

J-554

WEST WINDS MAJOR SUB PHASE 6

LEGEND

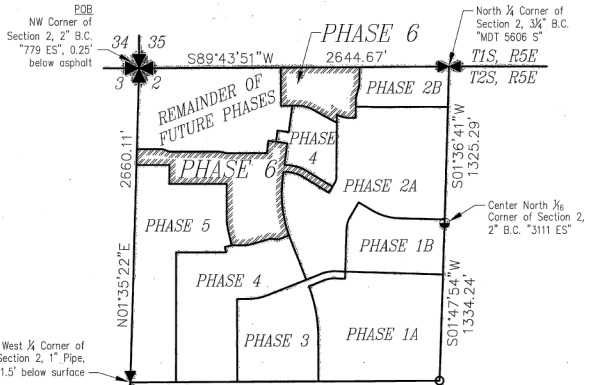
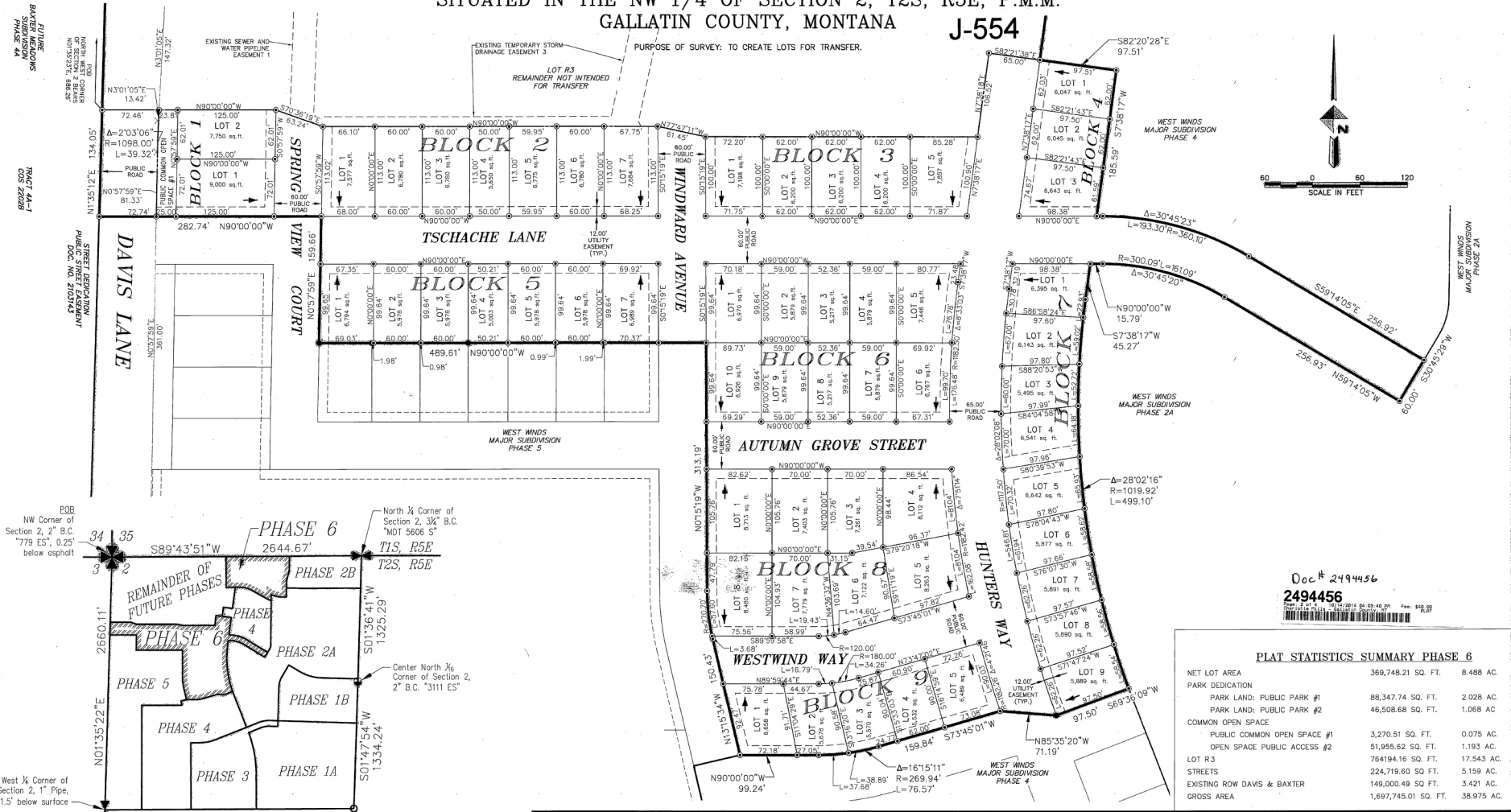
- - 1/2" REBAR AND PLASTIC CAP, SET OR FOUND FOR THIS SURVEY MARKED "REED 28997 LS"
- - MAGNAIL WITH WASHER MARKED "REED 28997 LS"
- - 1/2" REBAR AND PLASTIC CAP FOUND MARKED "HKM 14531 LS"

