



# Winds Major West

#### ZONING NOTE

Existing Zoning: R3

#### NEW UTILITY EASEMENTS

J-600 CONDITIONS OF APPROVAL OF THE FINAL PLAT OF THE WEST WINDS MAJOR SUBDIVISION PHASE 7 SITUATED IN THE NW 1/4 OF SECTION 2, T2S, R5E, P.M.M. GALLATIN COUNTY, MONTANA

PURPOSE OF SURVEY: TO CREATE A 43-LOT SUBDIVISION.

LAND OWNER'S CERTIFICATION

1. We further certify that the text and/or graphics shown on the Conditions of Approval sheet represents requirements by the governing body for find plot. Approval sheet represents requirements by the governing body for find plot. Approval sheet represents requirements by the governing that the finding 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 one made to the continuous or encompanies and plot of the plot and the coverning regulations, easier on their documents as allowed by law or by laced regulations.

2. Federal, state, and local plans, politices, regulations, and/or conditions of the location, size, and use or est shown on the Conditions of Approval sheet or as otherwise stated.

3. Buyers of property should ensure that they have obtained and reviewed all sheets of the plot and all documents recorded and filed in confinction with the plot and department and become informed of any limitations on the use of the property prior to closing.

4. All or port of the required public improvements have been installed and/or

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.

This instrument was acknowledged before me on Feb. (7 , 2017 by Joe Mahar os Managing Munber of Mahar Montana Homes LLC

DATED this 17th day of February 2017.

Signature Mahar Montana Homes, LLC

State of Oregon

County of Jackson

Debu Kulubb

Notary Public for the State of Onceson

my commission expires April 20 2020

Residing at 850 Ragiway Cr Medford DR

LAND OWNER'S CERTIFICATION

#### 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. open space ionas shall be fail or in the property owner's association. Mointenance responsibility shall include, in addition to the common open space and troils, all vegetative ground cover, boulevard trees and frigation systems in the public right-of-way, boulevard strips along all extend perimeter development streets and os a discent to public parks or other common open space areas. All areas within the subclivision that are common open space areas. An ineas within the subunishin 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 assessments of product for the inantendrice, proper, dut appear of the 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 7.

#### SIDEWALK NOTE

SIDEMAK NOTIC

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 plot 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-sec. turn-dround and storm. All existing temporary cul-de-sec. turn-dround and storm. All existing temporary cul-de-sec. turn-dround and storm. As a constant of the process of the second of those located within Lot R3, or to be abondoned with the commencement of the Process of construction activities. Refer to Note 1 on Sheet 2 of 3, or to be a construction activities. Refer to Note 1 on Sheet 2 of 3, or to be a construction activities. Refer to Note 1 on Sheet 2 of 3, or to be a construction activities. Refer to Note 1 on Sheet 2 of 3, or to be a construction activities. Refer to Note 1 on Sheet 2 of 3, or to be a construction activities. Refer to Note 1 on Sheet 2 of 3, or to be a construction activities. The sheet 2 of 3 or to be a constructed and the sheet 2 of 3 or to be a constructed and the sheet 2 of 3 or to be a constructed and the sheet 2 or to be a constructed a

#### ANNEXATION NOTE

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

#### LOT ACCESS NOTE

All lot occesses 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

or partial basements are not uue to high groundwater recommended.

# REV DATE DESCRIPTION

# DOWL

# Bozeman, Montana 59715

BOZEMAN, MONTANA FINAL PLAT

WEST WINDS MAJOR SUBDIVISION PHASE 7 NW 1/4 SECTION 2, T2S, R5E P.M.M., GALLATIN COUNTY

#### PARKLAND SUMMARY

West Winds Phase 7 Subdivision - Parkland Requirements

Parkland Required Phase 7 Single Family Lots 43 Lots 0.03 AC./Lot 1.29 AC. Parkland Provided Phase 7 0.00 AC Excess Parkland Provided Phase 7

Notes:

1. 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 offordable park of offordable parts.

2. Parkland provided excludes wetlands, watercourse setbacks and stormwater detention/ retention.

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

658 Units 15.18 AC.

Parkland Provided Phases 1 - 7 (see note 4) Excess Parkland Provided Phases 1 - 7 3.10 AC

Notes:

1. Park orea required based on 0.03 Ac./DU for Single Family, Townhouses , standard multi-family and senior multi-family multi-

#### "Lot R4" RESTRICTION NOTE

NOTICE IS HEREBY GIVEN to all potential purchasers of Lot R4, of the West Winds Subdivision, Phase 7, City of Bozeman, Gallatin County, Montana that the final plat of the subdivision was approved County, Montone that the final plot of the subdivision was approved by the Bozeman City Commission without completion of on and off site inline in the property of the Bozeman Municipal Code, as is allowed in the property of the Bozeman Municipal Code. As such, this restriction is filled with the final plot that stipulates that any use of this lot is subject to further subdivision, and must apply that the property of the proper development of this lot shall occur until all on off-site improvements are completed as required under the Bozeman Municipal Code. THEREFORE, BE ADVISED, that Building Permits will not be issued for Lot R4, of the West Winds Subdivision Phose 7, City of Bozeman, Gallotin County, Montana until all required on and off site improvements are completed and accepted by the City of on site improvements are compreted and accepted by the city of Bozeman. No building structure requiring water or sewer facilities shall be utilized on this lot until this restriction is lifted. This restriction runs with the land and is revocable only by further subdivision or the written consent of the City of Bozeman.

