

AMENDED PLAT OF LOT 5, BLOCK 8 OF WEST WINDS MAJOR SUBDIVISION PHASE 2A & 2B

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

THE PURPOSE OF THIS SURVEY IS TO CREATE A 2-LOT MINOR SUBDIVISION

THIS SURVEY WAS PERFORMED FOR OWNER OF RECORD, SUMMIT MANAGEMENT GROUP INC.

Subdivision Area: 4.623 acres

CERTIFICATE OF DEDICATION

We, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots, blocks, roads and alleys, as shown by this plat hereunto included, the following described tracks of land, to-wit:

A tract of land being Lot 5, Block 8, of West Winds Major Subdivision Phase 2A & 2B on record with the Gallatin County Clerk and Recorder located in the Northwest One-Quarter of Section 2, Township 2 South, Range 5 East, Principal Meridian Montana (P.M.M.), City of Bozeman, Gallatin County, Montana.

The above described tract of land is to be known and designated as the Amended Plat of Lot 5, Block 8 of West Winds Major Subdivision Phase 2A & 2B, City of Bozeman, Gallatin County, Montana; and the lands included in all streets, avenues, alleys and parks or public squares shown on said plat are hereby granted and donated to the City of Bozeman for the public use and enjoyment. Unless specifically listed and recorded in the accompanying plat, the City reserves no liability for maintaining the same. The public agrees that the City has no obligation to maintain the lands included in all streets, avenues, alleys and parks or public squares hereby dedicated to public use. The lands included in all streets, avenues, alleys and parks or public squares dedicated to the public for which the city accepts responsibility for maintenance include:

The undersigned property owners, hereby grant unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, internet, cable television, water or sewer service or the public, the right to the easement for the installation, maintenance and use of such facilities, and to cross each area designated on this plat as "Utility Easement" to have and to hold forever.

SUMMIT MANAGEMENT GROUP, INC.

By: Patrick Kilar, Vice President Summit Management Group

State of Montana, s.s. County of Gallatin

On this 15th day of June, 2015, before me, a Notary Public in and for said state, personally appeared 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 written above.



Signature: Nathaniel Lopez H., Notary Public for the State of Montana, Residing at Missoula, Montana, My commission expires 9-21-15

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The Amended plat of Lot 5, Block 8 of West Winds Major Subdivision Phase 2A and 2B, located in Section 2, Township 2 South, Range 5 East, P.M.M., City of Bozeman, Gallatin County, Montana, is within the City of Bozeman's Comprehensive Zoning Ordinance, and within the planning area of the Bozeman growth policy which was adopted pursuant to §76-1-601 et seq., MCA, and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of §76-4-252(2)(g) MCA, this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

DATED this 17th day of June, 2015

Director of Public Works, City of Bozeman, Montana

APPROVED AS TO FORM: Tim Cooper, City Attorney

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

I, Director of Public Works, 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 17th day of June, 2015

Signature: Tim Cooper, Director of Public Works, City of Bozeman, Montana

CONSENT OF MORTGAGEE

We, the undersigned mortgagee 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.

