

J-601

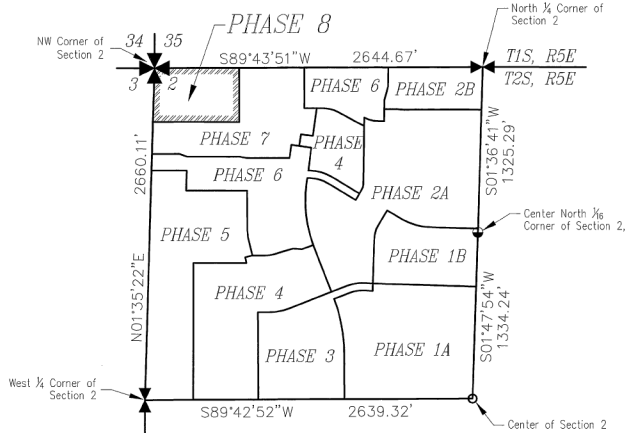
West Winds Major Sub Phase 8

FINAL PLAT OF THE J-601 WEST WINDS MAJOR SUBDIVISION PHASE 8 SITUATED IN THE NW 1/4 OF SECTION 2, T2S, R5E, P.M.M. GALLATIN COUNTY, MONTANA

PURPOSE OF SURVEY: TO CREATE A 17-LOT SUBDIVISION.

PLAT STATISTICS SUMMARY PHASE 8

BLOCK 1	SINGLE FAMILY: LOTS 1-11	90,835 SQ. FT.	2.085 AC.
BLOCK 2	SINGLE FAMILY: LOTS 1-6	45,842 SQ. FT.	1.052 AC.
COMMON OPEN SPACE	PUBLIC COMMON OPEN SPACE #1	5,476 SQ. FT.	0.126 AC.
	PUBLIC COMMON OPEN SPACE #2	56,489 SQ. FT.	1.297 AC.
	STREET ROW	37,271 SQ. FT.	0.856 AC.
	DAVIS & BAXTER ROW	61,654 SQ. FT.	1.415 AC.
	TOTAL AREA	297,568 SQ. FT.	6.831 AC.

