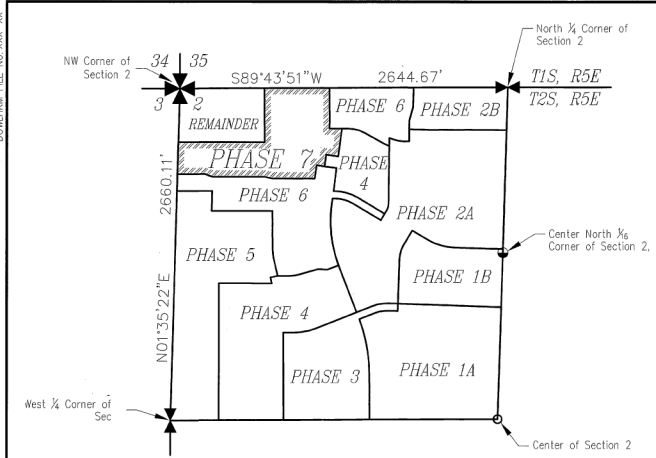


J-600

West Winds Major Sub Phase 7



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

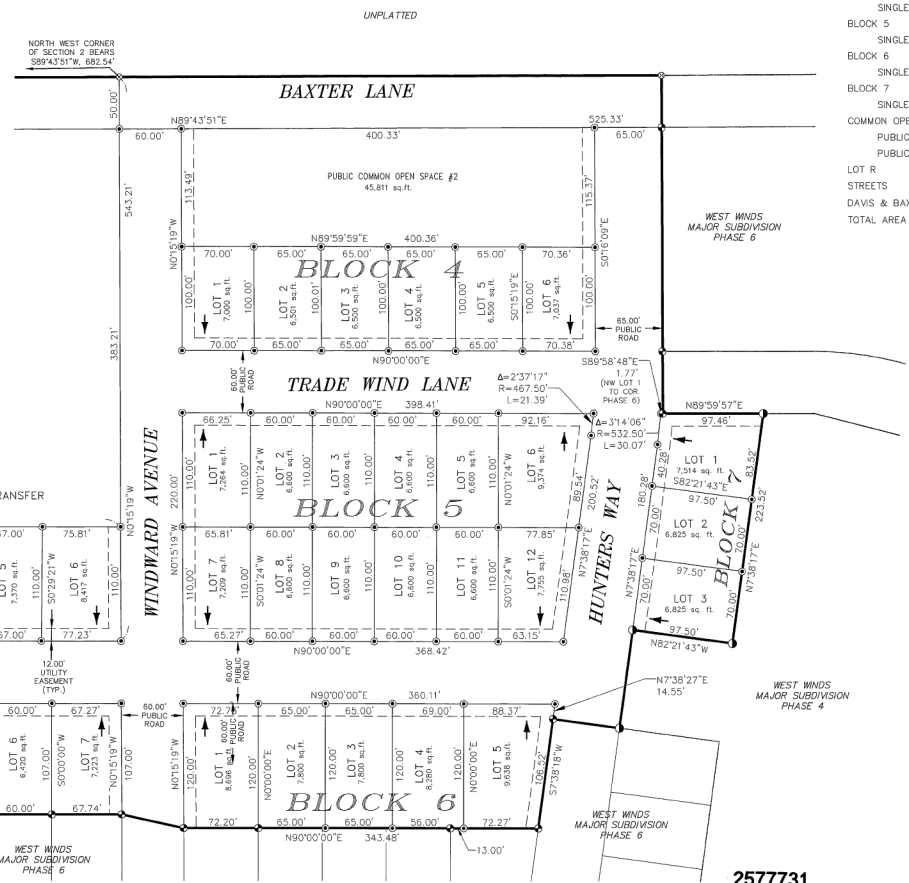
FINAL PLAT OF THE WEST WINDS MAJOR SUBDIVISION PHASE 7 SITUATED IN THE NW 1/4 OF SECTION 2, T2S, R5E, P.M.M. GALLATIN COUNTY, MONTANA