← INDICATES BUILDING ORIENTATION FOR CORNER LOTS

FINAL PLAT OF THE
WEST WINDS MAJOR SUBDIVISION PHASE 6
SITUATED IN THE NW 1/4 OF SECTION 2, T2S, R5E, P.M.M.
GALLATIN COUNTY, MONTANA

J-554

PURPOSE OF SURVEY: TO CREATE LOTS FOR TRANSFER.



Doc # 2494456
2494456

PLAT STATISTICS SUMMARY PHASE 6

NET LOT AREA	369,748.21 SQ. FT.	8.488 AC.
PARK DEDICATION		
PARK LAND: PUBLIC PARK #1	88,347.74 SQ. FT.	2.028 AC.
PARK LAND: PUBLIC PARK #2	48,508.68 SQ. FT.	1.068 AC.
COMMON OPEN SPACE		
PUBLIC COMMON OPEN SPACE #1	3,270.51 SQ. FT.	0.075 AC.
OPEN SPACE PUBLIC ACCESS #2	51,955.62 SQ. FT.	1.193 AC.
LOT R3	784194.16 SQ. FT.	17.543 AC.
STREETS	224,719.60 SQ. FT.	5.159 AC.
EXISTING ROW DAVIS & BAXTER	149,000.49 SQ. FT.	3.421 AC.
GROSS AREA	1,697,745.01 SQ. FT.	38.975 AC.

REVISIONS		
REV	DATE	DESCRIPTION

DOWL HKM
2090 Stadium Drive
406-886-8834
Bozeman, Montana 59715
www.dowlhkm.com

WEST WINDS SUBDIVISION
BOZEMAN, MONTANA
FINAL PLAT
WEST WINDS MAJOR SUBDIVISION PHASE 6
NW 1/4 SECTION 2, T2S, R5E
P.M.M., GALLATIN COUNTY