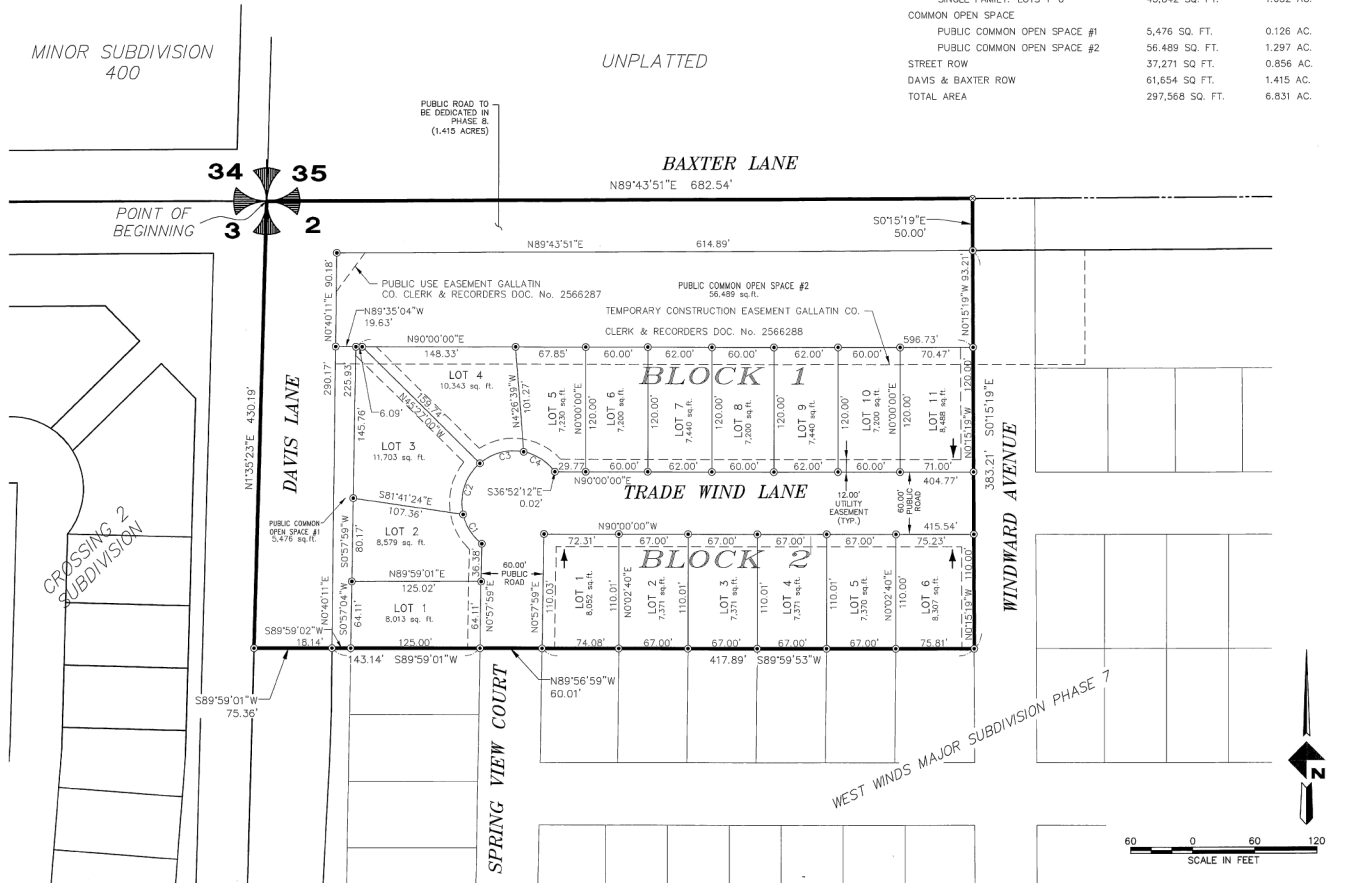


Location Map of the
WEST WINDS SUBDIVISION
in the NW 1/4 of Section 2, T2S, R5E, P.M.M.

LEGEND

- ⊙ - 5/8" REBAR AND PLASTIC CAP, SET OR FOUND FOR THIS SURVEY MARKED "DOWL HKM 29090 LS"
- ⊙ - SET OR FOUND MAG NAIL WITH WASHER MARKED "29090 LS"
- ← INDICATES BUILDING ORIENTATION FOR CORNER LOTS

OWNER/DEVELOPER:
Mahar Montana Homes, LLC
13447 HWY 238
Jacksonville, OR 97350
541-261-3031
joe@maharhomesmt.com



REV	DATE	REVISIONS DESCRIPTION	BY



**WEST WINDS SUBDIVISION
BOZEMAN, MONTANA
FINAL PLAT
WEST WINDS MAJOR SUBDIVISION PHASE 8**

NW 1/4 SECTION 2, T2S, R5E
P.M.M., GALLATIN COUNTY

PROJECT	22-11357-01
DATE	2/18/2014
SHEET	2
OF	3



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D:\22\1728-01\656340\DWG\PLATS\PHASE 8\SC11-VP-PL-1\WWW\FINAL PLAT.dwg PLOT DATE 2017-01-27 14:21 SAVED DATE 2017-01-25 14:07 USER: tvillinge

CONDITIONS OF APPROVAL OF THE FINAL PLAT OF THE WEST WINDS MAJOR SUBDIVISION PHASE 8 SITUATED IN THE NW 1/4 OF SECTION 2, T2S, R5E, P.M.M. GALLATIN COUNTY, MONTANA

J-601

PURPOSE OF SURVEY: TO CREATE A 17-LOT SUBDIVISION.

COMMON OPEN SPACE

Ownership of all common open space areas and trails, and responsibility of maintenance thereof and for city assessments levied on the common open space lands shall be that of the property owner's association.

SIDEWALK NOTE

City standard residential sidewalks shall be constructed on all public street frontages of a property prior to occupancy of any structure on the property.

TEMPORARY CUL-DE-SAC NOTE

All existing temporary cul-de-sac, turn-around and storm drainage easements previously recorded with the Phase 4, 5, 6 and 7, with the exception of those located within Lot R3, are to be abandoned with the commencement of the Phase 8 construction activities.

ANNEXATION NOTE

Property shown hereon was annexed to the City of Bozeman pursuant to Commission Resolution No. 3216 recorded on Doc. No. Fm 179 PG 2076.

LOT ACCESS NOTE

- 1. All lot accesses shall be built to the standards contained in Section 30.24.03 of the Unified Development Ordinance of the City of Bozeman.
2. No street access from Davis Lane.

AGRICULTURAL WATER NOTE

Development of each phase will not interfere with any agricultural water user facility or irrigation ditches for downstream water user rights.

GROUND WATER NOTE

Due to high groundwater full or partial basements are not recommended.

ZONING NOTE

Existing Zoning: R3

NEW UTILITY EASEMENTS

12' front along all streets. Others as shown.

