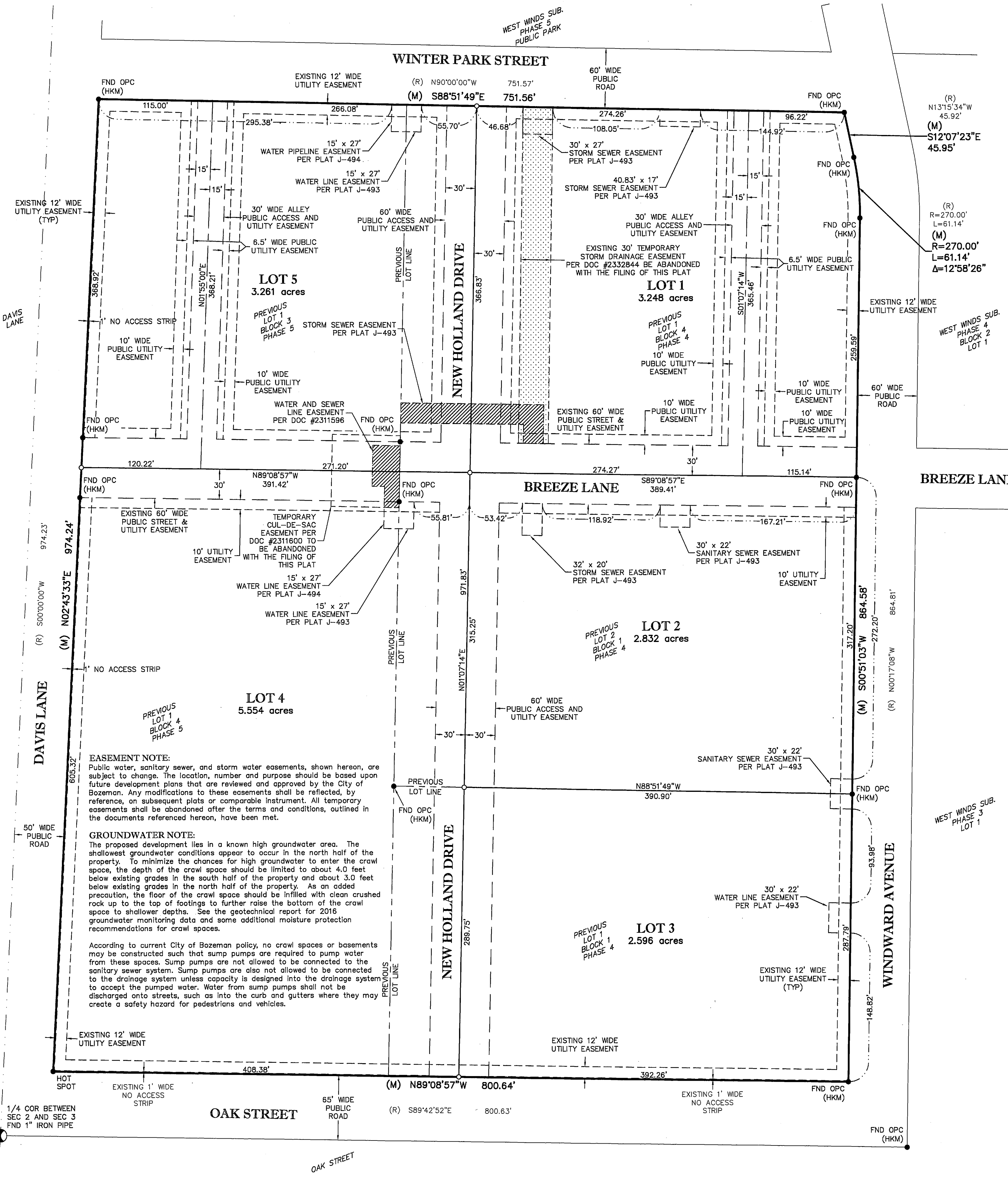


**AMENDED PLAT OF  
LOT 1 AND LOT 2 OF BLOCK 1 AND LOT 1 OF BLOCK 4 OF WEST WINDS MAJOR SUBDIVISION PHASE 4  
AND LOT 1 OF BLOCK 3 AND LOT 1 OF BLOCK 4 OF WEST WINDS MAJOR SUBDIVISION PHASE 5,  
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 2,  
TOWNSHIP 2 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN MONTANA,  
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA**  
OWNER: SID716, LLC  
PURPOSE: TO REALIGN 5 EXISTING TRACTS OF LAND

