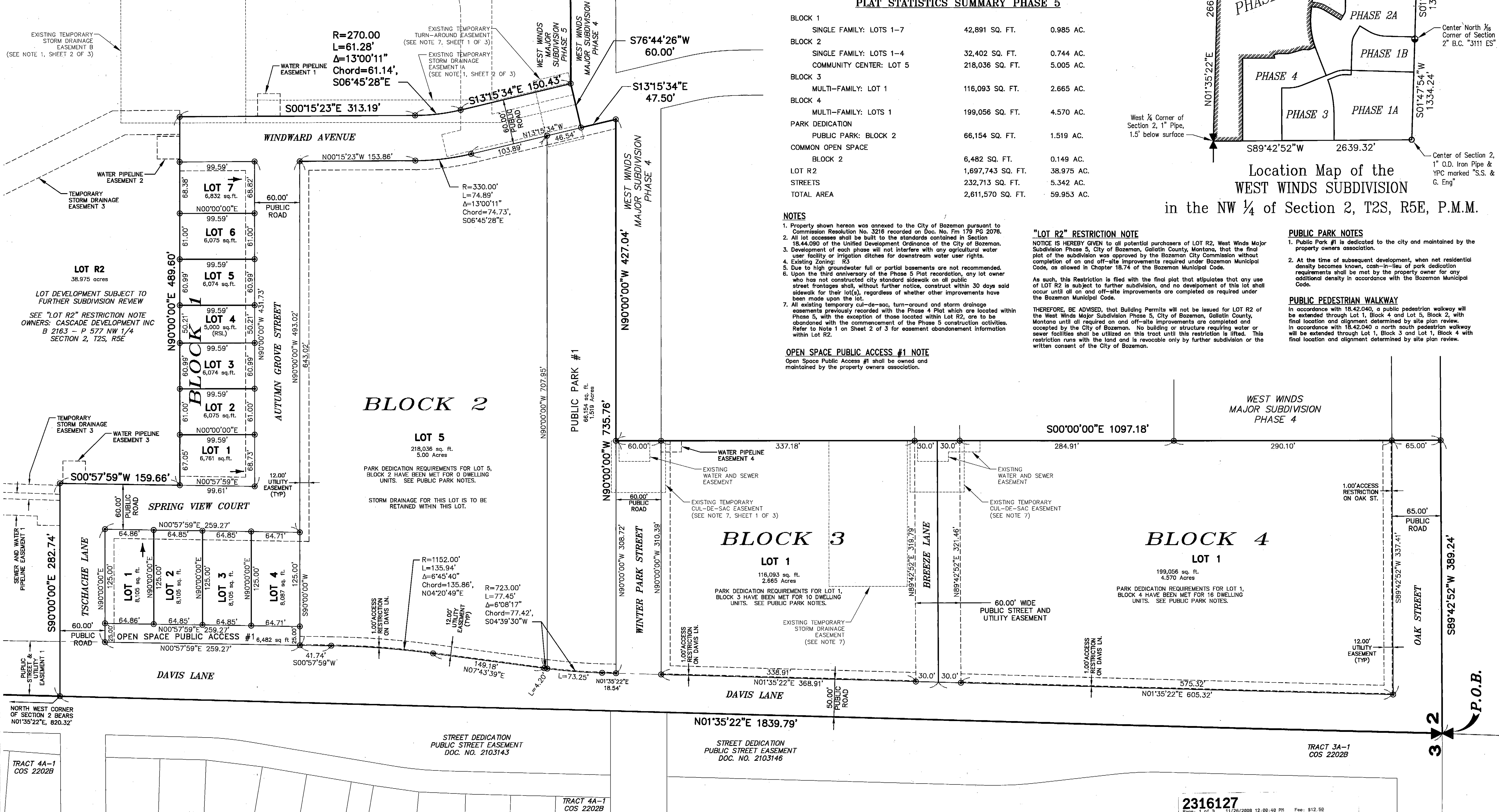


FINAL PLAT OF THE WEST WINDS MAJOR SUBDIVISION PHASE 5 SITUATED IN THE NW 1/4 OF SECTION 2, T2S, R5E, P.M.M. GALLATIN COUNTY, MONTANA

J-494

PURPOSE OF SURVEY: TO CREATE LOTS FOR TRANSFER



PLAT STATISTICS SUMMARY PHASE 5

BLOCK	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)
BLOCK 1	SINGLE FAMILY: LOTS 1-7	42,891	0.985
BLOCK 2	SINGLE FAMILY: LOTS 1-4	32,402	0.744
	COMMUNITY CENTER: LOT 5	218,036	5.005
BLOCK 3	MULTI-FAMILY: LOT 1	116,093	2.665
BLOCK 4	MULTI-FAMILY: LOTS 1	199,056	4.570
	PARK DEDICATION	66,154	1.519
	COMMON OPEN SPACE	6,482	0.149
	LOT R2	1,697,743	38.975
	STREETS	232,713	5.342
	TOTAL AREA	2,611,570	59.953

