0.8.

BEARS N89*42'52"E, 1726.53'



OAK STREET (PRINCIPAL ARTERIAL)

S89°42'52"W 531.42'

BREEZE LANE

L=196.60', R=530.00' A=21'15'13

PARCEL 1

318,957 SQ. FT.

7.322 AC.

N89'42'52"E

531.42

N89'42'52"E 92.12'

60.00'

RD

N68:27:39"E

26.00' WIDE PUBLIC STREET EASEMENT DOC. NO. 226403'

2,

LOT

LOT 1

Chord=392.33' S10'23'44"E

LOT 2

LOT 3

LOT 4

LOT 5

BLOC PUBLIC PARK

e,

LOT 6

LOT 7

LOT 8

LOT 9

OPEN SPACE PUBLIC ACCESS

HUNTERS

65.00

in the NW 1/4 of Section 2, T2S, R5E, P.M.M.

VICINITY MAP



CORNER MONUMENT LEGEND

BRG/DIST - FOUND OR SET THIS SURVEY

1/2" REBAR & ORANGE PLASTIC CAP SET THIS OR PREVIOUS SURVEY:

SURVEY MONUMENT NOTE

Not all monuments may be set at the time of the filing of this plot 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).

BASIS OF BEARING
TRUE NORTH OBTAINED BY GPS.

AMENDED PLAT OF

LOTS 1 & 2, BLOCK 2 WEST WINDS PHASE 3 MAJOR SUBDIVISION,

SITUATED IN THE NW 1/4 OF SECTION 2, T2S, R5E, P.M.M. GALLATIN COUNTY, MONTANA

J-458-A

Statement of Purpose; The enhancement of the configuration of the property for development.

PARCEL 1 LEGAL DESCRIPTION

A tract of land located in the NW ¼ of Section 2, T2S, R5E, Principal Meridian Montana, Gallatin County, Montana, being the aggregation of Lots 1 & 2 of Block 2, of the West Winds Phase 3 Subdivision, and being more particularly described as follows:

Beginning at the southwest corner of Lot 2, Block 2, West Winds Phase 3 Subdivision, from which the center of said section bears 50017'08"E, 65.00 feet; Thence, N89'42'52"E, 1726.55 feet; Thence, from said Point of Beginning, North 0017'08" West, 575.00 feet; Thence, North 89'42'52" East, 92.12 feet to a point of curvature, concave northerly, Thence, along said curve to the left, having an arc length of 196.60 feet, a readius of 53.00 feet, a central angle of 21'15'13". Thence, North 86'27'39" East, 191.32 feet, to a point of non-tangent curvature, concave Westerly, Thence, along said curve to the right, having an arc length of 394.37 feet, a radius of 1117.50 feet, a central angle of 20'13'12", and a chard of Sauth 10'23'44" East, 392.33 feet; Thence, South 00'17'08" East, 294.16 feet; Thence, South 89'42'52" West, 531.42 feet, to the point of beginning, containing 7.322 acres.

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

and unrecorded easements.

The above Parcel of land is to be known and designated as "Parcel 1 (aggregated Lot 1 and 2.

Block 2) of the AMENDED PLAT of Block 2 in the WEST WINDS PHASE 3 MAJOR SUBDIVISION." We,
the undersigned, property owners of this Amended Subdivision, do hereby accept and agree to the
easements and restrictions as shown and noted on WEST WINDS PHASE 3 Final Plat, except for
the access restriction from Breeze Lane, which the City of Bozernan and the owners would now
like to allow.

CERTIFICATE OF EXEMPTION

() (We) certify that the purpose of this survey is for the relocation of common boundaries and the aggregation of lots for five or fewer lots within a platted subdivision, and therefore this survey is exempt from review as a subdivision pursuent to Section 78-3-207 (1)(d), MCA.

Dated this 15th day of May 2007

OWNER(S) OF RECORD

STATE OF MONTANA COUNTY OF GALLATIN COUNTY OF GALLATIN This instrument was acknowledged before me on this 15th day of <u>May</u> 2007 by Ron Zichart ____ as agent

of Badger Mountain Village Investments Maria Warnick
Notary Public for the State of Montana
by Commission Expires Montane 2010
Montana Montana Montana Montana Montana

TARIAZ C SEAL.

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The purpose of this division of land is for the "aggregation of lots," and that no additional lots are hereby created. Parcel 1 (aggregated Lot 1 and 2, Block 2) of the Amended West Winds Phase 3 Major Subdivision, 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 aggregation is excluded from the requirement for Montana Department of Environmental Quality Review.

DATED this |3¹⁷day of June 2007.

Director of Public Services
City of Bozeman, Montana

CERNICATE OF GOVERNING BODY

I, Planning Director, 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, 76–3–101 et.seq. MCA, and the Bozeman Unified Development Ordinance.

DATED this 13th day of June 2007

Planning Director
City of Bozeman, Montana



CERTIFICATE OF CLERK AND RECORDER 2269343

I. Charlette Mill. Clerk and Recorder of Gallatic County, Montagns, do hereby certify that the foregoing instrument was filed in my office at 9:05 oclock, A.M., this H. doy of June. 2007, and recorded in Book of Plats on Page 458th, Records of the Clerk and Recorder, Gallatin County, Montagns.

By Carrie James, Defuty

CERTIFICATE OF COUNTY TREASURER

I. Limber(L., Buchana Treasurer of Gallatin County, Montana, do hereby certify that the accompanying Pidi has been duly examined and that all real property taxes and special assessments assessed and levied on the land have been paid in accordance with the Montana Subdivision and Platting Act, Section 76-3-611(1)(b), MCA.

DATED this 16th day of May , 2007. Deputy, Treasurer of Gallatin County

CERTIFICATE OF SURVEYOR

I, the undersigned, James M. Goebel, Professional Land Surveyor do hereby certify that between
Fobrus 2. 20.27. and Mey 20.27. I surveyed this Amended plat, and platted the same as
shown on the accompanying Plat and as described in accordance with the provisions of th Montana
Subdivision and Platting Act, Section 76–3–101 through Section 76–3–625, MCA, and the Bozeman

DATED this 181 day of May mes M. Goebel



PLAT CONDITIONS

1. Street access to Parcel 1 (Amended Lots 1 and 2, Block 2), will be by Hunters and Breeze Way. No street access from Oak Street. This amendes the access rectriction on Breeze way as shown on the original plat.

2. NOTICE TO LOT OWNERS: Due to relatively high ground water table within the subdivided area, full or partial basements are not recommended.



AMENDED PLAT & AGGREGATION OF LOTS 1 & 2, BLOCK 2, OF THE WEST WINDS PHASE 3 MAJOR SUBDIVISION

CLIENT: BOZEMAN VILLAGE SENIOR CENTER DATE: MAY 200 LOCATION: NW 1/4 Section 2, T2S, R5E, P.M.M.

SCALE: 1"=60' COS NO. PROJECT: Q:\04\S067124\dmg\\WW-PHJ-Amended-plat-Block2.DWG SHEET: 1 OF 1