**J-493A**

J-493A

WEST WINDS PHASE 4&5



**LEGAL DESCRIPTION**  
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, Principal Meridian Montana, City of Bozeman, Gallatin County, Montana.  
Said tract of land being 17.491 acres, along with and subject to any existing easements.

**CERTIFICATE OF EXEMPTION FROM SUBDIVISION REVIEW**  
I, certify that the purpose of this survey is to relocate a common boundary line between adjoining properties. Therefore this survey is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d), MCA, and the Bozeman Municipal Code.

**CERTIFICATE OF EXCLUSION FROM M.D.E.Q. REVIEW**  
I 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 of Block 3 and Lot 1 of Block 4 of West Winds Major Subdivision Phase 5, shown hereon, is excluded from review by the Montana Department of Environmental Quality pursuant to A.R.M. 17.36.605(2)(c).

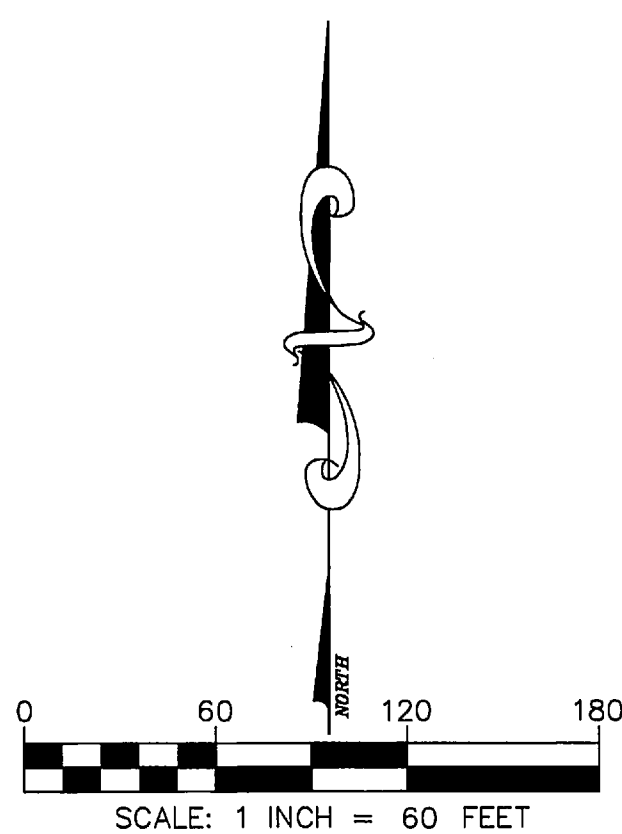
DATED this 17<sup>th</sup> day of November, 2016.

SID716, LLC  
By: Mark Easton  
Its: Mark Easton Managing Member

State of Montana  
County of Gallatin  
On this 17<sup>th</sup> day of November, 2016, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Mark Easton 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

**KEN OLSON**  
NOTARY PUBLIC for the State of Montana  
Residing at Bozeman, Montana  
My commission expires May 7, 2019