NOTES

- Property shown herein was annexed to the City of Bozeman pursuant to Commission Resolution No. 3218 recorded on Doc. No. Pm 179 PG 2076.
- All lot accesses shall be built to the standards contained in Section 18.44.090 of the Unified Development Ordinance of the City of Bozeman.
- Development of each phase will not interfere with any agricultural water user facility or irrigation ditches for downstream water user rights.
- Existing Zoning: R3
- Due to high groundwater full or partial basements are not recommended.
- Upon the third anniversary of the Phase 5 Plat recordation, any lot owner who has not constructed city standard sidewalk on all public street frontages 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.
- All existing temporary cul-de-sac, turn-around and storm drainage easements previously recorded with the Phase 4 Plat which are located within Phase 5, with the exception of those located within Lot R2, are to be abandoned with the commencement of the Phase 5 construction activities. Refer to Note 1 on Sheet 2 of 3 for easement abandonment information within Lot R2.

OPEN SPACE PUBLIC ACCESS #1 NOTE

Open Space Public Access #1 shall be owned and maintained by the property owners association.

"LOT R2" RESTRICTION NOTE

NOTICE IS HEREBY GIVEN to all potential purchasers of LOT R2, West Winds Major Subdivision Phase 5, 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 Bozeman Municipal Code, as allowed in Chapter 18.74 of the Bozeman Municipal Code.

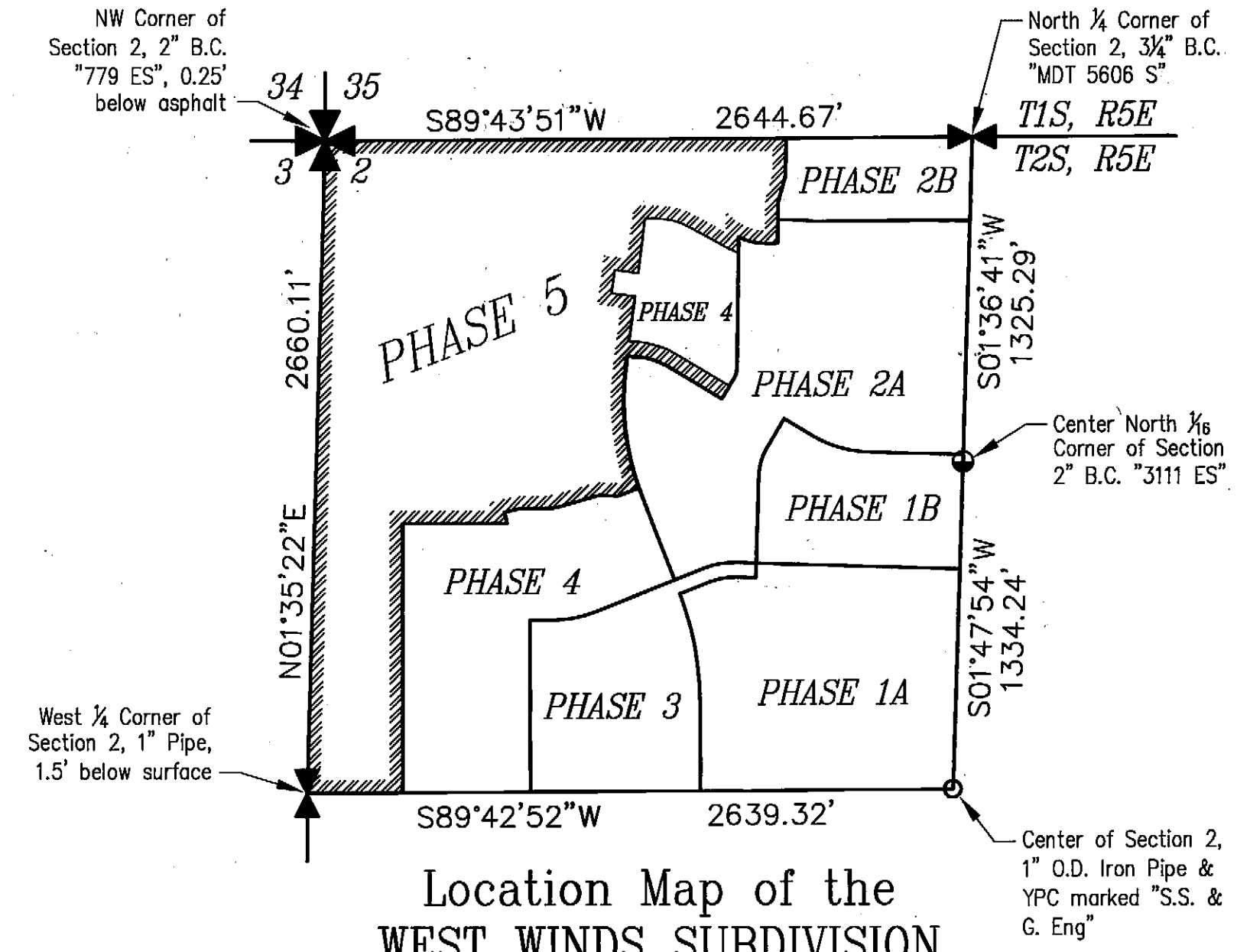
As such, this Restriction is filed with the final plat that stipulates that any use of LOT R2 is subject to further subdivision, and no development of this lot shall occur until all on and off-site improvements are completed as required under the Bozeman Municipal Code.