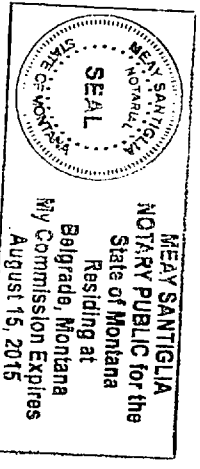
DATED this 15th day of June, 2015

Signature: Russell C. Nelson, First Security Bank, By: Russell C. Nelson SR VP

State of Montana, s.s. County of Gallatin

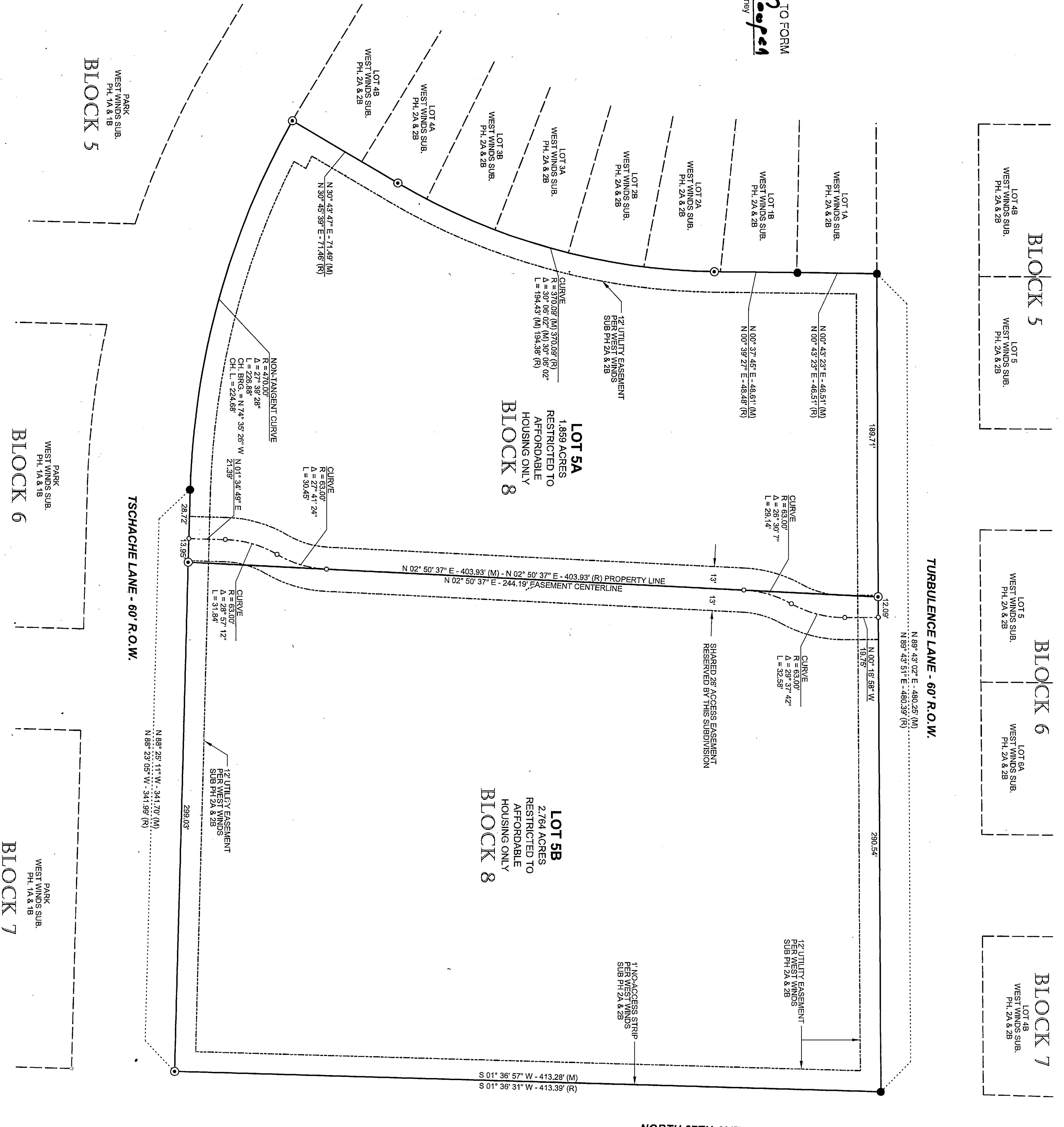
On this 15th day of June, 2015, before me, a Notary Public in and for said state, personally appeared Russell C. Nelson, known to me to be the SR VP of the Lending Institution executed the within instrument and acknowledged to me that such Lending Institution executed the same.

