34"E

DEDICATED
PUBLIC PARK
183,706 sq. ft.
4.217 acres

West Winds
Phase 1B

SITE STATISTICS SUMMARY PHASE 2A

| | | | |
|---------|---------------------------------|-------------------|------------|
| BLOCK 1 | SINGLE FAMILY: LOTS 1-9 | 59,112 SQ. FT. | 1,357 AC. |
| | TOWNHOUSE: LOTS 10A-19B | 64,283 SQ. FT. | 1,476 AC. |
| BLOCK 2 | TOWNHOUSE: LOTS 4A & 4B | 9,511 SQ. FT. | 0.218 AC. |
| BLOCK 3 | TOWNHOUSE: LOTS 9A & 9B | 8,746 SQ. FT. | 0.201 AC. |
| BLOCK 4 | SINGLE FAMILY: LOTS 1-7 | 37,806 SQ. FT. | 0.868 AC. |
| BLOCK 5 | SINGLE FAMILY: LOTS 5-9 | 29,705 SQ. FT. | 0.682 AC. |
| | TOWNHOUSE: LOTS 1A-4B | 29,704 SQ. FT. | 0.682 AC. |
| BLOCK 6 | SINGLE FAMILY: LOTS 1-5 | 29,704 SQ. FT. | 0.682 AC. |
| | TOWNHOUSE: LOTS 6A-9B | 29,704 SQ. FT. | 0.682 AC. |
| BLOCK 7 | TOWNHOUSE: LOTS 1A-4B | 31,048 SQ. FT. | 0.713 AC. |
| BLOCK 8 | TOWNHOUSE: LOTS 1A-4B | 30,308 SQ. FT. | 0.696 AC. |
| | MULTI-FAMILY: LOT 5 | 201,443 SQ. FT. | 4.624 AC. |
| | PARK DEDICATION | 260,006 SQ. FT. | 5.969 AC. |
| | PARK LAND | 114,068 SQ. FT. | 2.619 AC. |
| | PUBLIC COMMON OPEN SPACE (PARK) | 271,799 SQ. FT. | 6.240 AC. |
| | STREETS | 1,206,947 SQ. FT. | 27.708 AC. |
| | GROSS AREA | | |

R=330.00'
L=134.39'
Δ=23°20'00"
Chord=N80°07'39"E
133.46'

- LEGEND:**
- (RSL) RESTRICTED SIZE LOT - SEE NOTE 7.
 - - 1/2" REBAR AND PLASTIC CAP, SET FOR THIS SURVEY MARKED "HKM ENG. 14531 LS"
 - - 1" O.D. IRON PIPE WITH YPC, FOUND MARKED "S.S. & G. ENG., BOZEMAN, MT"
 - - 2 1/4" BRASS CAP, FOUND MARKED "3111 ES"
 - ➔ INDICATES BUILDING ORIENTATION FOR CORNER LOTS

- PLAT RESTRICTIONS AND NOTES**
- Property shown hereon was annexed to the City of Bozeman pursuant to Commission Resolution No. 3216 recorded on Doc. No. Fm 179 PG 2076.
 - All lot accesses shall be built to the standards contained in Section 18.44.090 of the Unified Development Ordinance of the City of Bozeman.
 - Development of each phase will not interfere with any agricultural water user facility or irrigation ditches for downstream water user rights.
 - Existing Zoning: R3
 - Due to high groundwater full or partial basements are not recommended.
 - Direct access to Baxter Lane or North 27th Avenue from single family, townhouse, or multi-family lots is prohibited.
 - Lots 2-6, Block 4; Lots 6 and 8, Block 5; and Lots 2-4, Block 6 shall be developed per Section 18.16.030.C of the Unified Development Ordinance and as outlined in the agreement on file with the Clerk & Records Office.
 - Utility easements shown inside blocks are 10 feet in width.
 - A 1.0 foot "No access easement" (restriction) is created on this plat fronting North 27th Avenue and Baxter Street.

