

J-601-A

AMEND WEST WINDS SUB PHASE 8

CORRECTION PLAT OF THE WEST WINDS MAJOR SUBDIVISION PHASE 8 SITUATED IN THE NW 1/4 OF SECTION 2, T2S, R5E, P.M.M. GALLATIN COUNTY, MONTANA

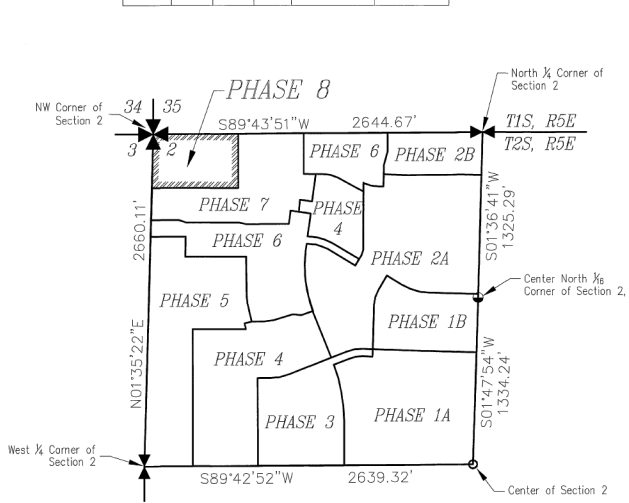
PURPOSE OF SURVEY: TO ADD MISSING CURVE DATA

J-601-A

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	34.17	50.00	39.15	S32° 35' 13"E	33.51
C2	54.42	50.00	62.36	S18° 10' 19"W	51.78
C3	45.31	50.00	51.92	S75° 18' 46"W	43.77
C4	36.53	50.00	41.86	N57° 47' 57"W	35.72

PLAT STATISTICS SUMMARY PHASE 8

BLOCK 1	SINGLE FAMILY: LOTS 1-11	90,835 SQ. FT.	2.085 AC.
BLOCK 2	SINGLE FAMILY: LOTS 1-6	45,842 SQ. FT.	1.052 AC.
	COMMON OPEN SPACE #1	5,476 SQ. FT.	0.126 AC.
	PUBLIC COMMON OPEN SPACE #2	56,489 SQ. FT.	1.297 AC.
	STREET ROW	37,271 SQ. FT.	0.856 AC.
	DAVIS & BAXTER ROW	61,654 SQ. FT.	1.415 AC.
	TOTAL AREA	297,568 SQ. FT.	6.831 AC.