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

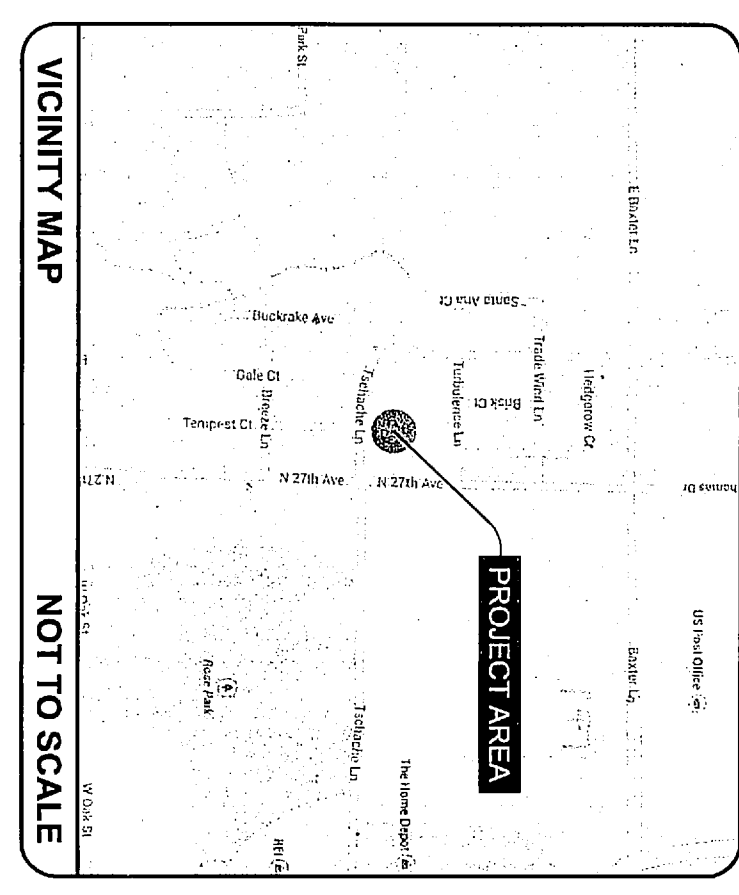
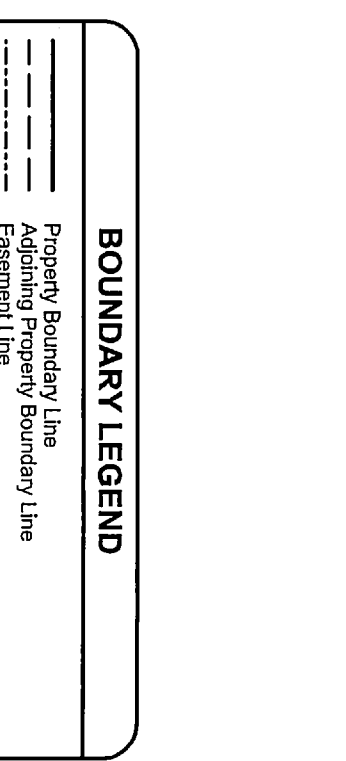


Signature: Nancy Smith, Notary Public for the State of Montana, Residing at Belgrade, MT, My commission expires 8-13-15

APPROVED AS TO FORM: Tim Cooper, City Attorney



Geographic North at 0° 00' 00" (NAD 83) (EPOCH 2010) Lat: N 41° 02' 28" 57.20" Long: W 111° 02' 28" 57.20" (EPOCH 2010) R.O.W. = 40'



CERTIFICATE OF COUNTY TREASURER: I, Kimberly B. Buckwalter, 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 surveyed have been paid. Dated this 15th day of June, 2015. Signature: Kimberly B. Buckwalter, Deputy Treasurer of Gallatin County, RCG 56546

CERTIFICATE OF SURVEYOR: I, Michael Lapp, the undersigned, Registered Land Surveyor, do hereby certify that I have personally surveyed and platted the above described land and that the accompanying plat and as described in accordance with the provisions of the Montana Subdivision and Platting Act (MCA §76-3-101 through §76-3-625), and the Bozeman Municipal Code. Dated this 6th day of June, 2015. Signature: Michael Lapp, Registered Professional Land Surveyor, Montana Registration No. 18,342 L.S.

CERTIFICATE OF CLERK AND RECORDER: I, Elizabeth Mills, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 2:07 P.M. this 18th day of June, 2015. Records of the Clerk and Recorder, Gallatin County, Montana. Document Number: 2514765. Signature: Elizabeth Mills, Clerk and Recorder of Gallatin County.

MADISON ENGINEERING & SURVEYING, INC. 1370 STADIUM DRIVE, SUITE B, BOZEMAN, MT 59715. MERIDIAN LAND SURVEYING, INC. 1370 STADIUM DRIVE, SUITE B, BOZEMAN, MT 59715. SHEET 1 OF 2. PROJECT NO. 148-02.