> 2577731 Page: 4 of 4 04/21/2017 09:12:31 AM Fee: \$47.50 Charlotte Mills - Gallatin County, MT Fee: \$47.50 WEST WINDS SUBDIVISION

ROJECT 22.11728.0 ATE 11/17/1

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#### CERTIFICATE OF DEDICATION

(i), (We), the undersigned property owner(s), do hereby certify that (i), (We) have coused to be surveyed, subdivided and plotted into lots, blocks, streets, and alleys, and other divisions and dedications, as shown by the plot hereunto included, the following described tract of land, to wit:

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

PHASE 7 DESCRIPTION
Beginning at the northwest corner of Section 2,

thence, from acid point of beginning, along the north line of Section 2 N 89"43"51" E a distance of 1207.85 feet to the northwest corner of the Baxter Lane public road dedication shown on the Final Plat of the West Winds Major Subdivision Phase 5:

thence along the west line of said Baxter Lane public road dedication bearing S 00°16°09 E a distance of 50,00 feet to the northwest corner of Public Park #1 shown on said plot of Phase 6;

thence along the west line of sold Public Park #1 bearing S 00°16°09 E a distance of 215.68 feet to the northwest corner of the Tradewind Lane public road dedication shown on sold plat of Phase 6:

thence along the west line of said Tradewind Lane public road dedication bearing \$ 00°16'09" E a distance of 60.00 feet to the

thence clong the south line of said Tradewind Lane public road dedication bearing N 89'59'57" E a distance of 97.46 feet to the northwesterly corner of Public Park #4 shown on the Final Plot of the West Winds Major Subdivision Phase 4;

thence along the westerly line of soid Public Park #4 the following courses:

5 073915" W a distance of 22.352 feet;
thence bearing, N 822143" W a distance of 97.50 feet;
thence bearing, 8 0273617" W a distance of 96.33 feet to the northwest corner of Lot 1 in Block 4 of soid plot of Phase 6 and
the northwest corner of Interest Wigo public road decision of soid plot of Phase 6;

thence clong the northerly line of said Hunters Way public rood dedication bearing N 82°21'38" W a distance of 65.00 feet to the northwest corner of said Hunters Way public rood dedication;

thence along the westerly side of solid Hunters Way public road dedication bearing S 07'38'18" W a distance of 105.52 feet to the northeast corner of Black 3 of solid plat of Phase 6;

thence along the north line of said Block 3 bearing N 9000'00'' W a distance of 343.48 feet to the northwest corner of said Block 3 and the northeast corner of the Windward Avenue public road dedication shown on said plot of Phase 6;

thence along the north line of said Windward Avenue public road dedication bearing N 77\*47"11" W a distance of 61.45 feet to the northwest corner of said Windward Avenue public road dedication and the northwest corner of Block 2 of said plat of Phase 6;

thence clang the north line of said Block 2 bearing N 9000'00" W a distance of 423.80 feet to the northwest corner of said Block 2 and the northwest corner of the Spring View Court public road dedication shown on said plot of Phase 6;

thence along the north line of said Spring View Court public road dedication bearing N 70°36'19" W a distance of 63.24 feet to the northwest corner of said Spring View Court public road dedication and the northwest corner of Block 1 of said plot of Phase 5;

thence along the north line of said Block 1 bearing N 90'00'00" W a distance of 148.82 feet to the northeast corner of the Davis Lane public road dedication shown an said plat of Phase 6;

thence along the north line of said Davis Lane public road dedication bearing N 90'00'00" W a distance of 72.46 feet to the west line of Section 2 and the northwest corner of said Davis Lane public road dedication;

thence along the west line of Section 2 N 1'35'22"E a distance of 686.26 feet to the point of beginning, containing 19.966 acres, more

EXCEPTING AND RESERVING, SUBJECT TO AND TOGETHER WITH, all utility easements as shown on this plat, and

The obove-described tract of land is to be known and designated as: the WEST WNDS MAJOR SUBDIVISION PHASE 7. City of Bazernon, Gallotin County Montano, and the lands included in all streets, ovenues, alleys, and porks or public lands shown an said plat one heavy granted and donated to the City of Bazernon for the public was public lands desicated to the public as of the public was public lands desicated to the public as occepted for public use, but the City occepts 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, ovenues, alleys, and porks or public lands dedicated to the public use. The lands included in all streets, ovenues, alleys, and parks or public lands adedicated to the public for which the City occepts are responsibility for maintenance include streets (SPRING VEW COURT, WINDWARD AVENUE, HUNTER'S WAY, FLURRY LANKE, TRAZEMIND LANKE, DANE SAME, ZAMES MARE, ZAMES

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, coble 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 plot as "Utility Easement" to have and hold forever.