PUBLIC PARK NOTES

- Public Park #1 is dedicated to the city and maintained by the property owners association.
- At the time of subsequent development, when net residential density becomes known, cash-in-lieu of park dedication requirements shall be met by the property owner for any additional density in accordance with the Bozeman Municipal Code.

PUBLIC PEDESTRIAN WALKWAY

In accordance with 18.42.040, a public pedestrian walkway will be extended through Lot 1, Block 4 and Lot 5, Block 2, with final location and alignment determined by site plan review. In accordance with 18.42.040 a north-south pedestrian walkway will be extended through Lot 1, Block 3 and Lot 1, Block 4 with final location and alignment determined by site plan review.



NORTH WEST CORNER OF SECTION 2 BEARS N01°35'22"E, 820.32'

TRACT 4A-1 COS 2202B

TRACT 4A-1 COS 2202B

STREET DEDICATION PUBLIC STREET EASEMENT DOC. NO. 2103143

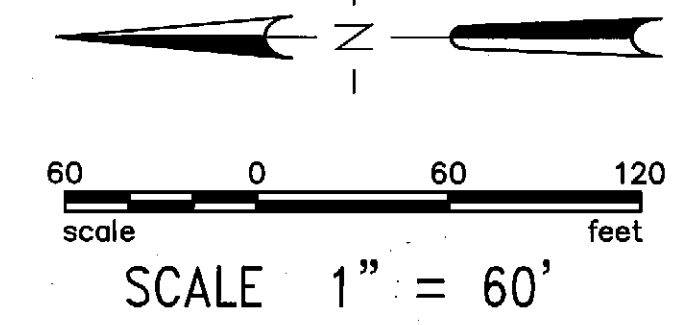
STREET DEDICATION PUBLIC STREET EASEMENT DOC. NO. 2103146

TRACT 3A-1 COS 2202B

- #### LEGEND
- ⊙ - 1/2" REBAR AND PLASTIC CAP, SET OR FOUND FOR THIS SURVEY MARKED "HKM ENG. 14531 LS"
 - ← - INDICATES BUILDING ORIENTATION FOR CORNER LOTS

BASIS OF BEARING

North as determined from GPS observations with survey grade receivers and referenced to the World Geodetic System of 1984 (WGS84).



2316127

DOWL HKM
130 N. MAIN ST.
SUITE 100
PO BOX 3588
BUTTE, MT 59701-2839
406-723-8213
406-723-8328 (FAX)
DOWLHKM.COM

**FINAL PLAT
WEST WINDS MAJOR SUBDIVISION
PHASE 5**

CLIENT: CASCADE DEVELOPMENT, INC.	DATE: NOV. 2008
LOCATION: NW 1/4 Section 2, T2S, R5E, P.M.M., GALLATIN COUNTY	
DRAWN BY: SJE	SCALE: 1"=60'
PROJECT: 045067126 WW-PH5-FINAL-PLAT_REV_11-17-08.DWG	SHEET: 1 OF 3

FINAL PLAT OF THE WEST WINDS MAJOR SUBDIVISION PHASE 5 SITUATED IN THE NW 1/4 OF SECTION 2, T2S, R5E, P.M.M. GALLATIN COUNTY, MONTANA

PURPOSE OF SURVEY: TO CREATE LOTS FOR TRANSFER

PUBLIC STREET AND UTILITY EASEMENT 1 A public street and utility easement located in the NW 1/4 of Section 2, T2S, R5E, P.M.M., more particularly described as follows: Beginning at the northwest corner of the easement herein described which point is common to the Northwest Corner of Section 2; thence, from said Point of Beginning, N89°43'51"E, 68.46 feet along the north line of said Section 2; thence, S00°40'11"W, 492.05 feet to a point of curvature, concave westerly; thence along a curve to the right, 47.21 feet, with a radius of 1152.00 feet, a delta angle of 02°20'54", and a chord bearing S01°50'38"W, 47.21 feet; thence, S00°01'05"W, 160.74 feet to a point of curvature, concave easterly; thence along a curve to the left, 39.32 feet, with a radius of 1098.00 feet, a delta angle of 02°03'06", and a chord bearing S01°59'32"W, 39.31 feet; thence, S00°57'59"W, 81.32 feet; thence, N90°00'00"W, 72.74 feet to a point on the west line of said Section 2; thence, N01°35'22"E, 820.32 feet along the west line of said Section 2, to the point of beginning, and containing an area of 1.37 acres.

STORM DRAINAGE EASEMENT 1 A storm drainage easement located in the NW 1/4 of Section 2, T2S, R5E, P.M.M., more particularly described as follows: Beginning at the northwest corner of the easement herein described, being a point on the south right-of-way of Future Baxter Lane, from which point the Northwest Corner of Section 2 bears N53°47'46"W, 84.11 feet; thence, from said Point of Beginning, N89°43'51"E, 614.23 feet along the south right-of-way of Future Baxter Lane; thence, S00°00'00"W, 99.81 feet; thence, N90°00'00"W, 615.86 feet; thence, N00°40'11"E, 96.93 feet to the point of beginning, and containing 1.39 acres.

