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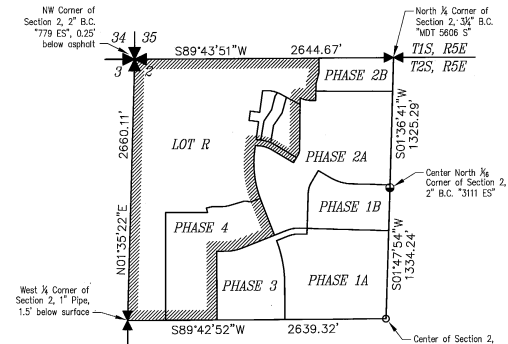
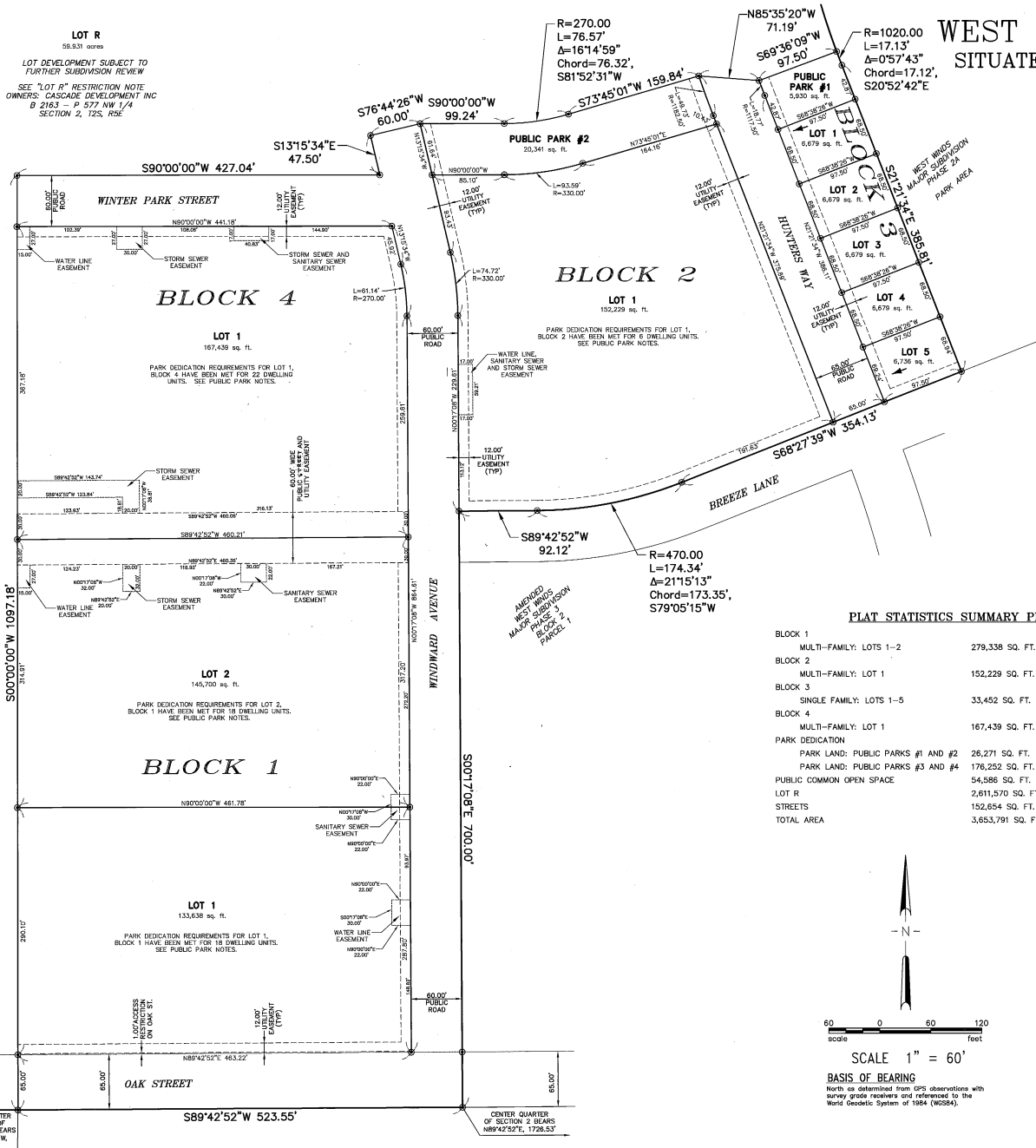
LOT R  
58,830 sq. ft.  
LOT DEVELOPMENT SUBJECT TO FURTHER SUBDIVISION REVIEW  
SEE "LOT R" RESTRICTION NOTE OWNERS: CASCADE DEVELOPMENT INC B 2163 - P 577 NW 1/4 SECTION 2, T2S, R5E

# FINAL PLAT OF THE WEST WINDS MAJOR SUBDIVISION PHASE 4

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.