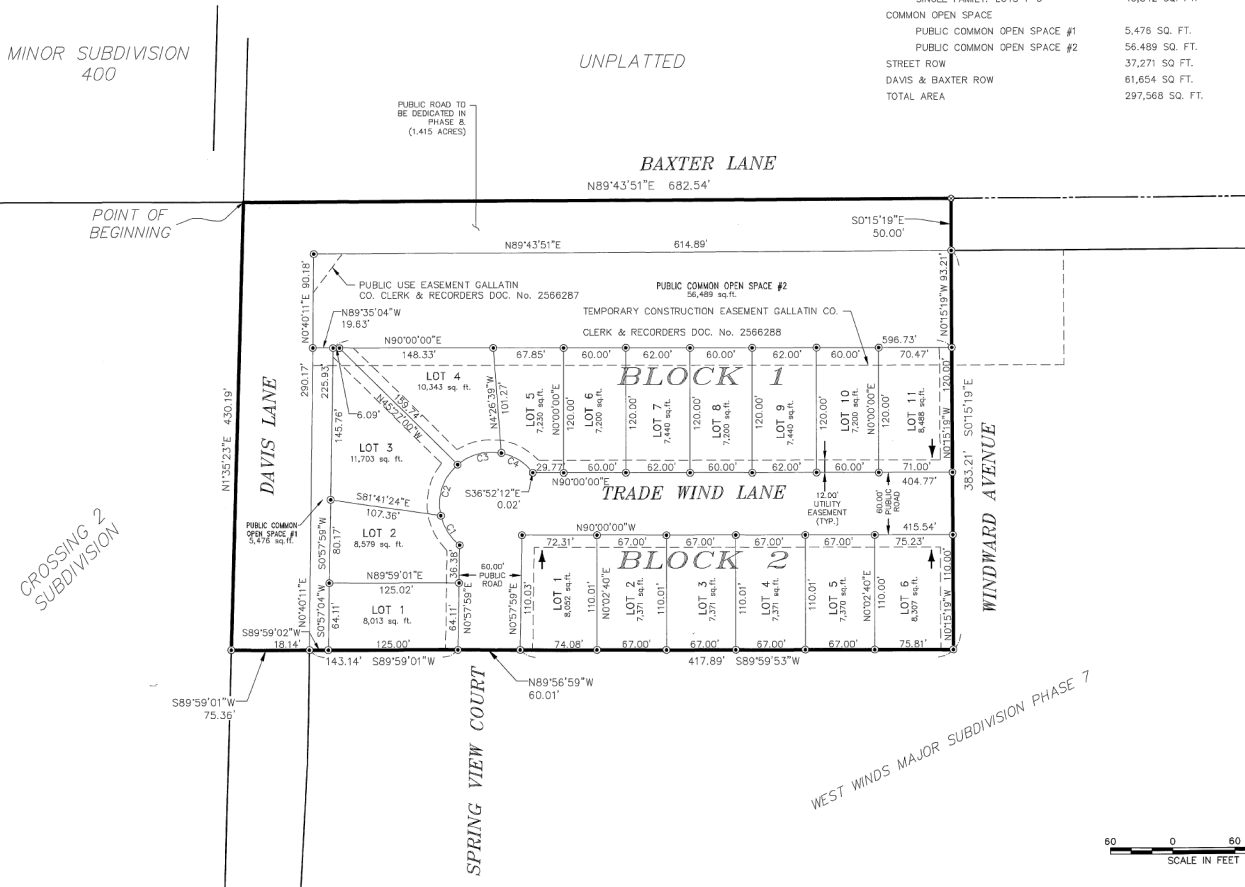
Location Map of the
WEST WINDS SUBDIVISION
in the NW 1/4 of Section 2, T2S, R5E, P.M.M.

LEGEND

- ⊙ - 5/8" REBAR AND PLASTIC CAP, SET OR FOUND FOR THIS SURVEY MARKED "DOWL HXM 29090 LS"
- ⊙ - SET OR FOUND MAG NAIL WITH WASHER MARKED "29090 LS"
- ↖ - INDICATES BUILDING ORIENTATION FOR CORNER LOTS

OWNER/DEVELOPER:
Mahar Montana Homes, LLC
13447 HWY 238
Jacksonville, OR 97350
541-261-3031
joe@maharhomesmt.com

2593484



CROSSING 2
SUBDIVISION

WEST WINDS MAJOR SUBDIVISION PHASE 7



REV	DATE	REVISIONS DESCRIPTION	BY



**WEST WINDS SUBDIVISION
BOZEMAN, MONTANA
FINAL PLAT
WEST WINDS MAJOR SUBDIVISION PHASE 8**

NW 1/4 SECTION 2, T2S, R5E
P.M.M., GALLATIN COUNTY

PROJECT	22.11357.01
DATE	2/18/2014
SHEET	2
OF	3

J-601-A

AMEND WEST WINDS SUB PHASE 8

3: VZ:2:415-00:705:vev:Workshare_Local:Plan\17250_West_Winds_BZN_Correction_Plat_Information\CORR_PLAT.dwg PLOT DATE 2017-09-05 10:33:33 SAVED DATE 2017-09-05 13:26 USER: rpehris DOWNGRAM FILE No. XXX-XX

CERTIFICATE OF DEDICATION

I, (We), the undersigned property owner(s), do hereby certify that I, (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 hereto included, the following described tract of land, 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 8 DESCRIPTION