PROJECT DATE	22-11200-01 08/16/2014
SHEET	12
OF	4

J-554

WEST WINDS MAJOR SUB PHASE 6

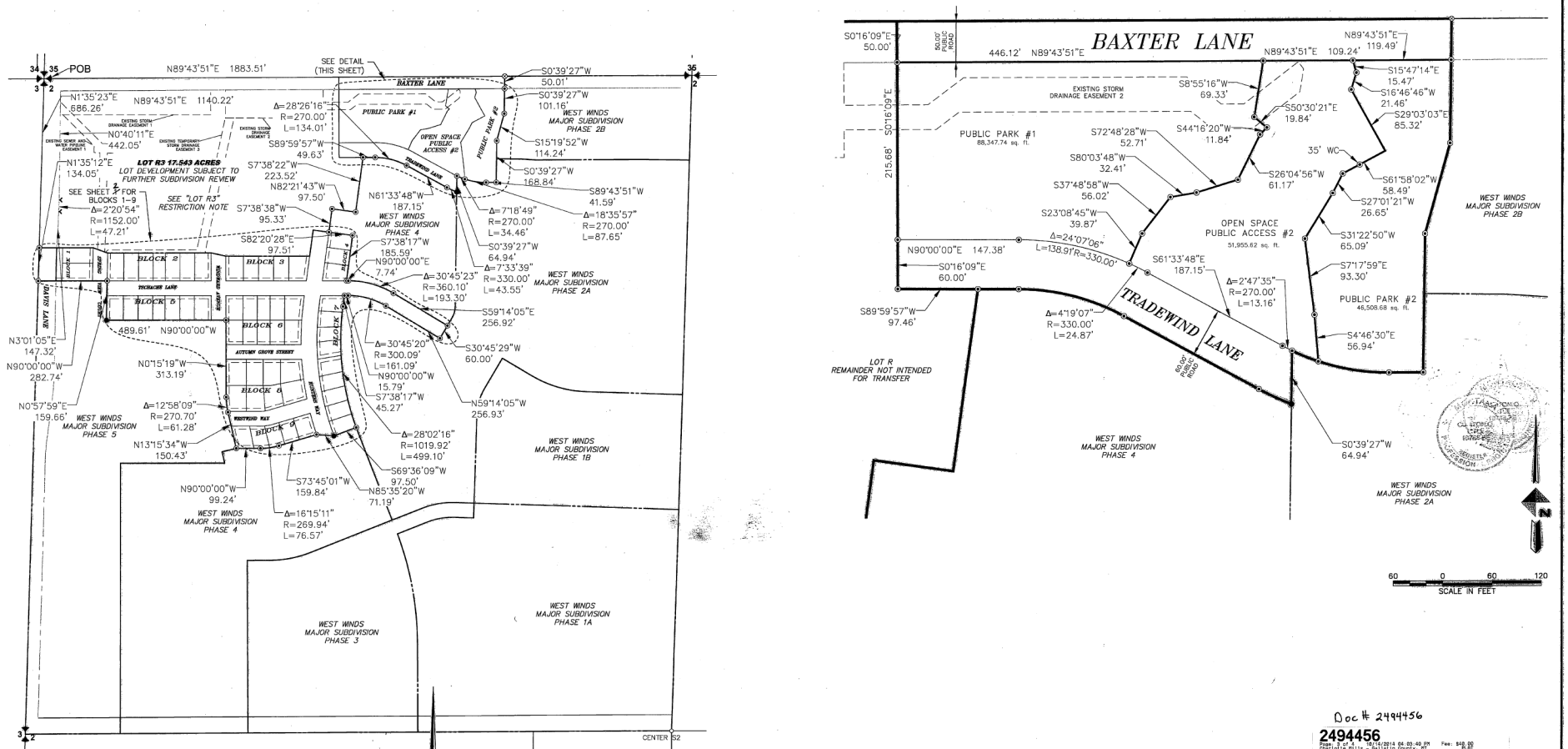
G:\2494456\01_CAD\Existing\MCC12-VF-P-1-WPHS-FINAL PLAT.dwg PLOT DATE: 2014-09-03 11:51 USER: bdfifry

- LEGEND**
- - 1/2" REBAR AND PLASTIC CAP, SET OR FOUND FOR THIS SURVEY MARKED "REED 28997 LS"
 - - MAGNAIL WITH WASHER MARKED "REED 28997 LS"
 - - 1/2" REBAR AND PLASTIC CAP FOUND MARKED "HKM 14531 LS"

**FINAL PLAT OF THE
WEST WINDS MAJOR SUBDIVISION PHASE 6
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.

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DOWL HKM
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WEST WINDS SUBDIVISION
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 NW 1/4 SECTION 2, T2S, R5E
 P.M.M., GALLATIN COUNTY

PROJECT	22.11200.01
DATE	06/16/2014
SHEET	23
OF	4

J-554
WEST WINDS MAJOR SUB PHASE 6

CONDITIONS OF APPROVAL OF THE FINAL PLAT OF WEST WINDS MAJOR SUBDIVISION PHASE 6 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-554