REMAINING TRACT RESTRICTION NOTE:
Applicant shall provide evidence that all original tracts of record of this property are or through this subdivision will become remainder tracts of less than 160 acres were not created for the purpose of transfer, and that any subsequent transfer of said tracts may not occur prior to filing of a subdivision plat or certificate of survey reviewed and approved by the City of Bozeman.

HKM
ENGINEERING
1015 S Montana St
PO Box 3588
Butte, MT 59701-2839
Phone: (406) 723-8213
Fax: (406) 723-8328

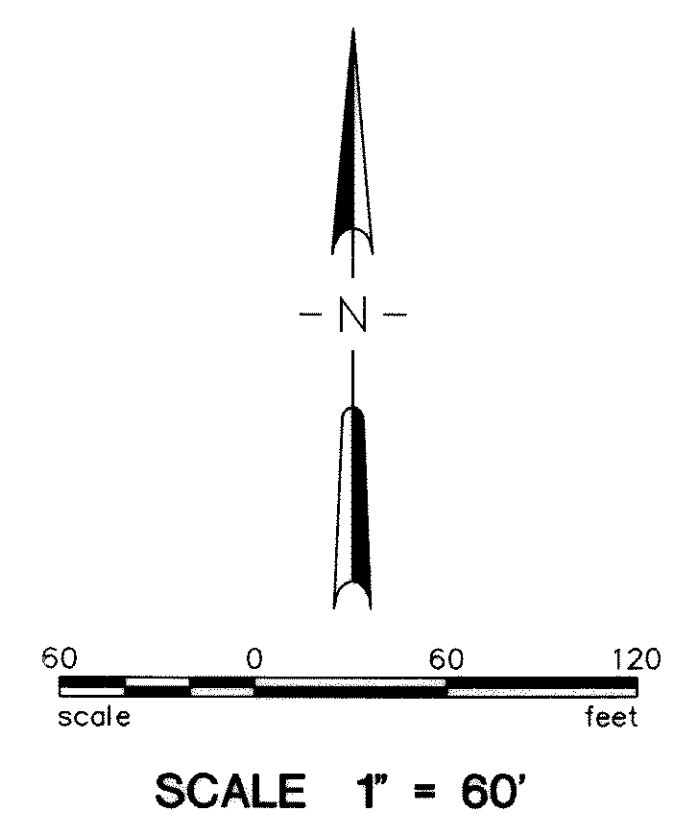
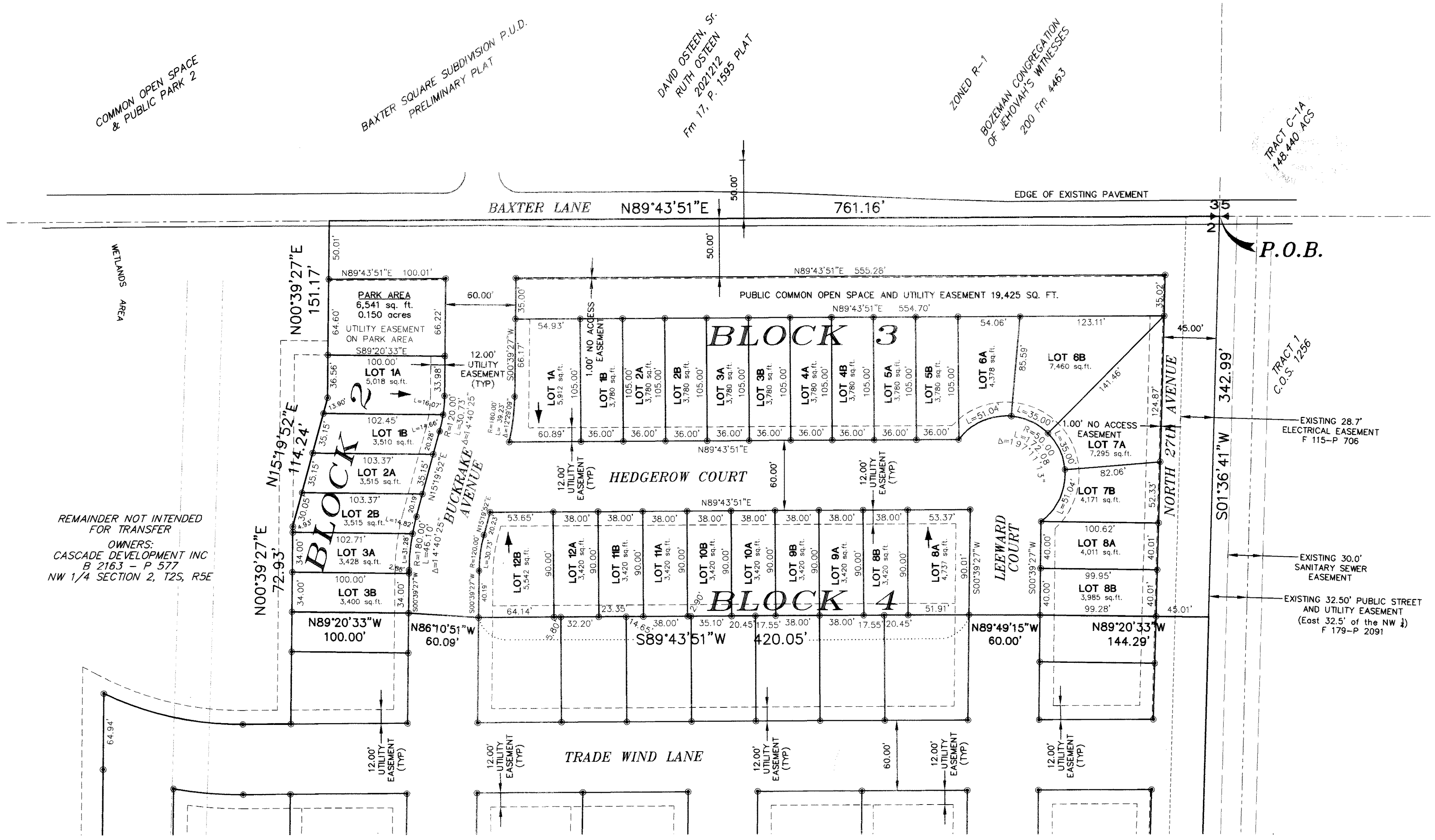
| WEST WINDS PHASE 2A MAJOR SUBDIVISION | | |
|--|-----------------|------|
| CLIENT: QUEST WEST, LLC | DATE: AUG. 2006 | |
| LOCATION: NW 1/4 Section 2, T2S, R5E, P.M.M. | | |
| DRAWN BY: SE/JG/KB | SCALE: 1"=60' | PLAT |
| PROJECT: 04S067.110-2 PH2-PLAT.DWG | SHEET: 1 OF 3 | |

