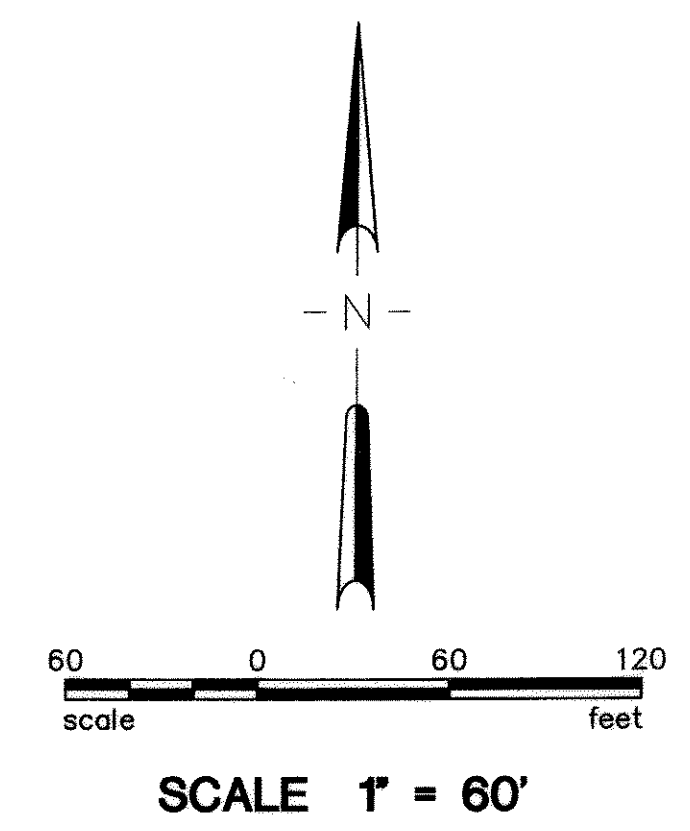
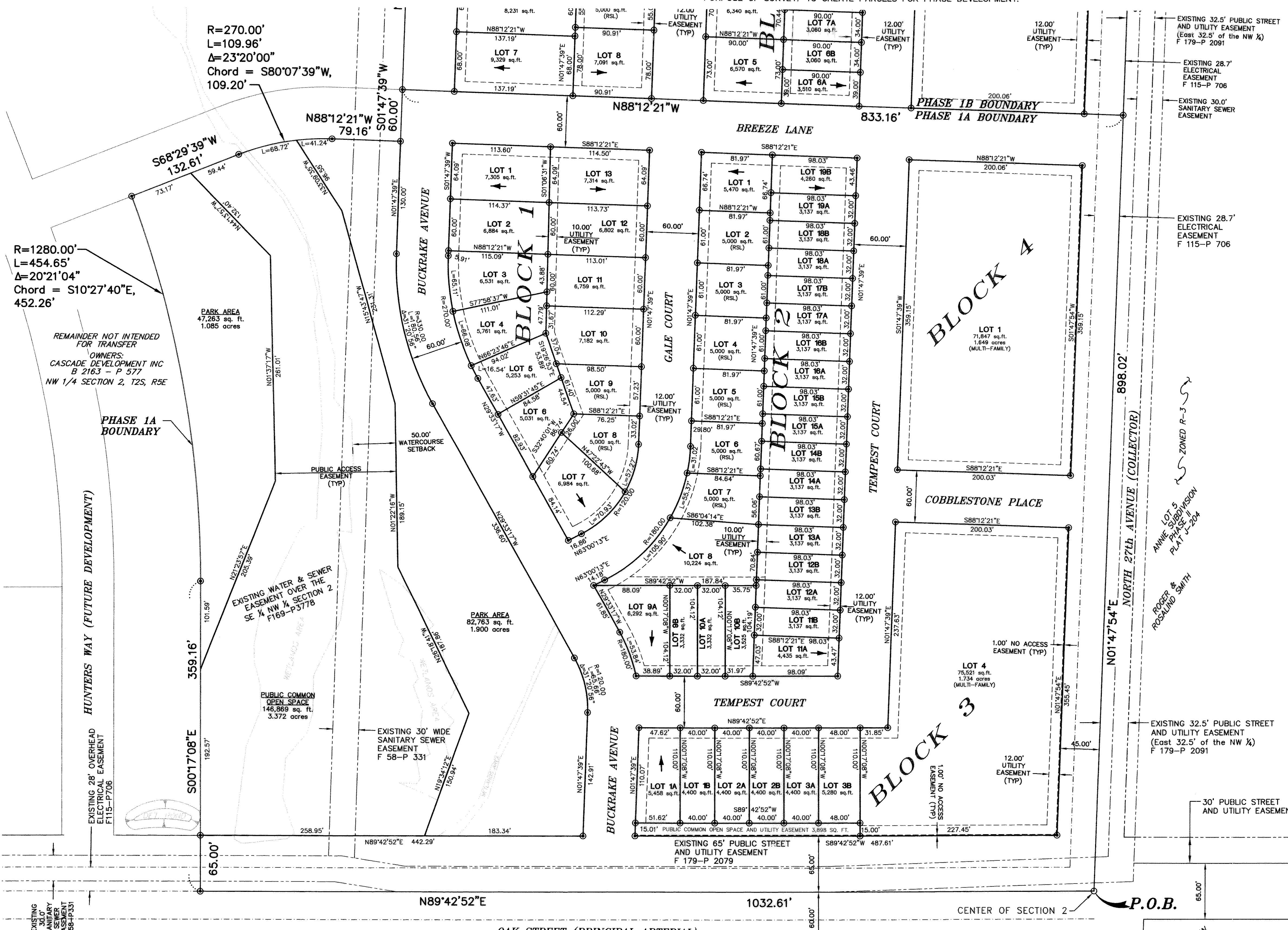


FINAL PLAT OF THE WEST WINDS MAJOR SUBDIVISION PHASE IA & IB, SITUATED IN THE NW 1/4 OF SECTION 2, T2S, R5E, P.M.M. GALLATIN COUNTY, MONTANA

J-411

J-411

PURPOSE OF SURVEY: TO CREATE PARCELS FOR PHASE DEVELOPMENT.

