SURVEY REQUESTED BY OWNER TO RELOCATE THE COMMON BOUNDARY BETWEEN 4 EXISTING LOTS WITHIN A PLATTED SUBDIVISION, AND EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO 76-3-207(1)(d) M.C.A.

OWNER OF LOTS 6A, 6B, 7A & 7B:
FIRST TIME HOMEBUYERS, LLC
VITO R. QUATRARO, MG. MEMBER
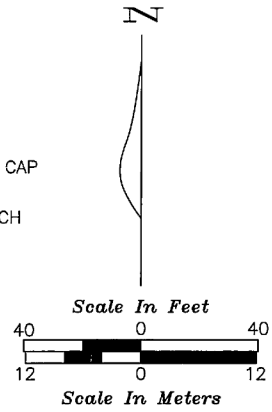DEED REF.: DOC. NO. 2445829

AMENDED PLAT OF LOTS 6A, 6B, 7A AND 7B, BLOCK 3, WEST WINDS MAJOR SUBDIVISION, PHASE 2A AND 2B

LOCATED IN THE NW 1/4 OF SEC. 2, T. 2 S., R. 5 E. OF
P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

J-445-C

LEGEND

(R)   RECORD DISTANCE OR AZIMUTH
(M)   MEASURED DISTANCE OR AZIMUTH
●   FOUND 1/2 INCH REBAR W/ PLASTIC CAP (HKM ENG. #14531LS)
○   SET 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED (C&H #9518ES)
———   PROPERTY BOUNDARY LINE
———   SURROUNDING PROPERTY LINE
— —   SETBACK LINE
— · —   EASEMENT LINE

Surveyor's Note:

The plat of West Winds Major Subdivision Phase 2A & 2B shows a dimension of 54.06 feet on the north line of Lot 6A, Block 3. The actual dimension should be 1.40 feet less than that, or 52.66 feet. Also, the west line of said Lot 6A did not have a bearing assigned to it. The bearing was found to be N00°16'09"W.

Scale In Feet
40   0   40

Scale In Meters
12   0   12

CERTIFICATE OF CONSENT and CERTIFICATE OF EXEMPTION

I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots, as shown by this plat hereunto included, the following described tract of land, to wit:

LEGAL DESCRIPTION

Lots 6A, 6B, 7A and 7B, Block 3, WEST WINDS MAJOR SUBDIVISION PHASE 2A & 2B (plat J-445) according to the plat thereof, on file and of record in the office of the Clerk and Recorder, Gallatin County, Montana, and located in the Northwest Quarter of Section 2, Township 2 South, Range 5 East of P.M.M., City of Bozeman, Gallatin County, Montana.

Area = 23,302 square feet, 0.536 acre or 2,216.27 square meters. Subject to existing easements.

The above described tract of land is to be known and designated as AMENDED PLAT OF LOTS 6A, 6B, 7A, AND 7B, BLOCK 3, WEST WINDS MAJOR SUBDIVISION PHASE 2A & 2B, City of Bozeman, Gallatin County, Montana.

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.

CERTIFICATE OF EXEMPTION
(BOUNDARY RELOCATION)

I certify that the purpose of this survey is to relocate the common boundaries between 4 existing lots within a platted subdivision and that this exemption complies with all conditions imposed on its use. Therefore this survey is exempt from review as a subdivision pursuant to Section 76-3-207 (1)(d), M.C.A., and the Bozeman Unified Development Code.

This survey is exempt from review by the Montana Department of Environmental Quality pursuant to A.R.M. 17.36.605(2)(b).

Dated this 24th day of July, 2013.   FIRST TIME HOMEBUYERS, LLC

STATE OF MONTANA
COUNTY OF GALLATIN   By: _____
                                         Vito R. Quatraro, managing member

This instrument was signed or acknowledged before me on this 24 day of July Quatraro, managing member of First Time Homebuyers, LLC.

_____   Residing at: Bozeman MT
Notary Public for the State of Montana

Printed Name: SUSAN HJALMARSSON   My commission expires: July 16, 2015

CERTIFICATE OF SURVEYOR

I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 9518ES, do hereby certify that between April 1, 2013 and July 17, 2013, this survey was made under my direct supervision, and I have platted the same as shown on the accompanying plat, and as described, in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, M.C.A., and the Bozeman Municipal Code.