2246778
Shelley Vance-Gallatin Co RT PLRT 98.25

FINAL PLAT OF THE WEST WINDS MAJOR SUBDIVISION PHASE 2A & 2B, J - 445

SITUATED IN THE NW 1/4 OF SECTION 2, T2S, R5E, P.M.M.
GALLATIN COUNTY, MONTANA

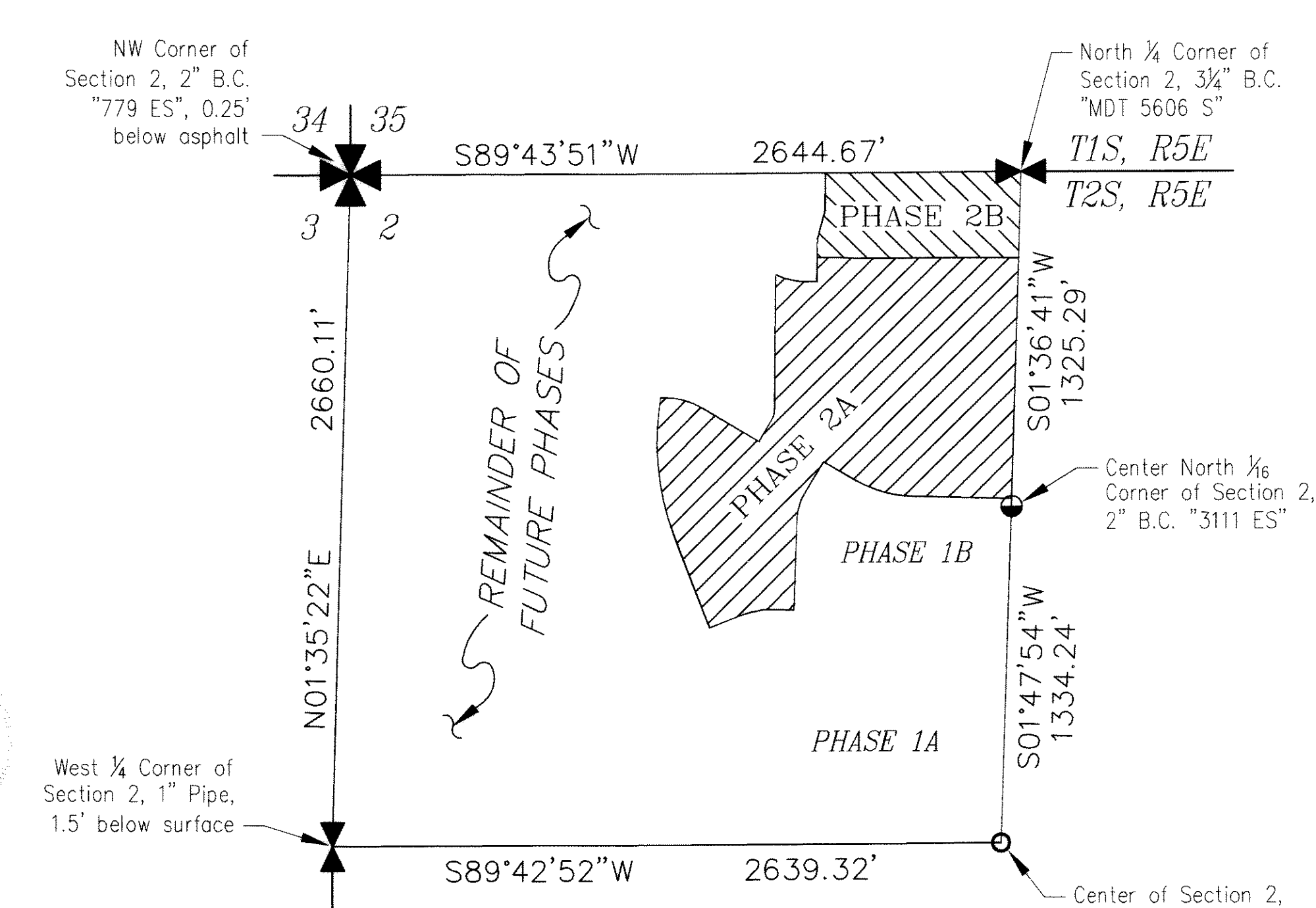
PURPOSE OF SURVEY: TO CREATE PARCELS FOR PHASE DEVELOPMENT.



- LEGEND:**
(RSL) RESTRICTED SIZE LOT - SEE NOTE 5.
- - 1/2" REBAR AND PLASTIC CAP, SET FOR THIS SURVEY MARKED "HKM ENG. 14531 LS"
 - - 1" O.D. IRON PIPE WITH YPC, FOUND MARKED "S.S. & G. ENG., BOZEMAN, MT"
 - - 2 1/4" BRASS CAP, FOUND MARKED "3111 ES"
 - ← INDICATES BUILDING ORIENTATION FOR CORNER LOTS
- NOTES**
1. Property shown hereon was annexed to the City of Bozeman pursuant to Commission Resolution No. 3216 recorded on Doc. No. Fm 179 PG 2076.
 2. All lot accesses shall be built to the standards contained in Section 18.44.090 of the Unified Development Ordinance of the City of Bozeman.
 3. Development of each phase will not interfere with any agricultural water user facility or irrigation ditches for downstream water user rights.
 4. Existing Zoning: R3
 5. Due to high groundwater full or partial basements are not recommended.
 6. Direct access to Baxter Lane or North 27th Avenue from single family, townhouse, or multi-family lots is prohibited.
 7. Lots 2-6, Block 4; Lots 6 and 8, Block 5; and Lots 2-4, Block 6 shall be developed per Section 18.36.090.E.7.a of the Unified Development Ordinance and as outlined in the agreement on file with the Clerk & Records Office.
 8. Utility easements shown inside blocks are 10 feet in width.
 9. A 1.0 foot "no access easement" (restriction) is created on this plat fronting North 27th Avenue and Baxter Street.