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. Maintenance responsibility shall include, in addition to the common open space and trails, all vegetative ground cover, boulevard trees and irrigation systems in the public right-of-way, boulevard strips along all external perimeter development streets and as adjacent to public parks or other common open space areas. All areas within the subdivision that are designated herein as common open space including trails are for the use and enjoyment by residents of the development and the general public. The property owner's association shall be responsible for levying annual assessments to provide for the maintenance, repair, and upkeep of all common open space areas and trails. At the same time of recording the final plat for each phase of the subdivision the subdivider shall transfer ownership of all common open space areas within each phase to the property owner's association created by the subdivider to maintain all common open space areas within West Winds Phase 6.

PUBLIC PARK NOTES

Public Parks #1 and #2 are dedicated to the City and maintained by the Property Owners 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. Upon the third anniversary of the plot recordation of any phase of the subdivision, any lot owner who has not constructed said sidewalk 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.

TEMPORARY CUL-DE-SAC NOTE

All existing temporary cul-de-sac, turn-around and storm drainage easements previously recorded with the Phase 4 and Phase 5, with the exception of those located within Lot R3, are to be abandoned with the commencement of the Phase 6 construction activities. Refer to Note 1 on Sheet 2 of 3, Westwinds Major Subdivision Phase 5 (Document J-494) for the easement abandonment information within Lot R3. All Existing Easements shown herein are described in the aforementioned Document J-494.

ANNEXATION NOTE

Property shown herein 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 38.24.09 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 fill 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. I 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. 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. Maintenance responsibility shall include, in addition to the common open space and trails, all vegetative ground cover, boulevard trees and irrigation systems in the public right-of-way boulevard strips along all external perimeter development streets and as adjacent to public parks or other common open space areas. All areas within the subdivision that are designated herein as common open space including trails and for the use and enjoyment by residents of the development and the general public. The owner's association shall be responsible for levying annual assessments to provide for the maintenance, repair and upkeep of all common open space areas and trails. At the same time of recording the final plat for each phase to the property owner's association created by the subdivider to maintain all common open space areas within West Winds Major Subdivision Phase 6.
3. NOTICE IS HEREBY GIVEN to all potential purchasers of Lot R, of the West Winds Major Subdivision Phase 6, 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 the Bozeman Municipal Code, as is allowed in Chapter 38.39 of the Bozeman Municipal Code. As such, this restriction is filed with the final plat that stipulates that any use of this lot 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 R, of the West Winds Major Subdivision Phase 6, 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 structure requiring water or sewer facilities shall be utilized on this lot until this restriction is lifted; the restriction runs with the land and is revocable only by further subdivision or the written consent of the City of Bozeman.

DATED this 5th day of September 2014

J. M. H.

Signature
Mahor Montana Homes, LLC

State of OR
County of Bozeman

This instrument was acknowledged before me on 9-5 2014 by J. M. H. as Owner of Mahor Montana Homes LLC

Notary Public for the State of OR
My Commission expires 7-28 2018
Residing at 950 Highway Dr Medford, OR 97501



"Lot R3" RESTRICTION NOTICE

NOTICE IS HEREBY GIVEN to all potential purchasers of Lot R3, of the West Winds Subdivision, Phase 6, 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 the Bozeman Municipal Code, as is allowed in Chapter 38.39 of the Bozeman Municipal Code. As such, this restriction is filed with the final plat that stipulates that any use of this lot is subject to further subdivision, and no development of this lot shall occur until all on off-site improvements are completed as required under the Bozeman Municipal Code. THEREFORE, BE ADVISED, that Building Permits will not be issued for Lot R3, of the West Winds Subdivision Phase 6, 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 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.