## J-493



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

### PLAT STATISTICS SUMMARY PHASE 4

BLOCK 1	MULTI-FAMILY: LOTS 1-2	279,338 SQ. FT.	6.413 AC.
BLOCK 2	MULTI-FAMILY: LOT 1	152,229 SQ. FT.	3.495 AC.
BLOCK 3	SINGLE FAMILY: LOTS 1-5	33,452 SQ. FT.	0.768 AC.
BLOCK 4	MULTI-FAMILY: LOT 1	167,439 SQ. FT.	3.844 AC.
PARK DEDICATION			
PARK LAND: PUBLIC PARKS #1 AND #2		26,271 SQ. FT.	0.603 AC.
PARK LAND: PUBLIC PARKS #3 AND #4		176,252 SQ. FT.	4.046 AC.
PUBLIC COMMON OPEN SPACE		54,586 SQ. FT.	1.253 AC.
LOT R		2,611,570 SQ. FT.	59.953 AC.
STREETS		152,654 SQ. FT.	3.505 AC.
TOTAL AREA		3,653,791 SQ. FT.	83.880 AC.

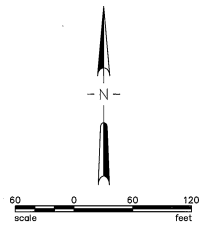
- LEGEND**
- ⊙ - 1/2" REBAR AND PLASTIC CAP, SET OR FOUND FOR THIS SURVEY MARKED "HAM ENG. 14531 LS"
  - ➔ INDICATES BUILDING ORIENTATION FOR CORNER LOTS

- NOTES**
- Property shown herein was assessed to the City of Bozeman pursuant to Commission Resolution No. 3218 recorded on Doc. No. Tr 179 PD 2078.
  - All lot accesses shall be built to the standards contained in Section 18.42.040 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 ditch for downstream water user rights.
  - Existing Zoning: R5
  - Due to high groundwater, full or partial basements are not recommended.
  - Upon the third anniversary of the Phase 4 Plat recordation, any lot owner who has not constructed city standard sidewalks on all public street frontages shall, without further notice, construct within 30 days add sidewalks for that lot(s), regardless of whether other improvements have been made upon the lot.

- PUBLIC PARK NOTES**
- Public Parks 1, 2, 3 & 4 are dedicated to the city and maintained by the property owners association
  - At the time of subsequent development, when net residential density becomes known, open-in-lieu of park dedication requirements shall be met by the property owner for any additional density in accordance with the Bozeman Municipal Code.

**"LOT R" RESTRICTION NOTE**  
NOTICE IS HEREBY GIVEN to all potential purchasers of LOT R, West Winds Major Subdivision Phase 4, City of Bozeman, Gallatin County, Montana, that the final plat of the subdivision was approved by the Bozeman City Commission without completion of an 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 R in 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 PEDESTRIAN WALKWAY**  
In accordance with 18.42.040, a public pedestrian walkway will be extended through Lots 1 and 2, Block 1, with final location and alignment determined by site plan review.

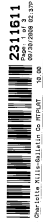


SCALE 1" = 60'  
BASIS OF BEARING  
North is determined from GPS observations with survey grade receivers and referenced to the World Geodetic System of 1984 (WGS84).

**HOM ENGINEERING**  
130 N. Main St. Suite 100  
PO Box 3588  
Butte, MT 59701-2839  
Phone: (406) 723-8213  
Fax: (406) 723-8328

**FINAL PLAT WEST WINDS MAJOR SUBDIVISION PHASE 4**

CLIENT: CASCADE DEVELOPMENT, INC. DATE: Sept. 2008  
LOCATION: NW 1/4 Section 2, T2S, R5E, P.M.M., GALLATIN COUNTY  
DRAWN BY: SJE SCALE: 1"=60' PLAT  
PROJECT: 045067125 WW-PH-FINAL-PLAT.DWG SHEET: 1 OF 3





WEST WINDS SUB PH 4

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

J-493

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, streets, alleys, parks and other divisions and dedications, as shown by the plat hereunto included, the following described tract of land, to wit:

That portion of the NW 1/4 of Section 2, T2S, R5E, P.M.M., Gallatin County, Montana and more particularly described as follows:

PHASE 4 DESCRIPTION

Beginning at the west quarter corner of said Section 2; Thence, from said point of beginning along the west section line of said Section 2, North 01°35'22" East, 2660.11 feet to the Northwest corner of said Section 2; Thence, along the north section line of said Section 2, North 89°43'51" East, 1883.51 feet, to the northwest corner of WEST WINDS MAJOR SUBDIVISION PHASE 2B; Thence, along the west boundary of WEST WINDS MAJOR SUBDIVISION PHASE 2B, South 00°39'27" West, 151.17 feet; Thence, along the west boundary of WEST WINDS MAJOR SUBDIVISION PHASE 2B, South 15°19'52" West, 114.24 feet; Thence, along the west boundary of WEST WINDS MAJOR SUBDIVISION PHASE 2B AND 2A, South 00°39'27" West, 163.84' to a point on the west boundary of WEST WINDS MAJOR SUBDIVISION PHASE 2A; Thence, the next 11 courses along the west boundary of WEST WINDS MAJOR SUBDIVISION PHASE 2A, South 89°43'51" West, 41.59 feet, to a point of curvature; Thence, South 00°39'27" West, 530.74 feet, to a point of curvature; Thence, 47.28 feet along said curve to the right, concave northeasterly, with a radius of 90.00 feet, a delta angle of 28°54'47", and a chord bearing North 77°18'46" West, 121.07 feet; Thence, South 00°39'27" West, 530.74 feet, to a point of curvature; Thence, 47.28 feet along said curve to the right, concave northeasterly, with a radius of 90.00 feet, a delta angle of 30°06'02", and a chord bearing South 15°42'28" West, 46.74 feet; Thence, South 30°45'29" West, 96.61 feet; Thence, North 59°14'05" West, 256.93 feet, to a point of curvature; Thence, 161.09 feet along said curve to the left, concave southerly, 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 50°00'00" West, 15.79 feet; Thence, South 07°38'17" West, 45.27 feet, to a point of curvature; Thence, 516.23 feet, along said curve to the left, concave easterly, with a radius of 1020.00 feet, a delta angle of 28°59'52", and a chord bearing South 08°51'39" East, 510.74 feet; Thence, South 21°21'34" East, 385.61 feet, to the southwest corner of WEST WINDS MAJOR SUBDIVISION PHASE 2A, also being a point on the north boundary line of WEST WINDS MAJOR SUBDIVISION PHASE 3; Thence, leaving said west line of WEST WINDS MAJOR SUBDIVISION PHASE 2A, and along the north boundary of WEST WINDS MAJOR SUBDIVISION PHASE 3, South 68°27'39" West, 354.13 feet, to a point of curvature; Thence, the next three courses along the north and west boundary of WEST WINDS MAJOR SUBDIVISION PHASE 3, 174.24 feet, along said curve to the right, concave northerly, with a radius of 470.00 feet, a delta angle of 21°15'13", and a chord bearing South 79°05'16" West, 173.35 feet; Thence, South 89°42'52" West, 92.12 feet; Thence, South 00°17'08" East, 700.00 feet, to the southwest corner of WEST WINDS MAJOR SUBDIVISION PHASE 3, also being a point on the east-west mid section line of said Section 2; Thence, along the east-west mid section line of said Section 2, South 89°42'52" West, 912.79 feet to the Point of Beginning, containing 83,680 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 tract of land is to be known and designated as the WEST WINDS MAJOR SUBDIVISION PHASE 4, 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, and alleys or public lands dedicated to the public for which the City accepts responsibility for maintenance includes Windward Avenue, Huntera Way, Oak Street, ~~Bozeman~~ and Winter Park Street.

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 4th day of September 20 08

John Dunlap for Cascade Development, Inc.

STATE OF MONTANA

COUNTY OF GALLATIN, On this 4th day of September in the year 2008, before me William E. Draycott, 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 he 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 4th day of September, 2008

William E. Draycott Notary Public for the State of Montana my commission expires September 12, 2011 Residing at Bozeman, Montana



NEW UTILITY EASEMENTS

12' front along all streets. Others as shown.

CERTIFICATE OF SURVEYOR

I, the undersigned, James M. Coebel, Registered Land Surveyor No. 14531 LS, do hereby certify that between April 2003 and August 2008, I surveyed the WEST WINDS MAJOR SUBDIVISION PHASE 4, 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 Municipal Code.

DATED this 2nd day of September, 2008.

James M. Coebel Professional Land Surveyor No. 14531 LS



CERTIFICATE OF EXCLUSION FROM MONTANA

CERTIFICATE OF ENVIRONMENTAL QUALITY REVIEW

The WEST WINDS MAJOR SUBDIVISION PHASE 4, 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)(c), MCA, this subdivision is excluded from the requirement for Montana Department of Environmental Quality Review.

DATED this 30th day of Sept., 2008

Director of Public Services City of Bozeman, Montana

APPROVED AS TO FORM

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 4, will be installed in accordance 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 1st day of Sept. 20 08

John Dunlap, President Cascade Development, Inc.



DATED this 1st day of Sept. 20 08

Clint Little PE Professional Engineer No. 10766 PE

APPROVED AS TO FORM

City Attorney

DATED this 2nd day of Sept. 2008

Director of Public Services City of Bozeman, Montana

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 30th day of Sept. 20 08

Director of Public Services City of Bozeman, Montana

APPROVED AS TO FORM

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(b) MCA.

DATED this 4th day of September 2008. R66-8283

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 2:30 PM on this 2nd day of September, 2008, and recorded in Book 17 of Plats on Page 492, as Document No. 2311611

Charlotte Mills Clerk and Recorder



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 9-4-08

State of Montana County of Gallatin

This instrument was acknowledged before me on September 4, 2008, by [Name] of Bank of Bozeman.

Notary Public for the State of Montana my commission expires [Date] 2011 Residing at [Address] Montana



PLAT CONDITIONS

- 1. No street access from 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 8.84.301(1)(4).

Final Plat information box including HMM logo, client name (Cascade Development, Inc.), location (NW 1/4 Section 2, T2S, R5E, P.M.M., Gallatin County), date (Sept. 2008), and sheet number (3 of 3).