EXISTING 1' WIDE

NO ACCESS

1/4 COR BETWEEN

SEC 2 AND SEC 3 FND 1" IRON PIPE (M) N89°08'57"W 800.64'

800.63

(R) S89**'**42'52"E

65' WIDE

OAK STREET

EXISTING 1' WIDE

NO ACCESS

AMENDED PLAT OF

LOT 1 AND LOT 2 OF BLOCK 1 AND LOT 1 OF BLOCK 4 OF WEST WINDS MAJOR SUBDIVISION PHASE 4 AND LOT 1 OF BLOCK 3 AND LOT 1 OF BLOCK 4 OF WEST WINDS MAJOR SUBDIVISION PHASE 5,

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN MONTANA, CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

J-493A

OWNER: SID716, LLC PURPOSE: TO REALIGN 5 EXISTING TRACTS OF LAND LEGAL DESCRIPTION RELOCATION OF COMMON BOUNDARY NOTE Being Lot 1 and Lot 2 of Block 1 and Lot 1 of Block 4 of West Winds Major Subdivision Phase 4 and Lot 1 of Block 3 and Lot 1 of Block 4 of West Winds Major Subdivision Phase 5, located in the Northwest One-Quarter of Section 2, Township 2 South, Range 5 East, WINTER PARK STREET Principal Meridian Montana, City of Bozeman, Gallatin County, Montana. EXISTING 12' WIDE Said tract of land being 17.491 acres, along with and subject to any existing easements. (R) N90'00'00"W 751.57 UTILITY EASEMENT excluded from adjoining tracts of record. ROAD (M) S88'51'49"E 751.56' FND OPC (R) N13**:**15'34"W (HKM) CERTIFICATE OF SURVEYOR CERTIFICATE OF EXEMPTION FROM SUBDIVISION REVIEW 274.26' 45.92' 1 295.38' --- --- --- --- ---____108.05'---I, certify that the purpose of this survey is to relocate a common boundary line between S12'07'23"E 15' x 27' WATER PIPELINE EASEMENT adjoining properties. Therefore this survey is exempt from review as a subdivision pursuant 45.95 to Section 76-3-207(1)(d), MCA, and the Bozeman Municipal Code. -STORM SEWER EASEMENT PER PLAT J-494 PER PLAT J-493 FND OPC CERTIFICATE OF EXCLUSION FROM M.D.E.O. REVIEW WATER LINE EASEMENT-**-** 30' --STORM SEWER EASEMENT-PER PLAT J-493 l further certify that the Amended Plat of West Winds Major Subdivision, being Lot 1 and Lot 2 of Block 1 and Lot 1 of Block 4 of West Winds Major Subdivision Phase 4 and Lot 1 PER PLAT J-493 ---- 15' |--- | EXISTING 12' WIDE 30' WIDE ALLEY UTILITY EASEMENT -60' WIDE of Block 3 and Lot 1 of Block 4 of West Winds Major Subdivision Phase 5, shown hereon, is R=270.00' PUBLIC ACCESS AND 30' WIDE ALLEY PUBLIC ACCESS AND excluded from review by the Montana Department of Environmental Quality pursuant to PUBLIC ACCESS AND L=61.14' | | UTILITY EASEMENT UTILITY EASEMENT A.R.M. 17.36.605(2)(c). 6.5' WIDE PUBLIC R=270.00' EXISTING 30' TEMPORARY - UTILITY EASEMENT DATED this 17th day of November , 2016. STORM DRAINAGE EASEMENT L=61.14' PER DOC #2332844 BE ABANDONED Δ=12'58'26" WITH THE FILING OF THIS PLAT LOT 5 LOT 1 3.261 acres HOLLAND 01.07 365. 3.248 acres EXISTING 12' WIDE CERTIFICATE OF GOVERNING BODY -UTILITY EASEMENT 1' NO ACCESS STRIP STORM SEWER EASEMENT 1, Chris Saunders for 10' WIDE PUBLIC UTILITY -10' MDE EASEMENT PUBLIC UTILITY --- --State of Montana EASEMENT F-PUBLIC UTILITY DATED this 21 day of November , 2016. 60' WDE PUBLIC UTILITY EASEMENT 10' WDE -PUBLIC UTILITY LINE EASEMENT -10' WIDE PER DOC #2311596 PUBLIC STREET & EASEMENT -PUBLIC UTILITY (HKM)_[UTILITY EASEMENT EASEMENT known to me to be the Managing Member _____ of the Corporation executed the within instrument, and acknowledged to me that such Corporation executed the same. CERTIFICATE OF DIRECTOR OF PUBLIC WORKS BREEZE LANE IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day N89'08'57"W FND OPC FND OPC 391.42' FND OPC BREEZE LANE and year first above written. (HKM) plat as being easements to such use. EXISTING 60' WIDE ~53.42'~ PUBLIC STREET & DATED this 21 day of November Notary Public for the State of Montena CUL-DE-SAC UTILITY EASEMENT KEN OLSON EASEMENT PER Ken Olson NOTARY PUBLIC for the DOC #2311600 TO-State of Montaina 10' UTILITY BE ABANDONED WITH THE FILING OF SEAL BOZEMON Montona | Bozemon Montona | My Commission Expires | May 07, 2019 SANITARY SEWER EASEMENT (Printed Name) EASEMENT -PER PLAT J-493 32' x 20' THIS PLAT Director of Public Works -STORM SEWER EASEMENT Residing at Bozeman 10' UTILITY_ 15' x 27' City of Bozeman, Montana PER PLAT J-493 EASEMENT WATER LINE EASEMENT-My commission expires M_{4y} 7, Z0/9PER PLAT J-494 CERTIFICATE OF COUNTY TREASURER WATER LINE EASEMENT-PER PLAT J-493 2.832 acres subdivided are paid. DATED this 18 day of NOVEMBER -ዛ' NO ACCESS STRIP RGG 61942 RGG62028 LOT 4 - PUBLIC ACCESS AND 5.554 acres UTILITY EASEMENT AREA TABLE: CERTIFICATE OF CLERK AND RECORDER LOT 1, BLOCK 4, PHASE 4 = 3.843 acres 30' x 22' SANITARY SEWER EASEMENT-0.595 acres EASEMENT NOTE: AREA OF LOT 1 = 3.248 acres Public water, sanitary sewer, and storm water easements, shown hereon, are PER PLAT J-493 subject to change. The location, number and purpose should be based upon LOT 2, BLOCK 1, PHASE 4 = 3.345 acres future development plans that are reviewed and approved by the City of AREA SUBTRACTED 0.513 acres Bozeman. Any modifications to these easements shall be reflected, by County, Montana. 390.90' reference, on subsequent plats or comparable instrument. All temporary = 2.832 acres AREA OF LOT 2 easements shall be abandoned after the terms and conditions, outlined in FND OPC the documents referenced hereon, have been met. LOT 1, BLOCK 1, PHASE 4 = 3.068 acres = 0.472 acres GROUNDWATER NOTE: PUBLIC -AREA OF LOT 3 = 2.596 acres The proposed development lies in a known high groundwater area. The shallowest groundwater conditions appear to occur in the north half of the LOT 1, BLOCK 4, PHASE 5 = 4.570 acres property. To minimize the chances for high groundwater to enter the crawl space, the depth of the crawl space should be limited to about 4.0 feet below existing grades in the south half of the property and about 3.0 feet AREA OF LOT 4 = 5.554 acres 2564162 11/21/2016 11:39:10 AM Fee: \$27.50. below existing grades in the north half of the property. As an added 30' x 22' precaution, the floor of the crawl space should be infilled with clean crushed WATER LINE EASEMENT-= 2.665 acres LOT 1, BLOCK 3, PHASE 5 rock up to the top of footings to further raise the bottom of the crawl PER PLAT J-493 HOLL SCALE: 1 INCH = 60 FEET ARFA ADDFD 0.596 acres space to shallower depths. See the geotechnical report for 2016 groundwater monitoring data and some additional moisture protection AREA OF LOT 5 = 3.261 acres **BASIS OF BEARING** recommendations for crawl spaces. Bearings are grid, derived from GPS observations with survey—grade receivers and referenced to the Montana Coordinate TOTAL AREA = 17.491 acres According to current City of Bozeman policy, no crawl spaces or basements System, Single Zone, NAD 83 may be constructed such that sump pumps are required to pump water from these spaces. Sump pumps are not allowed to be connected to the sanitary sewer system. Sump pumps are also not allowed to be connected EXISTING 12' WIDE LEGEND to the drainage system unless capacity is designed into the drainage system 🗧 UTILITY EASEMENT --to accept the pumped water. Water from sump pumps shall not be discharged onto streets, such as into the curb and gutters where they may create a safety hazard for pedestrices. (TYP) PROPERTY LINE create a safety hazard for pedestrians and vehicles. --- LOT LINE ---- UTILITY EASEMENT LINE _ EXISTING 12' WIDE --- -- ROAD EASEMENT LINE EXISTING 12' WIDE UTILITY EASEMENT ROAD CENTERLINE PREVIOUS LOT LINE