TEMPORARY CUL-DE-SAC EASEMENT 1

A temporary cul-de-sac easement located in the NW 1/4 of Section 2, T2S R5E, P.M.M., more particularly described as follows:
Beginning at the center of a circle, from which the NW corner of Section 2 bears North 19°16'55" West, 703.62 feet; thence from said Point of Beginning North 0°00'00" East, 35.00 feet; thence along a curve to the right having a radius of 35.00 feet, a delta angle of 360°00'00", and an arc length of 226.20 feet; thence South 0°00'00" East, 35.00 feet to the Point of Beginning, and containing an area of 4071.5 square feet more or less.

TEMPORARY CUL-DE-SAC EASEMENT 3

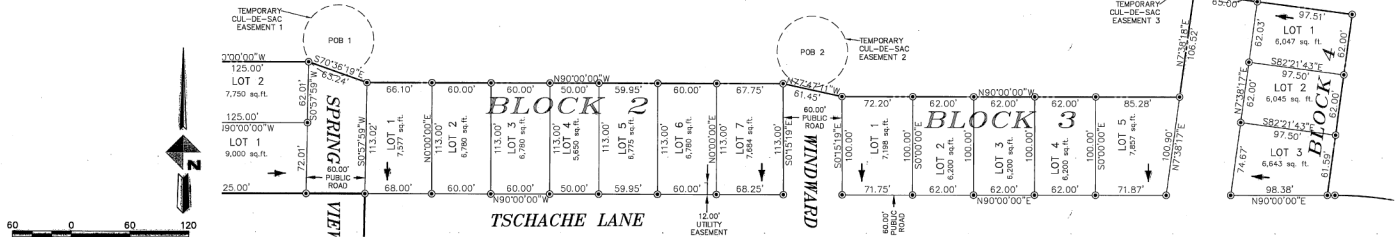
A temporary cul-de-sac easement located in the NW 1/4 of Section 2, T2S R5E, P.M.M., more particularly described as follows:
Beginning at the center of a circle, from which the NW corner of Section 2 bears North 62°42'40" West, 1282.34 feet; thence from said Point of Beginning North 0°00'00" East, 35.00 feet; thence along a curve to the right having a radius of 35.00 feet, a delta angle of 360°00'00", and an arc length of 226.20 feet; thence South 0°00'00" East, 35.00 feet to the Point of Beginning, and containing an area of 4071.5 square feet more or less.

TEMPORARY CUL-DE-SAC EASEMENT 2

A temporary cul-de-sac easement located in the NW 1/4 of Section 2, T2S R5E, P.M.M., more particularly described as follows:
Beginning at the center of a circle, from which the NW corner of Section 2 bears North 46°41'27" West, 983.12 feet; thence from said Point of Beginning North 0°00'00" East, 35.00 feet; thence along a curve to the right having a radius of 35.00 feet, a delta angle of 360°00'00", and an arc length of 226.20 feet; thence South 0°00'00" East, 35.00 feet to the Point of Beginning, and containing an area of 4071.5 square feet more or less.

TEMPORARY CUL-DE-SAC EASEMENT 4

A temporary cul-de-sac easement located in the NW 1/4 of Section 2, T2S R5E, P.M.M., more particularly described as follows:
Beginning at the center of a circle, from which the NW corner of Section 2 bears North 76°07'32" West, 1209.37 feet; thence from said Point of Beginning North 0°00'00" East, 35.00 feet; thence along a curve to the right having a radius of 35.00 feet, a delta angle of 360°00'00", and an arc length of 226.20 feet; thence South 0°00'00" East, 35.00 feet to the Point of Beginning, and containing an area of 4071.5 square feet more or less.