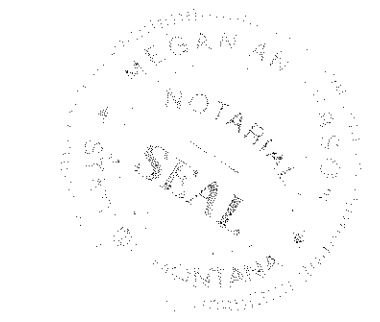
REMAINING TRACT RESTRICTION NOTE:
Applicant shall provide evidence that all original tracts of record of this property are or through this subdivision will become remainder tracts of less than 160 acres were not created for the purpose of transfer, and that any subsequent transfer of said tracts may not occur prior to filing of a subdivision plat or certificate of survey reviewed and approved by the City of Bozeman.

REMAINDER NOT INTENDED FOR TRANSFER
OWNERS:
CASCADE DEVELOPMENT INC
B 2163 - P 577
NW 1/4 SECTION 2, T2S, R5E



SITE STATISTICS SUMMARY

| PHASE 2B | | |
|-----------------------------|-----------------------|---------------------------|
| BLOCK 2 | TOWNHOUSE: LOTS 1A-3B | 22,386 SQ. FT. 0.514 AC. |
| BLOCK 3 | TOWNHOUSE: LOTS 1A-8B | 71,232 SQ. FT. 1.635 AC. |
| BLOCK 4 | TOWNHOUSE: LOT 8A-12B | 37,639 SQ. FT. 0.864 AC. |
| PARK DEDICATION | PARK AREA | 6,541 SQ. FT. 0.150 AC. |
| COMMON OPEN SPACE (BLOCK 3) | | 19,425 SQ. FT. 0.446 AC. |
| STREETS | | 104,094 SQ. FT. 2.390 AC. |
| GROSS AREA | | 261,317 SQ. FT. 5.999 AC. |



Location Map of the
WEST WINDS SUBDIVISION
in the NW 1/4 of Section 2, T2S, R5E, P.M.M.

| | | | |
|---|--------------------|--|-----------------|
| HKM | | WEST WINDS PHASE 2B MAJOR SUBDIVISION | |
| ENGINEERING 1015 S Montana St PO Box 3588 Butte, MT 59701-2839 Phone: (406) 723-8213 Fax: (406) 723-8328 | | CLIENT: QUEST WEST, LLC | DATE: JUNE 2006 |
| LOCATION: NW 1/4 Section 2, T2S, R5E, P.M.M. | DRAWN BY: SE/JG/KB | SCALE: 1"=60' | PLAT |
| PROJECT: 04S067.110-2 PH2-PLAT.DWG | SHEET: 2 OF 3 | | |

FINAL PLAT OF THE WEST WINDS MAJOR SUBDIVISION PHASE 2A & 2B, SITUATED IN THE NW 1/4 OF SECTION 2, T2S, R5E, P.M.M. GALLATIN COUNTY, MONTANA

PURPOSE OF SURVEY: TO CREATE PARCELS FOR PHASE DEVELOPMENT.