**AREA TABLE:**

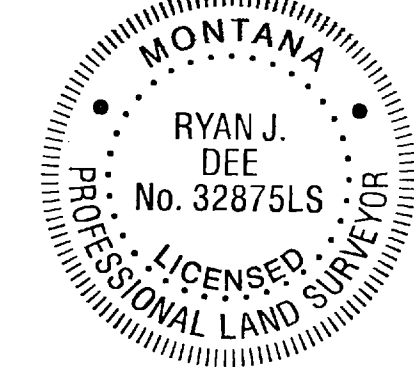
LOT 1, BLOCK 4, PHASE 4	=	3.843 acres
AREA SUBTRACTED	=	0.595 acres
AREA OF LOT 1	=	3.248 acres
LOT 2, BLOCK 1, PHASE 4	=	3.345 acres
AREA SUBTRACTED	=	0.513 acres
AREA OF LOT 2	=	2.832 acres
LOT 1, BLOCK 1, PHASE 4	=	3.068 acres
AREA SUBTRACTED	=	0.472 acres
AREA OF LOT 3	=	2.596 acres
LOT 1, BLOCK 4, PHASE 5	=	4.570 acres
AREA ADDED	=	0.984 acres
AREA OF LOT 4	=	5.554 acres
LOT 1, BLOCK 3, PHASE 5	=	2.665 acres
AREA ADDED	=	0.596 acres
AREA OF LOT 5	=	3.261 acres
<b>TOTAL AREA</b>	<b>=</b>	<b>17.491 acres</b>

- LEGEND**
- PROPERTY LINE
  - LOT LINE
  - - - UTILITY EASEMENT LINE
  - - - ROAD EASEMENT LINE
  - - - ROAD CENTERLINE
  - - - PREVIOUS LOT LINE
  - - - ADJOINING PROPERTY LINE
  - FOUND MONUMENT AS NOTED
  - SET 3/4" REBAR WITH 2" ALUMINUM CAP 32875LS
  - FOUND ONE-QUARTER CORNER
  - ORANGE PLASTIC CAP
  - (M) MEASURED
  - (R) RECORDED

**RELOCATION OF COMMON BOUNDARY NOTE**  
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 excluded from adjoining tracts of record.

**CERTIFICATE OF SURVEYOR**  
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.

DATED this 17<sup>th</sup> day of NOVEMBER, 2016.



Ryan J. Dee  
Montana Registration No. 32875LS

**CERTIFICATE OF GOVERNING BODY**  
I, Chris Saunders, 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.

DATED this 21<sup>st</sup> day of November, 2016.

Chris Saunders  
Director of Community Development

**CERTIFICATE OF DIRECTOR OF PUBLIC WORKS**  
I, Craig Wholard, 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 plat as being easements to such use.

DATED this 21<sup>st</sup> day of November, 2016.

Craig Wholard  
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 Amended 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 18<sup>th</sup> day of NOVEMBER, 2016.

Kimberly Buchanan  
Treasurer of Gallatin County

**CERTIFICATE OF 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 11:39 o'clock (AM or PM) this 21<sup>st</sup> day of NOV, 2016, and recorded in Book 493A of Plats on Page 493A, Records of the Clerk and Recorder, Gallatin County, Montana.

Charlotte Mills by Carnie Jones, Deputy  
Clerk and Recorder  
Gallatin County

**2564162**  
Page 1 of 1  
11/22/2016 11:20:10 AM Fee: \$27.50  
Gallatin County, MT

1/4 COR BETWEEN SEC 2 AND SEC 3 FND 1" IRON PIPE

32 DISCOVERY DRIVE  
BOZEMAN, MT 59716  
PHONE: (406) 582-0221  
FAX: (406) 582-5770  
www.alliedengineering.com

**Civil Engineering  
Geotechnical Engineering  
Land Surveying**



PROJECT SURVEYOR: RJD	SHEET
DRAWN BY: RJD/JWG	1 of 1
REVIEWED BY: RJD/GLF	PROJECT No. 16-003
DATE: 11/17/16	CAD Survey\Z-BND.dwg

C:\Users\m\OneDrive\2016\16-003 West Winds Development\31\_CSD-Survey\Z-BND.dwg Nov 17, 2016 - 12:43pm