STORM DRAINAGE EASEMENT 2 A storm drainage easement located in the NW 1/4 of Section 2, T2S, R5E, P.M.M., more particularly described as follows: Beginning at the northwest corner of the easement herein described, being a point on the south right-of-way of Future Baxter Lane, from which point the Northwest Corner of Section 2 bears N86°24'48"W, 743.56 feet; thence, from said Point of Beginning, N89°43'51"E, 400.98 feet along the south right-of-way of Baxter Lane; thence, S00°16'09"E, 51.90 feet; thence, N89°43'51"E, 102.12 feet; thence, N52°45'42"E, 54.85 feet; thence, N89°43'52"E, 271.90 feet; thence, S51°46'41"E, 53.39 feet; thence, N89°43'52"E, 28.06 feet; thence, N52°10'55"E, 83.30 feet; thence, S36°50'13"E, 10.77 feet; thence, S08°55'16"W, 28.06 feet; thence, S52°10'55"W, 72.88 feet; thence, S89°43'52"W, 48.73 feet; thence, N51°46'41"W, 34.11 feet; thence, S89°43'52"W, 282.43 feet; thence, S52°45'42"W, 34.89 feet; thence, S89°43'51"W, 112.15 feet; thence, S00°16'09"E, 33.47 feet; thence, S90°00'00"W, 400.96 feet; thence, N00°17'08"W, 113.49 feet to the point of beginning, and containing 1.54 acres.

TEMPORARY STORM DRAINAGE EASEMENT 3 A storm drainage easement located in the NW 1/4 of Section 2, T2S, R5E, P.M.M., more particularly described as follows: Beginning at the northwest corner of the easement herein described, from which point the Northwest Corner of Section 2 bears N77°50'31"W, 759.70 feet; thence, from said Point of Beginning, N90°00'00"W, 35.81 feet; thence, S12°12'55"W, 553.40 feet; thence, S26°17'12"E, 211.44 feet; thence, S00°15'23"E, 89.19 feet; thence, N90°00'00"W, 32.01 feet; thence, N00°15'23"W, 72.56 feet; thence, N26°17'12"W, 212.05 feet; thence, S89°58'04"W, 353.63 feet; thence, S44°58'04"W, 21.58 feet; thence, S01°51'23"W, 87.62 feet; thence, N90°00'00"W, 20.01 feet; thence, N01°51'23"E, 103.49 feet; thence, N44°58'04"E, 30.96 feet; thence, N89°58'04"E, 364.28 feet; thence, N12°12'55"E, 546.84 feet to the point of beginning, and containing 0.93 acres.

"LOT R2" RESTRICTION NOTE NOTICE IS HEREBY GIVEN to all potential purchasers of LOT R2, West Winds Major Subdivision Phase 5, City of Bozeman, Gallatin County, Montana, that the final plat of the subdivision was approved by the Bozeman City Commission with completion of on and off-site improvements required under Bozeman Municipal Code, as allowed in Chapter 18.74 of the Bozeman Municipal Code. As such, this Restriction is filed with the final plat that stipulates that any use of LOT R2 is subject to further subdivision, and no development of this lot shall occur until all on and off-site improvements are completed as required under the Bozeman Municipal Code.

THEREFORE, BE ADVISED, that Building Permits will not be issued for LOT R2 of the West Winds Major Subdivision Phase 5, 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 or 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.

NOTES 1. Existing temporary Easements previously recorded with the Phase 4 Plat located within Lot R2 are to be abandoned with the commencement of the Phase 5 construction activities.