Dated this 17th day of JULY, 2013.

Mark A. Chandler
Montana Registration No. 9518ES

MARK A. CHANDLER
No. 9518ES
STATE OF MONTANA
PROFESSIONAL ENGINEER AND LAND SURVEYOR
REGISTERED

CERTIFICATE OF GOVERNING BODY

I, Director of Community Development for the City of Bozeman, do hereby certify that the use of the exemption claimed on the accompanying Amended Plat has been duly reviewed and has been found to conform to the requirements of the Subdivision and Platting Act, Section 76-3-101 et. seq., M.C.A., and the Bozeman Municipal Code.

Dated this 31 day of July, 2013.

Director of Community Development, City of Bozeman, Montana

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

I, Director of Public Works, City of Bozeman, Montana, do hereby certify that the use of the exemption claimed on the accompanying plat has been duly reviewed and has found to conform to the requirements of the Subdivision and Platting Act, Section 76-3-101 et. seq. M.C.A., and the Bozeman Municipal Code, 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 1st day of August, 2013.

Director of Public Works, City of Bozeman, Montana

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

AMENDED PLAT OF LOTS 6A, 6B, 7A, AND 7B, BLOCK 3, WEST WINDS MAJOR SUBDIVISION, PHASE 2A AND 2B, located in 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 Section 76-1-601 et seq., 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 1st day of August, 2013.

Director of Public Works, City of Bozeman, Montana

CERTIFICATE OF COUNTY TREASURER

I, Kimberly 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 divided have been paid.

Dated this 24th day of July, 2013.   By: Denise Stall, Deputy
                                      Deputy Treasurer of Gallatin County
Rgg56479, Rgg56480, Rgg56481, Rgg56482
Doc # 2458362

CLERK AND RECORDER

I, Charlotte Mills, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 4:39 o'clock P.M. this 6th day of July, A.D., 2013, and recorded in Book J of Plats, on Page 445C, records of the Clerk and Recorder, Gallatin County, Montana.

By: Carrie Jones
Deputy Clerk and Recorder

2458362

BAXTER LANE

T.1S.
T.2S.

Map labels

BLOCK 3

LOT 3A   LOT 3B   LOT 4A   LOT 4B   LOT 5A   LOT 5B

PUBLIC COMMON SPACE AND UTILITY EASEMENT

177.17 (R)
[N89°43'51"E] (SEE SURVEYOR'S NOTE)
(M) 175.77 089°43'51" (R&M)

44.67   131.10

LOT 6A-1
4,037 Sq. Ft.
0.0927 Acres

LOT 6B-2
7,799 Sq. Ft.
0.1790 Acres

1' WIDE NO ACCESS EASEMENT PER WEST WINDS MAJOR SUBD. PHASES 2A & 2B

LOT 7A-1
7,607 Sq. Ft.
0.1746 Acres

LOT 7B-2
3,859 Sq. Ft.
0.0886 Acres

12' WIDE UTILITY EASEMENT PER WEST WINDS MAJOR SUBD. PHASES 2A & 2B

PREVIOUS LOT LINE
NEW LOT LINE

81.58 270°39'27"
[N89°20'33"W]

100.62 270°39'27" (R&M)
[N89°20'33"W]

HEDGEROW COURT

BLOCK 4

LOT 10B   LOT 10A   LOT 9B   LOT 9A   LOT 8B   LOT 8A

PHASE 2A

LOT 6   LOT 7

LEEWARD COURT

NORTH 27TH AVENUE

MINOR SUBDIVISION # 404

LOT 1

LOT 8A
LOT 8B
LOT 9A
LOT 9B

VICINITY MAP

BAXTER LANE
HEDGEROW COURT
TRADEWIND LANE
BUCKRAKE AVENUE
LEEWARD COURT
NORTH 27TH AVENUE
SITE
NOT TO SCALE

C&H
Engineering and Surveying Inc.
1091 Stoneridge Drive • Bozeman, MT 59718
Phone (406) 587-1115 • Fax (406) 587-9768
www.chengineers.com • info@chengineers.com

#13215(AP)