Beginning at the northwest corner of Section 2, thence, from said point of beginning, along the north line of Section 2 N 89°43'51" E a distance of 682.54 feet to the northeast corner of the Baxter Lane public road dedication shown on the Final Plat of the West Winds Major Subdivision Phase 7; thence along the west line of said Baxter Lane public road dedication bearing S 00°15'19" E a distance of 50.00 feet to the southwest corner of said Baxter Lane public road dedication; thence along the westerly right-of-way line of Windward Avenue bearing S 00°15'19" E a distance of 383.21 feet to the northeast corner of Block 2 of said plot of Phase 7; thence along the north line of said Block 2 bearing S 89°59'53" W a distance of 417.89 feet to the northeast corner of said Block 2; thence along the northerly right-of-way line of Spring View Court bearing N 89°56'59" W a distance of 60.01 feet to the northeast corner of Block 1 of said plot of Phase 7; thence along the northerly lines of Lot 1 and Public Common Space #1 of said plot of Phase 7 bearing S 89°59'01" W a distance of 143.14 feet to the northeast corner of the Davis Lane public road dedication on said plot of Phase 7; thence along the north line of said Davis Lane public road dedication bearing S 89°09'01" W a distance of 75.36 feet to the west line of Section 2; thence along the west line of Section 2 N 1°35'23" E a distance of 430.19 feet to the point of beginning, containing 6.831 acres, more or less.

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

The above tracts of land are to be known and designated as the WEST WINDS MAJOR SUBDIVISION PHASE 8, City of Bozeman, 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 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 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 accepts responsibility for maintenance includes street (SPRING VIEW COURT, TRADEWIND LANE, DAVIS LANE AND BAXTER LANE).

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 hold forever.

DATED this ___ day of _____, 20__

MAHAR MONTANA HOMES, LLC

STATE OF _____ COUNTY OF _____ On this ___ day of _____ in the year 20__ before me _____ a Notary Public for the State of _____ personally appeared JOE MAHAR, known to me to be as MANAGING MEMBER OF MAHAR MONTANA HOMES, LLC, 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 hereto 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 ___ day of _____, 20__

Notary Public for the State of _____ my commission expires _____, 20__ Residing at _____

CERTIFICATE OF SURVEYOR

I, the undersigned, Robert E. Rux, Jr., Professional Land Surveyor No. 9964 LS, do hereby certify that this survey is being corrected to show the curve table containing information for the curves in the half of the cul-de-sac of Spring View court and Trade Wind Lane only. No other information has been added or changed.

DATED this 11th day of SEPT, 2017, A.D., 2017.

Robert E. Rux, Jr., Professional Land Surveyor No. 9964 LS



CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The WEST WINDS MAJOR SUBDIVISION PHASE 8, Gallatin County, Montana, is within the City of Bozeman, Montana, a first-class municipality, and within the planning area of the Bozeman growth policy which was adopted pursuant to MCA 76-1-501 et seq., and can be provided with adequate stormwater drainage and adequate municipal facilities. Therefore, under the provisions of MCA 76-4-125(2)(c), this subdivision is excluded from the requirement for Montana Department of Environmental Quality Review.

DATED this ___ day of _____, 20__

Director of Public Works City of Bozeman, Montana

CORRECTION PLAT FILED TO SHOW THE CURVE TABLE FOR CURVE TAG LABELS SHOWN IN THE HALF CUL-DE-SAC OF SPRING VIEW COURT AND TRADE WIND LANE WEST WINDS MAJOR SUBDIVISION PHASE 8 SITUATED IN THE NW 1/4 OF SECTION 2, T2S, R5E, P.M.M. GALLATIN COUNTY, MONTANA

PURPOSE OF SURVEY: TO ADD MISSING CURVE DATA

J-601-A

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

I, 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, 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 ___ day of _____, 20__

N/A Director of Public Works City of Bozeman, Montana

SURVEY MONUMENT NOTE

All monuments shown on plat have been set as of the ___ day of _____, 20__

BASIS OF BEARING

Geodetic North as observed by GPS observations Datum: NAD83(1999) Projection: Transverse Mercator Central Meridian: W 111°04'32.67993" Origin Latitude: N 45°41'48.98244" Scale at CM: 1:0002242194 False Northing: 16169.137 ft False Easting: 13133.950 ft

CERTIFICATE OF COUNTY TREASURER

I, _____, 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 ___ day of _____, 20__

N/A Treasurer of Gallatin County

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 9:36 a.m. this 20th day of September, A.D., 2017, and recorded in Book 5 of Plats on Page 101B. Records of the Clerk and Recorder, Gallatin County, Montana. Doc # 2 593484

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Table with 4 columns: REV, DATE, DESCRIPTION, BY. It is currently empty.



CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, Joe Mahar (Managing member, Mahar Montana Homes, LLC, and I, (Cint Lilia), 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 a condition(s) of approval of West Winds Major Subdivision Phase 8, 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: (List improvements in accordance with section 38.06.060.A). -Roadway Improvements: including earthwork, base gravel, asphalt, curb, gutter, pedestrian ramps, and sidewalk. -Water System Improvements: including 8" water main, valves and service connections. -Sanitary Sewer System Improvements: including 8" sewer main, manholes, and service connections. -Storm Drainage System Improvements: including various size storm pipe, catch basins and detention ponds. -Street Light Improvements: including conduit, conductor, controllers, poles and LED heads.

Financially Guaranteed Improvements: (List improvements in accordance with section 38.06.060.B). -Open Space Improvements: including landscaping and irrigation. -Sidewalk adjacent to private lots.

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.

Signature of Subdivider N/A Date Signature, Number, and Seal of Engineer N/A Date Signature, Director of Public Works N/A Date

CERTIFICATE OF TRANSFER OF OWNERSHIP & COMPLETION OF NON PUBLIC IMPROVEMENTS

The following are hereby granted and donated to the property owners association noted below for their use and enjoyment:

- Public Common Open space #1 - Landscape area; and Public Common Open space #2 - Landscape area, storm water pond

Unless specifically listed in the Certificate of Dedication, the City accepts no responsibility for maintaining the same. We, Mahar Montana Homes, LLC, hereby further certify that the following non-public improvements, required to meet the requirements of Chapter 38 of the Bozeman Municipal code, or as a condition(s) of approval of the subdivision plotted herewith, have been installed in conformance with any approved plans and specifications prepared in accordance with the standards of chapter 38 or other City design standards, or have been financially guaranteed and are covered by the subdivision improvements agreement accompanying and recorded with this plat.

Installed Improvements: Storm Water Pond Financially Guaranteed Improvements: Landscaping & Irrigation

The subdivider hereby grants ownership of all non-public infrastructure improvements to the property owners association created by Document Number _____

By: N/A Subdividing Date

WEST WINDS SUBDIVISION BOZEMAN, MONTANA FINAL PLAT WEST WINDS MAJOR SUBDIVISION PHASE 8 NW 1/4 SECTION 2, T2S, R5E P.M.M., GALLATIN COUNTY

Table with 2 columns: PROJECT, DATE, SHEET. PROJECT: 22-11357-01, DATE: 11/21/2016, SHEET: 1 OF 3

J-601-A

AMEND WEST WINDS SUB PHASE 8

D:\Z:\1415-00\70Survey\Workshare\Local_Files\11728_West_Winds_BJN_Connection_Plot_Information\CORR_PLAT.dwg PLOT DATE: 2017-09-06 10:33 SAVED DATE: 2017-09-06 13:26 USER: rparus

CONDITIONS OF APPROVAL OF THE CORRECTION PLAT OF THE WEST WINDS MAJOR SUBDIVISION PHASE 8 SITUATED IN THE NW 1/4 OF SECTION 2, T2S, R5E, P.M.M. GALLATIN COUNTY, MONTANA

PURPOSE OF SURVEY: TO ADD MISSING CURVE DATA

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COMMON OPEN SPACE

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 owner's 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 owner's 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 subdivider shall transfer ownership of all common open space areas within each phase to the property owner's association created by the subdivider to maintain all common open space areas within West Winds Phase 8.

SIDEWALK NOTE

City standard residential sidewalks shall be constructed on all public street frontages of a property prior to occupancy of any structure on the property. Upon the third anniversary of the plat recordation of any phase of the subdivision, any lot owner who has not constructed said sidewalk shall, without further notice, construct within 30 days said sidewalk for their lot(s), regardless of whether other improvements have been made upon the lot.