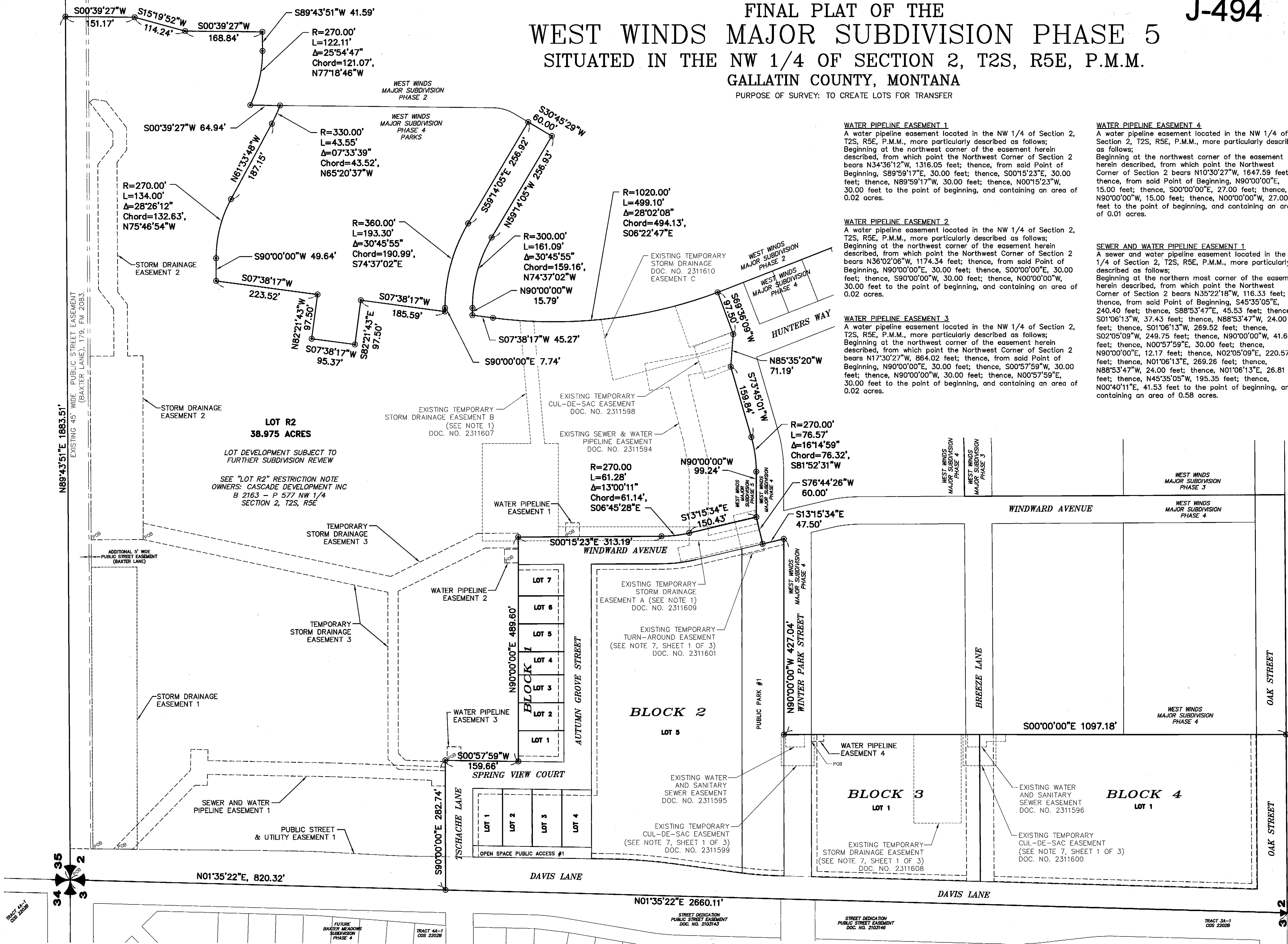
WATER PIPELINE EASEMENT 1 A water pipeline easement located in the NW 1/4 of Section 2, T2S, R5E, P.M.M., more particularly described as follows: Beginning at the northwest corner of the easement herein described, from which point the Northwest Corner of Section 2 bears N34°36'12"W, 1316.05 feet; thence, from said Point of Beginning, S89°59'17"E, 30.00 feet; thence, S00°15'23"E, 30.00 feet; thence, N89°59'17"W, 30.00 feet; thence, N00°15'23"W, 30.00 feet to the point of beginning, and containing an area of 0.02 acres.

WATER PIPELINE EASEMENT 2 A water pipeline easement located in the NW 1/4 of Section 2, T2S, R5E, P.M.M., more particularly described as follows: Beginning at the northwest corner of the easement herein described, from which point the Northwest Corner of Section 2 bears N36°02'06"W, 1174.34 feet; thence, from said Point of Beginning, N90°00'00"E, 30.00 feet; thence, S00°00'00"W, 30.00 feet; thence, S90°00'00"W, 30.00 feet; thence, N00°00'00"W, 30.00 feet to the point of beginning, and containing an area of 0.02 acres.

WATER PIPELINE EASEMENT 3 A water pipeline easement located in the NW 1/4 of Section 2, T2S, R5E, P.M.M., more particularly described as follows: Beginning at the northwest corner of the easement herein described, from which point the Northwest Corner of Section 2 bears N17°30'27"W, 864.02 feet; thence, from said Point of Beginning, N90°00'00"E, 30.00 feet; thence, S00°57'59"W, 30.00 feet; thence, N90°00'00"W, 30.00 feet; thence, N00°57'59"E, 30.00 feet; thence, N01°06'13"E, 269.26 feet; thence, N88°53'47"W, 24.00 feet; thence, S01°06'13"W, 269.52 feet; thence, S02°05'09"W, 249.75 feet; thence, N90°00'00"W, 41.60 feet; thence, N00°57'59"E, 30.00 feet; thence, N90°00'00"E, 12.17 feet; thence, N02°05'09"E, 220.57 feet; thence, N01°06'13"E, 269.26 feet; thence, N88°53'47"W, 24.00 feet; thence, N01°06'13"E, 26.81 feet; thence, N45°35'05"W, 195.35 feet; thence, N00°40'11"E, 41.53 feet to the point of beginning, and containing an area of 0.02 acres.