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

J-600

PLAT STATISTICS SUMMARY PHASE 7

Block	Description	Area (sq. ft.)	Area (ac.)
BLOCK 1	SINGLE FAMILY: LOTS 1-4	32,003	0.735
BLOCK 2	SINGLE FAMILY: LOTS 1-6	46,093	1.058
BLOCK 3	SINGLE FAMILY: LOTS 1-7	45,224	1.038
BLOCK 4	SINGLE FAMILY: LOTS 1-6	40,038	0.919
BLOCK 5	SINGLE FAMILY: LOTS 1-12	84,401	1.938
BLOCK 6	SINGLE FAMILY: LOTS 1-5	42,214	0.969
BLOCK 7	SINGLE FAMILY: LOTS 1-3	21,164	0.486
COMMON OPEN SPACE			
	PUBLIC COMMON OPEN SPACE #1	5,074	0.116
	PUBLIC COMMON OPEN SPACE #2	45,811	1.052
LOT R		297,567	6.831
STREETS		164,632	3.779
DAWS & BAXTER ROW/EASEMENT		45,480	1.044
TOTAL AREA		869,705	19.966



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

- LEGEND**
- - SET 5/8" REBAR AND PLASTIC CAP, SET OR FOUND FOR THIS SURVEY MARKED "DOWL HKM 29090 LS"
 - - SET MAG NAIL WITH WASHER MARKED "29090 LS"
 - - FOUND "REED 28997 LS" PLASTIC CAP
 - - FOUND "HKM ENG. 14531 LS" PLASTIC CAP
 - ↑ - INDICATES BUILDING ORIENTATION FOR CORNER LOTS