#### REMAINDER DESCRIPTION (LOT R4) - NOT INTENDED FOR TRANSFER WITHOUT A CERTIFICATE OF SURVEY

That portion of the NW ¼ of Section 2, T2S, R5E, P.M.M., Gallatin County, Montono, less West Winds Phase 1A & 1B Major Subdivision, West Winds Phase 2A & 2B Major Subdivision and West Winds Phases 3-7 Major Subdivisions, containing 6.331 acres.

DATED this 17th day of February 2017

7-Mh

COUNTY OF Jackson in the year 2011, before many and a Notor, Public for the State On this II. day of Lawrence in the year 2011, before many and the state of the

Subscribed and Sworn to before me this 17 day of February , 20 17

Notery Public for the State of Olegan
my commission expires April 20 2020
Residing at 850 Reguna Ce Median OR



CERTIFICATE OF CLERK AND RECORDER

County Montana. Charlotte Hills Pool, de puty DOC 2577731

2577731

### FINAL PLAT OF THE WEST WINDS MAJOR SUBDIVISION PHASE 7 SITUATED IN THE NW 1/4 OF SECTION 2, T2S, R5E, P.M.M. GALLATIN COUNTY, MONTANA

PURPOSE OF SURVEY: TO CREATE A 43-LOT SUBDIVISION.

#### CERTIFICATE OF EXCLUSION FROM MONTANA

DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

DETAILMENT OF EXTRIVIONMENTAL QUALITY REVIEW is within the MEST WINDS MAJOR SUBDIVION PHASE 7, Globalto County, Wortons is within the New York of the Rezeron growth policy which was adopted pursuant to MCA 76-1-601 for localities. Therefore, under the provisions of MCA 76-4-125(2)(d), this subdivision is excluded from the requirement for Montano Beportment of Environmental Quality Review.

DATED this 20th day of APRIL , 2017.

Director of Public Works
City of Bozeman, Montano



#### CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

I. Director of Public Works, City of Bozeman, Montana, do hereby certify the the accompanying plot has been duly examined and has found the same to conform to the low, approves it, and hereby accepts the decidation to the City of Bozeman for the public use of any and all lands shown on the plot as being decidated to such use.

DATED this 20 day of APRIL 2017 Pik Hut For Director of Public Works



#### SURVEY MONUMENT NOTE

All monuments shown on plot have been set as of the day of MARCH \_\_\_\_\_, 20\_7\_\_

#### BASIS OF BEARING

Geodetic North as observed by GPS observations Geodetic North as observed by GPS in 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 Northin; 16169.137 ift
False Easting: 13133.950 ift

CERTIFICATE OF COUNTY TREASURER

I. Mindbut, Buthardell Treasurer of Goldrin County, Montona, do hereby certify that the occompanying plot has been duly examined and that all reproperty taxes and special assessments assessed and levied on the land to subdivided are paid.

DATED this 2 day of March , 2017. Demse Sall. Supray

#### CERTIFICATE OF SURVEYOR

I, the undersigned, Zachary O. Hassler, Professional Land Surveyor No. 29090 LS, do

hereby certify that in MALAY 20.11 I surveyed the WEST WINDS MAJOR SUBDIVISION, PHASE 7, and platted the same as shown on the accompanying plat and as described, in accordance with the provisions of the Monto Subdivision and Platting Act, Sections 76–3–101 through 76–3–625, MCA., and the Bozerand Manifelpia Code.

DATED this The day of MARCH . 2017

Professional Land Surveyor No. 29090 LS



## J-600

#### CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, Joe Mahar (Managing member, Mahar Montana Homes, LLC, and I, (Clint Litte), 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 7, 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

- -Raadway 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,
- —Storm Drainage System Improvements: including various size storm pipe, catch basins and detention ponds.
- -Street Light Improvements: including conduit, conductor, poles, LED heads and controllers.

Financially Guaranteed Improvements: (List improvements in accordance with section 38.06.060.B).

-Open Space Improvements: including landscaping and irrigation.

-Sidewalk adjacent to private lats.

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 prinfrastructure improvements, subject to the above indicated warranty. Signature of Subdivider \_\_\_\_\_ Mu\_\_\_

Date 2 17 2017

Date Z/Z3/2017 Signature, Director of Public Works Kirkhir for

Dote 4/20/17

#### 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, starm water pond

Unless specifically listed in the Certificate of Dedication, the City accepts no responsibility for maintaining the same. We, Mahor Montano 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, two been installed an 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

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

2|17|2017 Date

REV DATE DESCRIPTION



WEST WINDS SUBDIVISION BOZEMAN, MONTANA FINAL PLAT

WEST WINDS MAJOR SUBDIVISION PHASE 7

1

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