LAND OWNER'S CERTIFICATION

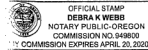
- 1. We further certify that the text and/or graphics shown on the Conditions of Approval sheet represents requirements by the governing body for final plat approval and that all conditions of subdivision application have been satisfied; and that the information shown is current as of the date of the certification, and that changes to any land-use restrictions or encumbrances may be made by amendments to covenants, zoning regulations, easements, or other documents as allowed by law or by local regulations.
2. Federal, state, and local plans, policies, regulations, and/or conditions of subdivision approval that may limit the use of the property, including the location, size, and use are shown on the Conditions of Approval sheet or as otherwise stated.
3. Buyers of property should ensure that they have obtained and reviewed all sheets of the plat and all documents recorded and filed in conjunction with the plat and that buyers of property are strongly encouraged to contact the local planning department and become informed of any limitations on the use of the property prior to closing.
4. All or part of the required public improvements have been installed and/or security requirements pursuant to 76-3-507, MCA, secure the future construction of any remaining public improvements to be installed.

DATED this 17 day of February 2017.

Signature: J. Mahor
Mahor Montana Homes, LLC
State of Oregon
County of Jackson

This instrument was acknowledged before me on February 17, 2017 by Joe Mahor as Managing Member of Mahor Montana Homes LLC

Notary Public for the State of Oregon
my commission expires April 20, 2020
Residing at 850 Ridgeway Circle Mufford OR



PARKLAND SUMMARY

Table with 4 columns: Category, Units, AC/Lot, Total AC. Includes West Winds Phase 8 Subdivision - Parkland Requirements and West Winds Planned Unit Development Phases 1 - 8 - Parkland Requirements.

- Notes:
1. Park area required based on 0.03 Ac./DU for Single Family, Townhouses, standard multi-family and senior multi-family. Per West Winds PUD Affordable Multi-family based on 11% of affordable parcel.
2. Parkland provided excludes wetlands, watercourse setbacks and stormwater detention/retention.
3. Senior Assisted Living does not require parkland allocation.
4. Parkland provided through phases 1-8, excludes wetlands, watercourse setbacks and stormwater detention/retention.

Table with 4 columns: REV, DATE, DESCRIPTION, BY. Revisions section.



2090 Stadium Drive
406-566-8834
Bozeman, Montana 59715
www.dowl.com

WEST WINDS SUBDIVISION
BOZEMAN, MONTANA
FINAL PLAT
WEST WINDS MAJOR SUBDIVISION PHASE 8
NW 1/4 SECTION 2, T2S, R5E
P.M.M., GALLATIN COUNTY

Table with 2 columns: PROJECT DATE, SHEET. PROJECT DATE: 22.11.2017 01, DATE: 02/20/2014, SHEET: 3 OF 3



DOWNHOLE FILE No. XXX-XX
Q:\22\1728-01\NECADD\CONV\PLATS\PHASE 8\SC14-PP-PL-WINDS-FINAL PLAT.dwg PLOT DATE: 2017-01-25 14:07 USER: hvalinger

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

That portion of the NW ¼ of Section 2, T2S, R5E, P.M.M., Gallatin County, Montana and more particularly described as follows:

PHASE 8 DESCRIPTION

Beginning at the northwest corner of Section 2,

thence, from said point of beginning, along the north line of Section 2 N 89°43'51" E a distance of 882.54 feet to the northwest corner of the Baxter Lane public road dedication shown on the Final Plat of the West Winds Major Subdivision Phase 7;

thence along the west line of said Baxter Lane public road dedication bearing S 00°15'19" E a distance of 50.00 feet to the southwest corner of said Baxter Lane public road dedication;

thence along the westerly right-of-way line of Windward Avenue bearing S 00°15'19" E a distance of 383.21 feet to the northeast corner of Block 2 of said plot of Phase 7;

thence along the north line of said Block 2 bearing S 89°59'53" W a distance of 417.89 feet to the northwest corner of said Block 2;

thence along the northerly right-of-way line of Spring View Court bearing N 89°56'59" W a distance of 60.01 feet to the northeast corner of Block 1 of said plot of Phase 7;

thence along the northerly lines of Lot 1 and Public Common Space #1 of said plot of Phase 7 bearing S 89°59'01" W a distance of 143.14 feet to the northeast corner of the Davis Lane public road dedication on said plot of Phase 7;

thence along the north line of said Davis Lane public road dedication bearing S 89°59'01" W a distance of 75.36 feet to the west line of Section 2;

thence along the west line of Section 2 N 135°23" E a distance of 430.19 feet to the point of beginning, containing 6.81 acres, more or less.

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 8, City of Bozeman, 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 street (SPRING VIEW COURT, TRADEWIND LANE, DAVIS LANE AND BAXTER 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.

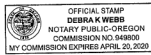
DATED this 17th day of February, 2017.

J. M. H. MAHAR MONTANA HOMES, LLC

STATE OF Oregon
COUNTY OF Jackson
On this 17th day of February, in the year 2017, before me, Debra K Webb, a Notary Public for the State of Oregon, personally appeared JOE MAHAR, known to me to be as MANAGING MEMBER OF MAHAR MONTANA HOMES, LLC, 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 17th day of February, 2017.