TEMPORARY CUL-DE-SAC NOTE

All existing temporary cul-de-sac, turn-around and storm drainage easements previously recorded with the Phase 4, 5, 6 and 7, with the exception of those located within Lot R3, are to be abandoned with the commencement of the Phase 8 construction activities. Refer to Note 1 on Sheet 2 of 3, Westwinds Major Subdivision Phase 5 (Document J-494) for the easement abandonment information within Lot R3. All Existing Easements shown herein are described in the aforementioned Document J-494.

ANNEXATION NOTE

Property shown herein was annexed to the City of Bozeman pursuant to Commission Resolution No. 3216 recorded on Doc. No. Fm 179 PG 2076.

LOT ACCESS NOTE

- All lot accesses shall be built to the standards contained in Section 38.24.09 of the Unified Development Ordinance of the City of Bozeman.
- No street access from Davis Lane.

AGRICULTURAL WATER NOTE

Development of each phase will not interfere with any agricultural water user facility or irrigation ditches for downstream water user rights.

GROUND WATER NOTE

Due to high groundwater full or partial basements are not recommended.

ZONING NOTE

Existing Zoning: R3

NEW UTILITY EASEMENTS

12' front along all streets.
Others as shown.

LAND OWNER'S CERTIFICATION

- 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 amendments to covenants, zoning regulations, easements, or other documents as allowed by law or by local regulations.
- 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 are shown on the Conditions of Approval sheet or as otherwise stated.
- 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 that 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.
- All or part of the required public improvements have been installed and/or security requirements pursuant to 76-3-507, MCA, secure the future construction of any remaining public improvements to be installed.

DATED this _____ day of _____, 20____

Signature MAH
Mahor Montana Homes, LLC

State of _____

County of _____

This instrument was acknowledged before me on _____ 20____ by _____ as _____ of _____

Notary Public for the State of _____

my commission expires _____ 20____

Residing at _____

PARKLAND SUMMARY

West Winds Phase 8 Subdivision - Parkland Requirements

Parkland Required Phase 8			
Single Family Lots	17	Lots 0.03 AC./Lot	0.51 AC.
Parkland Provided Phase 8			0.00 AC.
Excess Parkland Provided Phase 8			-0.51 AC.

Notes:

- Park area required based on 0.03 AC./DU for Single Family, Townhouses, standard multi-family and senior multi-family. Per West Winds PUD Affordable Multi-Family based on 11% of affordable parcel.
- Parkland provided excludes wetlands, watercourse setbacks and stormwater detention/retention.

West Winds Planned Unit Development Phases 1 - 8 - Parkland Requirements

Parkland Required Phases 1 - 8			
Single Family Lots	206	Lots 0.03 AC./Lot	6.18 AC.
Townhouses	124	Lots 0.03 AC./Lot	3.72 AC.
Standard Multi-Family	68	Units 0.03 AC./Lot	2.04 AC.
Affordable Multi-Family (11%)	69	Units	0.51 AC.
Senior Multi-Family	108	Units 0.03 AC./Lot	3.24 AC.
Senior Assisted Living (See Note 3.)	100	Units 0 AC./Lot	0.00 AC.
Total	675	Units	15.69 AC.

Parkland Provided Phases 1 - 8 (see note 4) 18.28 AC.

Excess Parkland Provided Phases 1 - 8 2.59 AC.

Notes:

- Park area required based on 0.03 AC./DU for Single Family, Townhouses, standard multi-family and senior multi-family.
- Park area required based on 11% of net area affordable housing per PUD approval.
- Senior Assisted Living does not require parkland allocation.
- Parkland provided through phases 1-8, excludes wetlands, watercourse setbacks and stormwater detention/retention.

2593484



REVISIONS			
REV	DATE	DESCRIPTION	BY



2000 Stadium Drive
406-565-5034

Bozeman, Montana 59715
www.dowl.com

WEST WINDS SUBDIVISION
BOZEMAN, MONTANA
FINAL PLAT
WEST WINDS MAJOR SUBDIVISION PHASE 8
NW 1/4 SECTION 2, T2S, R5E
P.M.M., GALLATIN COUNTY

PROJECT	22.11.357.01
DATE	02/20/2014
SHEET	3
OF	3