CERTIFICATE OF DEDICATION

Cascade Development, Inc., does hereby certify that they have caused to be surveyed, subdivided and platted into lots, blocks, roads and parks, as shown on the accompanying plat hereunto annexed, the following described tract of land in Gallatin County, Montana, to wit:

That portion of the NW 1/4 of Section 2, T2S, R5E, P.M.M., Gallatin County, Montana and more particularly described as follows:

PHASE 2A DESCRIPTION

Beginning at a point on the North Quarter Corner of said Section 2, from which the Center of said Section 2, bears North 01°36'41" East, 1295.35 feet; thence, from said Point of Beginning, North 01°36'41" East, 952.36 feet; thence, North 89°20'33" West, 45.01 feet; thence, North 89°20'33" West, 99.28 feet; thence, North 89°49'15" West, 60.00 feet; thence, South 89°43'51" West, 420.05 feet; thence, North 86°10'51" West, 60.09 feet; thence, North 89°20'33" West, 100.00 feet; thence, South 00°39'27" West, 95.91 feet; thence, South 89°43'51" West, 41.59 feet to a point of curvature, concave Northeastly; thence, along said curve to the right, having an arc length of 122.11 feet, radius of 270.00 feet, central angle of 25°54'47", and a chord bearing North 77°18'46" West, 121.07 feet; thence, South 00°39'27" West, 530.74 feet to a point of curvature, concave Northwestly; thence, along said curve to the right, having an arc length of 47.28 feet, radius of 90.00 feet, central angle of 30°06'02", and a chord bearing South 15°42'28" West, 46.74 feet; thence, South 30°45'29" West, 96.61 feet; thence, North 59°14'05" West, 256.93 feet to a point of curvature, concave Southwestly; thence, along said curve to the left, having an arc length of 161.09 feet, radius of 300.00 feet, central angle of 30°45'55", and a chord bearing North 74°37'02" East, 159.16 feet; thence, North 90°00'00" West, 15.79 feet; thence, South 07°38'17" West, 45.27 feet to a point of curvature, concave Southeastly; thence, along said curve to the left, having an arc length of 516.23 feet, radius of 1020.00 feet, central angle of 28°59'52", and a chord bearing South 08°51'39" East, 510.74 feet; thence, South 21°21'34" East, 385.81 feet; thence, North 68°27'39" East, 132.32 feet to a point of curvature, concave Southerly; thence, along said curve to the right, having an arc length of 134.39 feet, radius of 330.00 feet, central angle of 23°20'00", and a chord bearing North 80°07'39" East, 133.46 feet; thence, South 88°12'21" East, 79.16 feet; thence, North 01°47'39" East, 356.80 feet to a point of curvature, concave Southeastly; thence, along said curve to the right, having an arc length of 116.27 feet, radius of 230.00 feet, central angle of 28°57'49", and a chord bearing North 16°16'34" East, 115.03 feet; thence, North 30°45'29" East, 139.81 feet; thence, South 59°14'05" East, 137.76 feet to a point of curvature, concave Northeastly; thence, along said curve to the left, having an arc length of 239.12 feet, radius of 470.00 feet, central angle of 29°09'00", and a chord bearing South 73°48'35" East, 236.55 feet; thence, South 88°23'05" East, 45.00 feet to the point of beginning, containing 27.708 acres.

EXCEPTING & RESERVING, SUBJECT TO AND TOGETHER WITH, all utility easements as shown on this plat, and subject to all recorded and unrecorded easements.

PHASE 2B DESCRIPTION

Beginning at the North Quarter Corner of said Section 2; Thence, from said Point of Beginning, South 01°36'41" West, 342.99 feet; thence, North 89°20'33" West, 144.29 feet; thence, North 89°49'15" West, 60.00 feet; thence, South 89°43'51" West, 420.05 feet; thence, North 86°10'51" West, 60.09 feet; thence, North 89°20'33" West, 100.00 feet; thence, North 00°39'27" East, 72.93 feet; thence, North 15°19'52" East, 114.24 feet; thence, North 00°39'27" East, 151.17 feet; thence, North 89°43'51" East, 761.16 feet to the point of beginning, containing 5.999 acres.

EXCEPTING & RESERVING, SUBJECT TO AND TOGETHER WITH, all utility easements as shown on this plat, and subject to all recorded and unrecorded easements.

Total subdivided area of Phase 2A and 2B is 33.707 Acres.