Debra K Webb
Notary Public for the State of Oregon
my commission expires April 20, 2020
Residing at 801 Highway 26, Medford, OR



CERTIFICATE OF SURVEYOR

I, the undersigned, Zachary D. Hassler, Professional Land Surveyor No. 29090 LS, do

hereby certify that in March 2017, I surveyed the WEST WINDS MAJOR SUBDIVISION, PHASE 8, 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 76-3-825, MCA, and the Bozeman Municipal Code.

DATED this 7th day of March, 2017.

Zachary Hassler
Professional Land Surveyor No. 29090 LS



CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The WEST WINDS MAJOR SUBDIVISION PHASE 8, 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 MCA 76-1-501 et seq., and can be provided with adequate stormwater drainage and adequate municipal facilities. Therefore, under the provisions of MCA 76-4-125(2)(d), this subdivision is excluded from the requirement for Montana Department of Environmental Quality Review.

DATED this 20th day of April, 2017.

Director of Public Works
City of Bozeman, Montana

City Attorney

FINAL PLAT OF THE J-601 WEST WINDS MAJOR SUBDIVISION PHASE 8 SITUATED IN THE NW 1/4 OF SECTION 2, T2S, R5E, P.M.M. GALLATIN COUNTY, MONTANA

PURPOSE OF SURVEY: TO CREATE A 17-LOT SUBDIVISION.

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 20th day of April, 2017.

Director of Public Works
City of Bozeman, Montana

SURVEY MONUMENT NOTE

All monuments shown on plat have been set as of the 10th day of March, 2017.

BASIS OF BEARING

Geodetic North as observed by GPS observations
Datum: NAD83(1993)
Projection: Transverse Mercator
Central Meridian: W 111°04'32.67993"
Origin Latitude: N 45°41'48.98244"
Scale at CM: 1:0002242194
False Northing: 16169.137 ft
False Easting: 13133.950 ft

CERTIFICATE OF COUNTY TREASURER

I, Kimberly Eschmann, 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 are paid.

DATED this 2nd day of March, 2017.

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 9:10 o'clock A.M. this 21st day of April, A.D., 2017 and recorded in Book 3 of Plats on Page 601. Records of the Clerk and Recorder, Gallatin County, Montana.

Doc 257736



Table with columns: REV, DATE, DESCRIPTION, BY



2900 Stadium Drive Bozeman, Montana 59715 406-586-8834 www.dowlm.com

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, Joe Mahar (Managing member, Mahar Montana Homes, LLC, 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 chapter 38 of the Bozeman Municipal Code or as a condition(s) of approval of West Winds Major Subdivision Phase 8, have been installed in conformance with the approved plans and specifications, or financially guaranteed and covered by the improvements agreement accompanying this plat.

Installed Improvements: (List improvements in accordance with section 38.06.060.A).

- Roadway Improvements: including earthwork, base gravel, asphalt, curb, gutter, pedestrian ramps, and sidewalk.
-Water System Improvements: including 8" water main, valves 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.
-Street Light Improvements: including conduit, conductor, controllers, poles and LED heads.

Financially Guaranteed Improvements: (List improvements in accordance with section 38.06.060.B).

- Open Space Improvements: including landscaping and irrigation.
-Sidewalk adjacent to private lots.

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.

Signature of Subdivider: J. M. H.
Date: 2/17/2017
Signature, Number, and Seal of Engineer: [Signature] 10788 PB
Date: 2/23/2017
Signature, Director of Public Works: [Signature] for
Date: 4/20/17



CERTIFICATE OF TRANSFER OF OWNERSHIP & COMPLETION OF NON PUBLIC IMPROVEMENTS

The following are hereby granted and donated to the property owners association noted below for their use and enjoyment:

- Public Common Open space #1 - Landscape area; and
Public Common Open space #2 - Landscape area, storm water pond

Unless specifically listed in the Certificate of Dedication, the City accepts no responsibility for maintaining the same. We, Mahar Montana Homes, LLC, hereby further certify that the following non-public improvements, required to meet the requirements of Chapter 38 of the Bozeman Municipal Code, or as a condition(s) of approval of the subdivision plotted herewith, have been installed in conformance with any approved plans and specifications prepared in accordance with the standards of chapter 38 or other City design standards, or have been financially guaranteed and are covered by the subdivision improvements agreement accompanying and recorded with this plat.

Installed Improvements: Storm Water Pond

Financially Guaranteed Improvements: Landscaping & Irrigation

The subdivider hereby grants ownership of all non-public infrastructure improvements to the property owners association created by Document Number

By: [Signature] 2/17/2017
Subdivider Date

WEST WINDS SUBDIVISION BOZEMAN, MONTANA FINAL PLAT WEST WINDS MAJOR SUBDIVISION PHASE 8 NW 1/4 SECTION 2, T2S, R5E P.M.M., GALLATIN COUNTY

Table with columns: PROJECT, DATE, SHEET, OF