REVISIONS			
REV	DATE	DESCRIPTION	BY



2090 Stadium Drive
406-686-8884
Bozeman, Montana 59715
www.dowlm.com

WEST WINDS SUBDIVISION
BOZEMAN, MONTANA
FINAL PLAT
WEST WINDS MAJOR SUBDIVISION PHASE 7

PROJECT	22.11728.01
DATE	11/17/16
SHEET	2
OF	4

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

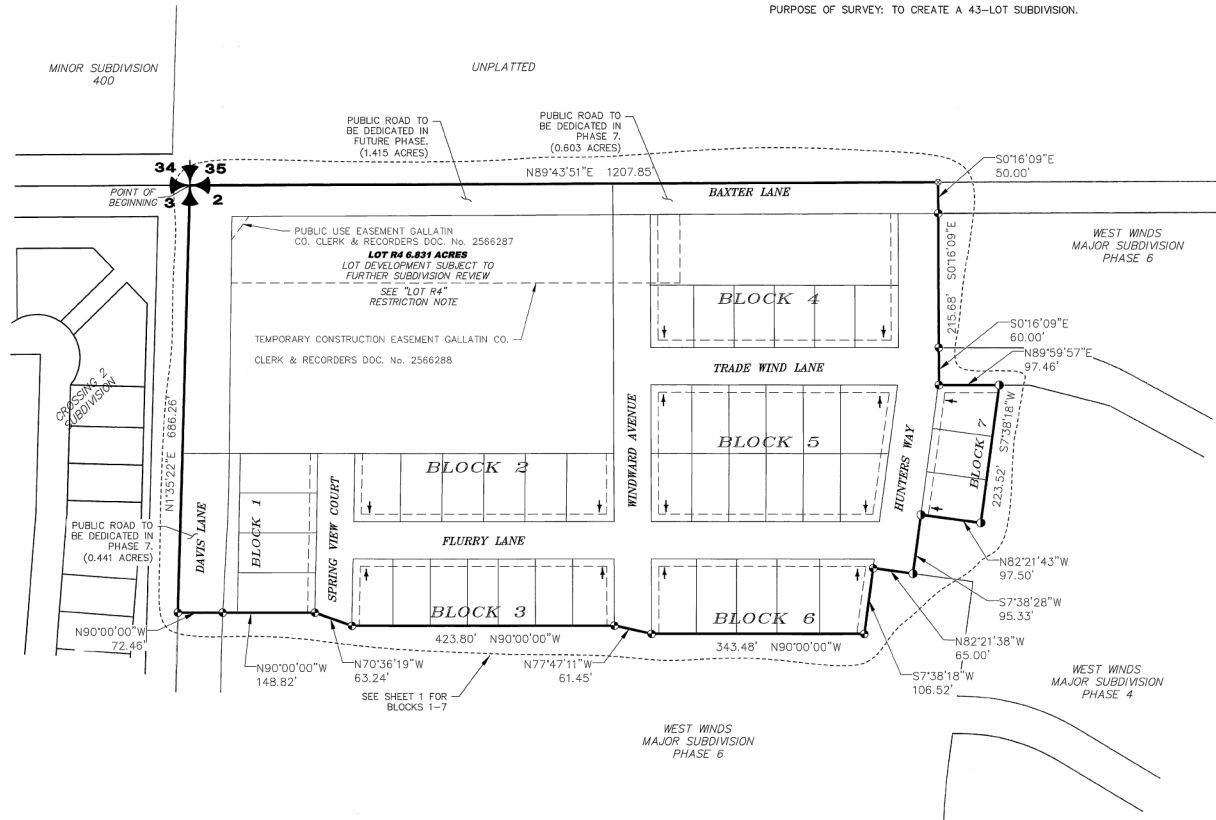
J-600

West Winds Major Sub Phase 7

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

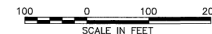
J-600

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



LEGEND

- - SET 5/8" REBAR AND PLASTIC CAP, SET OR FOUND FOR THIS SURVEY MARKED "DOWL HKM 29090 LS"
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OWNER/DEVELOPER:
Mahar Montana Homes, LLC
13447 HWY 23E
JACKSONVILLE, OR 97350
541-261-3031
joe@maharhomesmt.com

2577731



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

PROJECT	22.11728.01
DATE	11/17/16
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OF	4

J-600

West Winds Major Sub Phase 7

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

J-600

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

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 leasing 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 7.

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 and 6, with the exception of those located within Lot R3, are to be abandoned with the commencement of the Phase 7 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 hereon are described in the aforementioned Document J-494.

ANNEXATION NOTE

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

LOT ACCESS NOTE

- 1. All lot accesses shall be built to the standards contained in Section 38.24.03 of the Unified Development Ordinance of the City of Bozeman.
- 2. 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

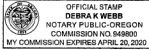
- We further certify that the text and/or graphics shown on the Conditions of Approval sheet represents requirements by the governing body for final plat approval and that all conditions of subdivision application have been satisfied; and that the information shown is current as of the date of the certification, 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 17th day of February 2017.

J. Mah
Signature
Mahor Montana Homes, LLC
State of Oregon
County of Jackson

This instrument was acknowledged before me on Feb 17, 2017 by
Joe Mahor as Managing Member of Mahor Montana Homes LLC

J. Debra K. Leubbs
Notary Public for the State of Oregon
my commission expires April 20, 2020
Residing at 850 Ridgeway Ct. Medford, OR



PARKLAND SUMMARY

West Winds Phase 7 Subdivision - Parkland Requirements

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

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

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

Parkland Required Phases 1 - 7			
Single Family Lots	189 Lots 0.03 AC./Lot	5.67 AC.	
Townhouses	124 Lots 0.03 AC./Lot	3.72 AC.	
Standard Multi-Family	95 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	658 Units	15.18 AC.	

Parkland Provided Phases 1 - 7 (see note 4)

		18.28 AC.
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Excess Parkland Provided Phases 1 - 7

		3.10 AC.
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Notes:
1. Park area required based on 0.03 AC./DU for Single Family, Townhouses, standard multi-family and senior multi-family.
2. Park area required based on 11% of net area affordable housing per PUD approval.
3. Senior Assisted Living does not require parkland allocation.
4. Parkland provided through phases 1-7, excludes wetlands, watercourse setbacks and stormwater detention/retention.

"Lot R4" RESTRICTION NOTICE

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 by the Bozeman City Commission without completion of on and off site improvements required under the Bozeman Municipal Code, as is allowed in Chapter 38.39 of the Bozeman Municipal Code. As such, this restriction is filed with the final plat that stipulates that any use of this lot is subject to further subdivision, and no 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 Phase 7, City of Bozeman, Gallatin County, Montana until all required on and off site improvements are completed 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.

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REVISIONS			
REV	DATE	DESCRIPTION	BY



2090 Stadium Drive
406-986-8834

Bozeman, Montana 59716
www.dowl.com

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

PROJECT 22.11728.01
DATE 11/17/16

SHEET
4
OF 4