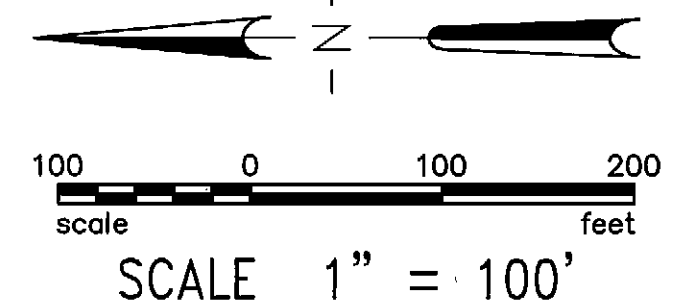
WATER PIPELINE EASEMENT 4 A water pipeline easement located in the NW 1/4 of Section 2, T2S, R5E, P.M.M., more particularly described as follows: Beginning at the northwest corner of the easement herein described, from which point the Northwest Corner of Section 2 bears N10°30'27"W, 1647.59 feet; thence, from said Point of Beginning, N90°00'00"E, 15.00 feet; thence, S00°00'00"E, 27.00 feet; thence, N90°00'00"W, 15.00 feet; thence, N00°00'00"W, 27.00 feet to the point of beginning, and containing an area of 0.01 acres.

SEWER AND WATER PIPELINE EASEMENT 1 A sewer and water pipeline easement located in the NW 1/4 of Section 2, T2S, R5E, P.M.M., more particularly described as follows: Beginning at the northern most corner of the easement herein described, from which point the Northwest Corner of Section 2 bears N35°22'18"W, 116.33 feet; thence, from said Point of Beginning, S45°35'05"E, 240.40 feet; thence, S88°53'47"E, 45.53 feet; thence, S01°06'13"W, 37.43 feet; thence, N88°53'47"W, 24.00 feet; thence, S01°06'13"W, 269.52 feet; thence, S02°05'09"W, 249.75 feet; thence, N90°00'00"W, 41.60 feet; thence, N00°57'59"E, 30.00 feet; thence, N90°00'00"E, 12.17 feet; thence, N02°05'09"E, 220.57 feet; thence, N01°06'13"E, 269.26 feet; thence, N88°53'47"W, 24.00 feet; thence, N01°06'13"E, 26.81 feet; thence, N45°35'05"W, 195.35 feet; thence, N00°40'11"E, 41.53 feet to the point of beginning, and containing an area of 0.58 acres.



2316127

BASIS OF BEARING North as determined from GPS observations with survey grade receivers and referenced to the World Geodetic System of 1984 (WGS84).



DOWL HKM 130 N. MAIN ST. SUITE 100 PO BOX 3588 BUTTE, MT 59701-2839 406-723-8213 406-723-8328 (FAX) DOWLHKM.COM

Table with project details: CLIENT: CASCADE DEVELOPMENT, INC., DATE: NOV. 2008, LOCATION: NW 1/4 Section 2, T2S, R5E, P.M.M., GALLATIN COUNTY, DRAWN BY: SJE, SCALE: 1"=100', PROJECT: 04067128, SHEET: 2 OF 3

LEGEND 1/2" REBAR AND PLASTIC CAP, SET OR FOUND FOR THIS SURVEY MARKED "HKM ENG. 14531 LS"

FINAL PLAT OF THE WEST WINDS MAJOR SUBDIVISION PHASE 5 SITUATED IN THE NW 1/4 OF SECTION 2, T2S, R5E, P.M.M. GALLATIN COUNTY, MONTANA

PURPOSE OF SURVEY: TO CREATE LOTS FOR TRANSFER

CERTIFICATE OF DEDICATION

(I), (We), the undersigned property owner(s), do hereby certify that (I), (We) have caused to be surveyed, subdivided and platted into lots, blocks, parks, streets, and alleys, and other divisions and dedications, as shown by the plat hereunto included, the following described tract-of land, to wit:

PHASE 5 DESCRIPTION

A tract of land located in the NW 1/4 of Section 2, T2S, R5E, Principal Meridian Montana, Gallatin County, Montana, being more particularly described as follows:

Beginning at the Southwest Corner of the Tract herein described, being the West Quarter Corner of said Section 2; thence, from said Point of Beginning, along the West Line of Section 2, North 01'35'22" East, 2660.11 feet to the North West Corner of said Section 2; thence, along the North Line of said Section 2, North 89'43'51" East, 1883.51 feet; thence, leaving said Section Line and along the westerly boundary of West Winds Phase 2, South 00'39'27" West, 151.17 feet; thence South 15'19'52" West, 114.24 feet; thence South 00'39'27" West, 168.84 feet; thence, South 89'43'51" West, 41.59 feet to a point of curvature, concave northerly; thence, along said curve to the right, 122.11 feet, with a radius of 270.00 feet, a delta angle of 25'54'47", and a chord bearing North 77'18'46" West, 121.07 feet, to a point of non-tangency; thence, South 00'39'27" West, 64.94 feet to a non-tangent curve; thence, along said curve to the right, 43.55 feet, with a radius of 330.00 feet, a delta angle of 07'33'39", and a chord bearing North 65'20'37" West, 43.52 feet; thence, North 61'33'48" West, 187.15 feet to a point of curvature, concave southerly; thence, along a curve to the left, 134.00 feet, with a radius of 270.00 feet, a delta angle of 28'26'12", and a chord bearing North 75'46'54" West, 132.63 feet; thence, South 90'00'00" West, 49.64 feet; thence, South 07'38'17" West, 223.52 feet; thence, North 82'21'43" West, 97.50 feet; thence, South 07'38'17" West, 95.37 feet; thence, South 82'21'43" East, 97.50 feet; thence, South 07'38'17" West, 185.59 feet; thence, South 90'00'00" East, 7.74 feet to a point of curvature, concave southerly; thence, along a curve to the right, 193.30 feet, with a radius of 360.00 feet, a delta angle of 30'45'55", and a chord bearing South 74'37'02" East, 190.99 feet; thence, South 59'14'05" East, 256.92 feet; thence, South 30'45'29" West, 60.00 feet; thence, North 59'14'05" West, 256.93 feet to a point of curvature, concave southerly; thence, along a curve to the left, 161.09 feet, with a radius of 300.00 feet, a delta angle of 30'45'55", and a chord bearing North 74'37'02" West, 159.16 feet; thence, North 90'00'00" West, 15.79 feet; thence, South 07'38'17" West, 45.27 feet to a point of curvature, concave easterly; thence, along a curve to the left, 499.10 feet, with a radius of 1020.00 feet, a delta angle of 28'02'08", and a chord bearing South 06'22'47" East, 494.13 feet to a point of non-tangency; thence, leaving said West Winds Phase 2 boundary, and now along the West Winds Phase 4 boundary, South 69'36'09" West, 97.50 feet; thence, North 85'35'20" West, 71.19 feet; thence, South 73'45'01" West, 159.84 feet, to a curve to the right, concave northerly; thence, along a curve to the right, 76.57 feet, with a radius of 270.00 feet, a delta angle of 16'14'59", and a chord bearing South 81'52'31" West, 76.32 feet; thence, North 90'00'00" West, 99.24 feet; thence, South 76'44'26" West, 60.00 feet; thence, South 13'15'34" East, 47.50 feet; thence, North 90'00'00" West, 427.04 feet; thence, South 00'00'00" East, 1097.18 feet to a point on the East West Mid Section Line of said Section 2; thence, leaving said West Winds Phase 4 boundary, South 89'42'52" West, 389.24 feet to the Point of Beginning, and containing an area of 59.954 acres.

EXCEPTING AND RESERVING, SUBJECT TO AND TOGETHER WITH, all utility easements as shown on this plat, and subject to all recorded and unrecorded easements.

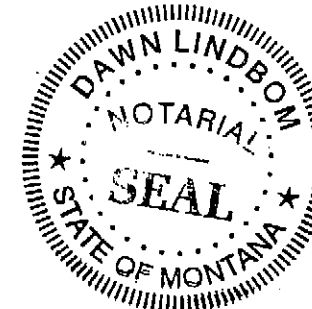
The above tracts of land are to be known and designated as the WEST WINDS MAJOR SUBDIVISION PHASE 5, City of Bozeman, Gallatin County, Montana, and the lands included in all streets, avenues, alleys, and parks or public lands shown on said plat are hereby granted and donated to the City of Bozeman for the public use and enjoyment. Unless specifically listed herein, the lands included in all streets, avenues, alleys, and parks or public lands dedicated to the public are accepted for public use, but the City accepts 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, avenues, alleys, and parks or public lands hereby dedicated to public use. The lands included in all streets, avenues, alleys, and parks or public lands dedicated to the public for which the City accepts responsibility for maintenance includes Tschache Lane, Spring View Court, Autumn Grove Street, Windward Avenue, Winter Park Street, Oak Street, and Davis Lane.

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 hold forever.

DATED this 18th day of November 2008, John Dunlap for Cascade Development, Inc.

STATE OF MONTANA COUNTY OF GALLATIN On this 18th day of November in the year 2008, before me Dawn Lindson a Notary Public for the State of Montana, personally appeared John Dunlap, known to me to be as President of Cascade Development, Inc., a Montana Corporation, and the person whose name is subscribed to the attached instrument and acknowledged to me that they executed the same, for and on behalf of said Corporation. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Subscribed and Sworn to before me this 18th day of November 2008, Dawn Lindson Notary Public for the State of Montana my commission expires August 8, 2011 Residing at Bozeman Montana



CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The WEST WINDS MAJOR SUBDIVISION PHASE 5, 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., MCA, and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of Section 76-4-125(2)(d), MCA, this subdivision is excluded from the requirement for Montana Department of Environmental Quality Review.

DATED this 26th day of Nov 2008

Debra D. Hill Director of Public Services City of Bozeman, Montana

APPROVED AS TO FORM Tim Cooper City Attorney

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, John Dunlap, President of Cascade Development, Inc., and I, Clint Little, a registered professional engineer licensed to practice in the State of Montana, hereby certify that the following improvements, required to meet the requirements of this title or as a condition(s) of approval of WEST WINDS MAJOR SUBDIVISION PHASE 5, will be installed in conformance with the approved plans and specifications, or financially guaranteed and covered by the improvements agreement accompanying this plat. Financially Guaranteed Improvements:

Roadway Improvements - including earthwork, base gravel, asphalt, curb, gutter, pedestrian ramp, sidewalk, and street lights.