FND OPC

The area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with the amended plat on which said area is described, unless said area is included with or

I, the undersigned, Ryan J. Dee, Professional Land Surveyor, do hereby certify that this Amended Plat was surveyed under my direct supervision and platted the same as shown on the accompanying Amended Plat and as described in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76—3—101 through 76—3—625, MCA, and the Bozeman Municipal Code.

DEE

No. 32875LS

DATED this 17th day of NOVEMBER, 20 16. RYAN J.

__, Director of Community Development, do hereby certify that the accompanying Amended Plat has been duly reviewed, and has been found to conform to the requirements of the Subdivision and Platting Act, Sections 76—3—101 through 76—3—625, MCA, and the Bozeman Municipal Code.

Chi Saunder for

I, ________, Director of Public Works, City of Bozeman, Montana, do hereby certify that the accompanying Amended Plat has been duly examined, and have found the same to conform to the law, approve it, and hereby accept the easements to the City of Bozeman for the public use of any and all lands shown on the

4 RUM

KIMBERIN BUCHANAN ____, Treasurer of Gallatin County, Montana, do hereby certify that the accompanying Amended Plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be

RGG 6 1943 RGG62029 Kimberly Buchanan
Treasurer of Galletin County

_____, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 11:39 o'clock (AM or PM) this 215th day of Nov., 2016, and recorded in Book of Plats on Page 493 ft., Records of the Clerk and Recorder, Gallatin



ADJOINING PROPERTY LINE

FOUND MONUMENT AS NOTED

FOUND ONE-QUARTER CORNER

ORANGE PLASTIC CAP

MEASURED

RECORDED

OPC

(R)

SET %" REBAR WITH 2" ALUMINUM CAP 32875LS

Civil Engineering Geotechnical Engineering Land Surveying



LIED INEERING Cless, INC.	PROJECT SURVEYOR: RJD	SHEET
	DRAWN BY: RJD/KWO	1 of 1
	REVIEWED BY: RJD/GLF	PROJECT No. 16-003
	DATE: 11/17/16	CAD Survey\Z-BND.d