The above tracts of land are to be known and designated as: the WEST WINDS MAJOR SUBDIVISION PHASE 2A & 2B. City of Bozeman, Montana, and the lands included in all streets, avenues, alleys, and parks or public squares shown on this 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 squares dedicated to the public are accepted for public use, but the City accepts no responsibility for maintaining the same. The owner(s) agree(s) that the city has no obligation to maintain the lands included in all streets, avenues, alleys, and parks or public squares hereby dedicated to public use. The lands included in all streets, avenues, alleys, and parks or public squares dedicated to the public for which the City accepts responsibility for maintenance includes streets.

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, 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 hold forever.

REMAINDER DESCRIPTION - NOT INTENDED FOR TRANSFER WITHOUT A CERTIFICATE OF SURVEY That portion of the NW 1/4 of Section 2, T2S, R5E, P.M.M., Gallatin County, Montana, less West Winds Phase 1A & 1B Major Subdivision and West Winds Phase 2A & 2B Major Subdivision, containing 93.248 acres.

SUBJECT TO AND TOGETHER WITH, all utility easements as shown on this plat, and subject to all recorded and unrecorded easements.

Dated this 11th day of September, 2006.

John Dunlap for: Cascade Development, Inc.

STATE OF MONTANA COUNTY OF GALLATIN On this 11th day of September in the year 2006, before me Dawn Lindbo, a Notary Public for the State of Montana, personally appeared John Dunlap, known to me to be as President of Cascade Development, Inc., a Montana Corporation, and the person whose name is subscribed to the attached instrument and acknowledged to me that they executed the same, for and on behalf of said Corporation. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Subscribed and Sworn to before me this 11th day of September, 2006

Dawn Lindbo Notary Public for the State of Montana my commission expires January 6, 2007 Residing at Bozeman, Montana

NEW UTILITY EASEMENTS

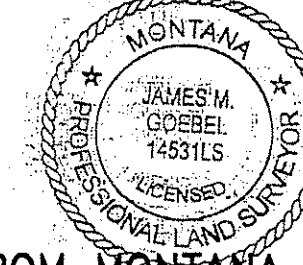
12' front along all streets, as shown. 10' on interior Blocks, as shown.

CERTIFICATE OF SURVEYOR

I, James M. Goebel, Professional Land Surveyor No. 14531 LS, do hereby certify that between April 2003 and August 2006, I surveyed the WEST WINDS MAJOR SUBDIVISION, PHASE 2A & 2B., and platted the same as shown on the accompanying plat and as described, in accordance with the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625 M.C.A., and the Bozeman Unified Development Ordinance.

Dated this 8th day of September, 2006

James M. Goebel Montana Registration No. 14531 LS



CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The WEST WINDS MAJOR SUBDIVISION PHASE 2A & 2B, Gallatin County, Montana, is within the City of Bozeman, Montana, a first-class municipality, and within the planning area of the Bozeman 2020 Community Plan, a growth policy adopted pursuant to Section 76-1-601 M.C.A., and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of Section 76-4-125(2)(d) M.C.A., this subdivision is excluded from the requirement for Montana Department of Environmental Quality Review.

Dated this 19th day of October, 2006

Debra H. Arkell Director of Public Service City of Bozeman, Montana

APPROVED AS TO FORM

Tim Cooper City Attorney

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

We, John Dunlap, President, Cascade Development, Inc., and I, Clint Little, a registered professional engineer licensed to practice in the State of Montana, do hereby certify that the following improvements, required as a condition of approval of the West Winds Major Subdivision Phase 2A & 2B have been installed in conformance with the approved plans and specifications: Sanitary Sewer Mains and Services, Water Mains and Services, Street Improvements, the sidewalks and storm drainage improvements on all streets and within the Public Park lands.

The following improvements, required to meet the requirements of this title or as a condition of approval of the West Winds Major Subdivision Phase 2A & 2B have been financially secured by an irrevocable letter of credit (18.74,080.A.2 BMC) and are under construction in conformance with the approved plans and specifications:

Phase 2A & 2B (on-site): sidewalk, street lighting, park, landscape and water course planting plan improvements.

Baxter Lane (off-site): curb, gutter, pavement, sidewalk, street lighting, and landscaping improvements.

North 27th Avenue (off-site): sidewalk, street lighting, and landscaping improvements.