Water System Improvements - including 8" water main, manholes and service connections.

Sanitary Sewer System Improvements - including 8" sewer main, manholes and service connections.

Storm Drainage System Improvements - including various size storm pipe, catch basins and detention ponds.

Public Park Improvements - including landscaping, irrigation and trails.

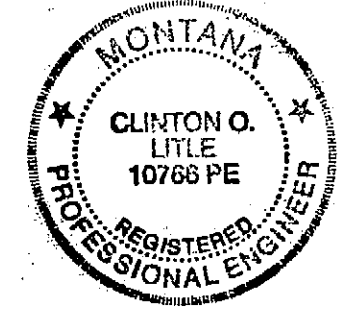
The subdivider hereby warrants against defects in these improvements for a period of two years from the date of acceptance by the City of Bozeman. The subdivider grants possession of all public infrastructure improvements to the City of Bozeman, and the City hereby accepts possession of all public infrastructure improvements, subject to the above indicated warranty.

DATED this 18th day of November 2008

John Dunlap, President Cascade Development, Inc.

DATED this 18th day of November 2008

Clint Little Professional Engineer No. 10766 PE



DATED this 21st day of Nov 2008

Debra D. Hill Director of Public Services City of Bozeman, Montana

APPROVED AS TO FORM Tim Cooper City Attorney

CONSENT OF MORTGAGEES

We, the undersigned mortgagees or encumbrancers, do hereby join in and consent to the described plat, releasing our respective liens, claims or encumbrances as to any portion of said lands now being platted into streets, avenues, parks or other public areas which are dedicated to the City of Bozeman for the public use and enjoyment.

for BANK OF BOZEMAN DATE 11-18-08

State of Montana County of Gallatin

This instrument was acknowledged before me on November 19, 2008 by Gary Williams as Vice President of Bank of Bozeman.

Christine R. Yates Notary Public for the State of Montana my commission expires August 15, 2011 Residing at Bozeman Montana



NEW UTILITY EASEMENTS

12' front along all streets. Others as shown.

CERTIFICATE OF DIRECTOR OF PUBLIC SERVICE

I, Director of Public Service, City of Bozeman, Montana, do hereby certify that the accompanying plat has been duly examined and has found the same to conform to the law, approves it, 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 26th day of Nov 2008

Debra D. Hill Director of Public Services City of Bozeman, Montana

APPROVED AS TO FORM Tim Cooper City Attorney

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 subdivided have been paid. 76-3-611(1)(b) MCA.

DATED this 18th day of November 2008 RGG 8283

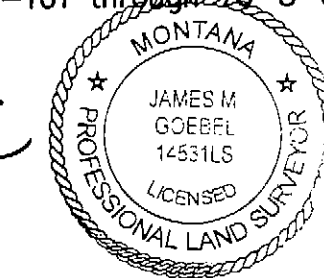
Kimberly Buchanan Treasurer of Gallatin County

CERTIFICATE OF SURVEYOR

I, the undersigned, James M. Goebel, Professional Land Surveyor No. 14531 LS, do hereby certify that between April 2003 and November 2008, I surveyed the WEST WINDS MAJOR SUBDIVISION PHASE 5, and 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, MCA, and the Bozeman Unified Development Ordinance.

DATED this 18th day of November 2008

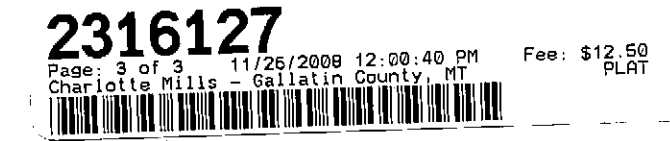
James M. Goebel Professional Land Surveyor No. 14531 LS



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 12:00 o'clock P.M. this 18th day of November, A.D., 2008, and recorded in Book 1 of Plats on Page 491 as Document No. 2316127. Records of the Clerk and Recorder, Gallatin County, Montana.

by Paul Rice, deputy Clerk and Recorder



PLAT CONDITIONS

- 1. No street access from Davis Lane or Oak Street. 2. NOTICE TO LOT OWNERS: Due to relatively high ground water table within the subdivided area, full or partial basements are not recommended.

SURVEY MONUMENT NOTE

Not all monuments may be set at the time of the filing of this plat due to ground disturbances by contractors installing improvements to the subdivision. All monuments will be set within 240 days of the filing of the plat, as per ARM 8.94.3001(1)(d).

FINAL PLAT WEST WINDS MAJOR SUBDIVISION PHASE 5. CLIENT: CASCADE DEVELOPMENT, INC. DATE: NOV. 2008. LOCATION: NW 1/4 Section 2, T2S, R5E, P.M.M., GALLATIN COUNTY. DRAWN BY: SJE SCALE: 1"=60' PLAT PROJECT:04S067.126 WW-PH5-FINAL-PLAT.DWG SHEET: 3 OF 3. DOWL HKM 130 N. MAIN ST. SUITE 100 PO BOX 3588 BUTTE, MT 59701-2839 406-723-8213 406-723-8328 (FAX) DOWLHKM.COM