REV#	DATE	DESCRIPTION	BY

DOWL HKM
2090 Stadium Drive
400-566-8334
Bozeman, Montana 59715
www.dowlhkm.com

WEST WINDS SUBDIVISION
BOZEMAN, MONTANA
FINAL PLAT
WEST WINDS MAJOR SUBDIVISION PHASE 6
NW 1/4 SECTION 2, T2S, R5E
P.M.M., GALLATIN COUNTY

PROJECT	22.11200.01
DATE	08/18/2014
SHEET	4
OF	4

Doc # 2494456
2494456
10/14/2014 04:03:40 PM
2494456

J-554
WEST WINDS MAJOR SUB PHASE 6

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 hereunto enclosed, 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 6 DESCRIPTION

Beginning at the northwest corner of Section 2 marked by a 2" brass cap stamped "779 E5"
thence, from said point of beginning, N 89°43'51" E a distance of 1883.51 feet;
thence bearing S 0°39'27" W a distance of 50.01 feet;
thence bearing S 0°39'27" W a distance of 101.16 feet;
thence bearing S 18°19'52" W a distance of 114.24 feet;
thence bearing S 0°39'27" W a distance of 168.84 feet;
thence bearing S 89°43'51" W a distance of 41.50 feet;
thence along a curve to the RIGHT, having a radius of 270.00 feet, a delta angle of 18°35'57", an arc length of 87.85 feet, and whose long chord bears N 80°58'10" W;
thence along a curve to the RIGHT, having a radius of 270.00 feet, a delta angle of 7°18'49", an arc length of 34.46 feet, and whose long chord bears N 68°00'47" W;
thence bearing S 0°39'27" W a distance of 84.94 feet;
thence along a curve to the RIGHT, having a radius of 330.00 feet, a delta angle of 7°33'39", an arc length of 43.55 feet, and whose long chord bears N 65°20'44" W;
thence bearing N 61°33'48" W a distance of 187.15 feet;
thence along a curve to the LEFT, having a radius of 270.00 feet, a delta angle of 28°26'16", an arc length of 134.01 feet, and whose long chord bears N 75°46'55" W;
thence bearing S 89°59'57" W a distance of 49.63 feet;
thence bearing S 7°38'22" W a distance of 223.52 feet;
thence bearing N 82°21'43" W a distance of 97.50 feet;
thence bearing S 7°38'38" W a distance of 95.33 feet;
thence bearing S 82°28'28" E a distance of 87.51 feet;
thence bearing S 7°38'17" W a distance of 185.59 feet;
thence bearing N 90°00'00" E a distance of 7.74 feet;
thence along a curve to the RIGHT, having a radius of 360.10 feet, a delta angle of 30°45'23", an arc length of 193.30 feet, and whose long chord bears S 74°37'02" E;
thence bearing S 59°14'05" W a distance of 256.92 feet;
thence bearing S 30°45'29" W a distance of 60.03 feet;
thence bearing N 88°14'05" W a distance of 256.93 feet;
thence along a curve to the LEFT, having a radius of 300.09 feet, a delta angle of 30°45'20", an arc length of 161.09 feet, and whose long chord bears N 74°37'02" W;
thence bearing N 90°00'00" W a distance of 15.79 feet;
thence bearing S 7°38'17" W a distance of 45.27 feet;
thence along a curve to the LEFT, having a radius of 1019.92 feet, a delta angle of 28°02'16", an arc length of 499.10 feet, and whose long chord bears S 6°22'45" E;
thence bearing S 69°36'09" W a distance of 97.50 feet;
thence bearing N 85°35'20" W a distance of 71.19 feet;
thence bearing S 7°45'01" W a distance of 159.84 feet;
thence along a curve to the RIGHT, having a radius of 269.94 feet, a delta angle of 16°15'11", an arc length of 76.57 feet, and whose long chord bears S 81°52'31" W;
thence bearing N 90°00'00" W a distance of 99.24 feet;
thence bearing N 13°15'34" W a distance of 150.43 feet;
thence along a curve to the RIGHT, having a radius of 270.70 feet, a delta angle of 12°58'09", an arc length of 51.28 feet, and whose long chord bears N 64°28'28" W;
thence bearing N 01°15'19" W a distance of 313.19 feet;
thence bearing N 90°00'00" W a distance of 489.61 feet;
thence bearing N 03°57'59" E a distance of 159.85 feet;
thence bearing N 89°10'00" W a distance of 285.74 feet;
thence bearing N 1°35'12" E a distance of 134.05 feet;
thence bearing N 1°35'23" E a distance of 686.26 feet to the point of beginning, containing a gross area of 38.976 Acres more or less.
Excluding the existing Rights-of-Way on Davis Lane and Baxter Lane, a net area of 35.554 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-described tract of land is to be known and designated as West Winds Major Subdivision Phase 6, 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 include (TSHAGHIE LANE, WINDWARD AVENUE, HUNTERS WAY, WESTWIND WAY, AUTUMN GROVE STREET, and TRACKWIND 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 to hold forever.