The subdivider hereby warrants against defects in these improvements for a period of one year from the date of City acceptance. 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.

Dated this 11th day of September, 2006

John Dunlap, President Cascade Development, Inc.

Dated this 11th day of September, 2006

Clint Little, PE Montana Registration No. 10766 PE

Dated this 19th day of October, 2006

Debra H. Arkell Director of Public Services City of Bozeman, Montana

APPROVED AS TO FORM

Tim Cooper City Attorney

CONSENT OF MORTGAGEES

We the undersigned mortgagees or encumbrancers, do hereby join in and consent to the described plat, releasing our respective liens, claims or encumbrances as to any portion of said lands now being platted into streets, avenues, parks or other public areas which are dedicated to the City of Bozeman for the public use and enjoyment.

Linda Reed 9-11-06 BANK OF BOZEMAN State of Montana County of Gallatin

This instrument was acknowledged before me on September 11th 2006 by

Linda Reed as Coml Admin Officer of Bank of Bozeman.

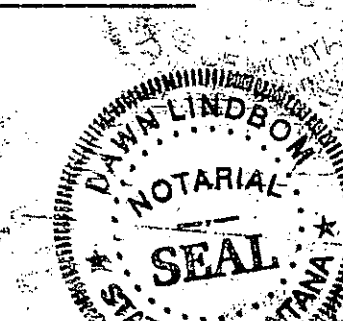
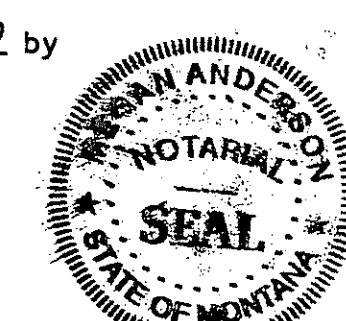
Megan Anderson Megan Anderson Notary Public for the State of Montana my commission expires May 15, 2010 Residing at Bozeman, Montana

Quest West, L.L.C. 9-11-06 QUEST WEST, L.L.C. State of Montana County of Gallatin

This instrument was acknowledged before me on September 11th 2006 by

John Dunlap as Member of Quest West, L.L.C.

Dawn Lindbo Notary Public for the State of Montana my commission expires January 6, 2007 Residing at Bozeman, Montana



CERTIFICATE OF DIRECTOR OF PUBLIC SERVICE

I, Debra H. Arkell, Director of Public Service, 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, approves it, and hereby accepts 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 19th day of October, 2006

Debra H. Arkell Director of Public Service

APPROVED AS TO FORM

Tim Cooper City Attorney

CERTIFICATE OF COUNTY TREASURER

I, Amberly 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 have been paid. 76-3-611(1)(b) MCA.

Dated this 12th day of Sept, 2006

Amberly Buchanan, Deputy Treasurer of Gallatin County

10/31/2006 by: Amberly Buchanan, Deputy

CERTIFICATE OF CLERK AND RECORDER

I, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 9:27 o'clock A.M. this 21st day of October, A.D. 2006, and recorded in Book 445 of plats, Page 445, records of the Clerk and Recorder, Gallatin County, Montana.

Document Number 2246778, by: Clerk and Recorder



SURVEY MONUMENT NOTE Not all monuments may be set at the time of the filing of this plat due to ground disturbances by contractors installing improvements to the subdivision. All monuments will be set within 240 days of the filing of the plat, as per ARM 8.94.3001 (1) (d).

BASIS OF BEARING

True North as determined with GPS.

HKM ENGINEERING 1015 S Montana St PO Box 3588 Butte, MT 59701-2839 Phone: (406) 723-8213 Fax: (406) 723-8328

Table with project details: WEST WINDS PHASE 2A & 2B MAJOR SUBDIVISION. CLIENT: QUEST WEST, LLC. DATE: AUG. 2006. LOCATION: NW 1/4 Section 2, T2S, R5E, P.M.M. DRAWN BY: S.E. & J.G. SCALE: NONE PLAT PROJECT: 04S067.110-2 PH2-PLAT.DWG SHEET: 3 OF 3