REMARKER DESCRIPTION (LOT #3) - NOT INTENDED FOR TRANSFER WITHOUT A CERTIFICATE OF SURVEY

That portion of the NW 1/4 of Section 2, T2S, R5E, P.M.M., Gallatin County, Montana, less West Winds Phase 1A & 1B Major Subdivision, West Winds Phase 2A & 2B Major Subdivision and West Winds Phases 3-6 Major Subdivisions, containing a net area of 17.543 acres.

DATED this 5th day of September, 2014
J-M

MAHAR MONTANA HOMES, LLC

STATE OF OR
COUNTY OF Jackson

On this 5 day of September, in the year 2014, before me, Michael Wayne Barton a Notary Public for the State of OR, personally appeared JOE MAHAR, known to me to be the 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 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 first above written.

Subscribed and sworn to before me this 5 day of September, 2014

Joe Mahar
Notary Public for the State of OR
my commission expires 7-28 2018
Residing at 954 Highway 01, Medford, OR 97501



FINAL PLAT OF THE
WEST WINDS MAJOR SUBDIVISION PHASE 6
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-554

CERTIFICATE OF SURVEYOR

I, the undersigned, Timothy R. Reed, Professional Land Surveyor No. 28997 LS, do hereby certify that between March 2014 and ~~August~~ 2014, I surveyed the WEST WINDS MAJOR SUBDIVISION, PHASE 6, and plotted 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 76-3-425, MCA, and the Bozeman Municipal Code.

DATED this 10th day of September, 2014.

T. Reed
Timothy R. Reed
Professional Land Surveyor No. 28997 LS

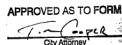


CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The WEST WINDS MAJOR SUBDIVISION PHASE 6, 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 76-1-601 et seq., and can be provided with adequate stormwater drainage and adequate municipal facilities. Therefore, under the provisions of MCA 76-4-125(2)(c), this subdivision is excluded from the requirement for Montana Department of Environmental Quality Review.

DATED this 14 day of October, 2014

C. Reed
Director of Public Services
City of Bozeman, Montana



CERTIFICATE OF COUNTY TREASURER

I, Kimberly S. Bowers, 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 10th day of September, 2014.

Kimberly S. Bowers
Treasurer of Gallatin County

CERTIFICATE OF CLERK AND RECORDER 006# 249456

I, Christie Miller, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office of Records at Bozeman, Montana, on this 14th day of October, A.D., 2014, and recorded in Book J of Plats on Page 559 Records of the Clerk and Recorder, Gallatin County, Montana.

By Carrie Jones, Deputy
Clerk and Recorder

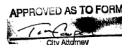


CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

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 14 day of October, 2014

C. Reed
Director of Public Services
City of Bozeman, Montana

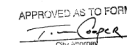


SURVEY MONUMENT NOTE

All monuments shown on plat have been set as of August 1, 2014.

BASIS OF BEARING

Geodetic North as observed by GPS
Datum: NAD83(1999)
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



REV	DATE	REVISIONS	BY

DOWL HKM
2000 Bidland Drive
406-586-8834
Bozeman, Montana 59715
www.dowlhkm.com

WEST WINDS SUBDIVISION
BOZEMAN, MONTANA
FINAL PLAT
WEST WINDS MAJOR SUBDIVISION PHASE 6
NW 1/4 SECTION 2, T2S, R5E
P.M.M., GALLATIN COUNTY

PROJECT	22.11200.01
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SHEET	82
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