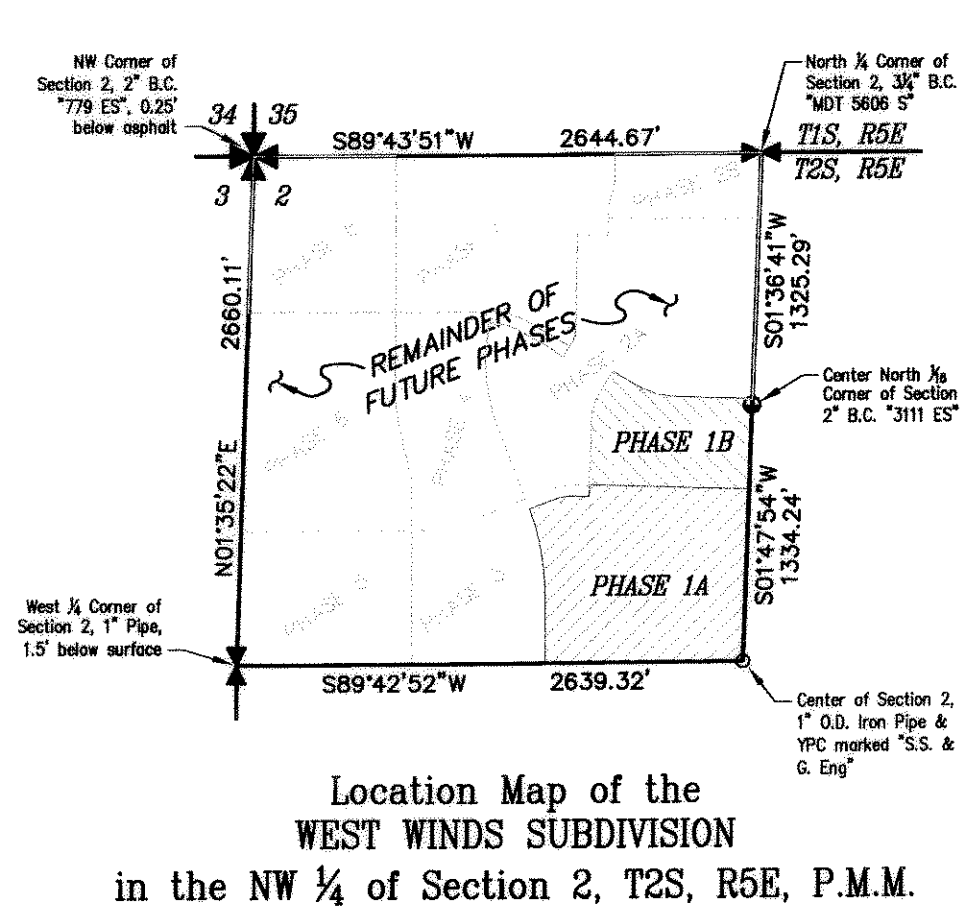


- LEGEND:**
(RSL) RESTRICTED SIZE LOT - SEE NOTE 5.
- ⊙ - 1/2" REBAR AND PLASTIC CAP, SET FOR THIS SURVEY MARKED "HKM ENG. 14531 L5"
 - - 1" O.D. IRON PIPE WITH YPC, FOUND MARKED "S.S. & G. ENG., BOZEMAN, MT"
 - - 2 1/4" BRASS CAP, FOUND MARKED "3111 ES"
 - ← INDICATES BUILDING ORIENTATION FOR CORNER LOTS

- NOTES**
- Property shown hereon was annexed to the City of Bozeman pursuant to Commission Resolution No. 3218 recorded on Doc. No. Fm 179 PG 2076.
 - All lot accesses shall be built to the standards contained in Section 18.44.090 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 ditches for downstream water user rights.
 - Existing Zoning: R3
 - Due to high groundwater full or partial basements are not recommended.
 - Direct access to Oak Street or North 27th Avenue from single family, townhouse, or multi-family lots is prohibited.
 - Lots 8 and 9, Block 1 and Lots 2-7, Block 2 shall be developed per Section 18.36.090.E.7.a of the Unified Development Ordinance and as outlined in the agreement on file with the Clerk & Records Office.
- REMAINING TRACT RESTRICTION NOTE:**
Applicant shall provide evidence that all original tracts of record of this property are or through this subdivision will become remainder tracts of less than 160 acres were not created for the purpose of transfer, and that any subsequent transfer of said tracts may not occur prior to filing of a subdivision plat or certificate of survey reviewed and approved by the City of Bozeman.

SITE STATISTICS SUMMARY
PHASE 1A

BLOCK 1	SINGLE FAMILY: LOTS 1-13	81,806 SQ. FT.	1.878 AC.
BLOCK 2	SINGLE FAMILY: LOTS 1-8	45,695 SQ. FT.	1.049 AC.
	TOWNHOUSE: LOTS 9-19	75,368 SQ. FT.	1.730 AC.
BLOCK 3	TOWNHOUSE: LOTS 1-3	28,338 SQ. FT.	0.651 AC.
	MULTI-FAMILY: LOT 4	75,521 SQ. FT.	1.734 AC.
BLOCK 4	MULTI-FAMILY: LOT 1	71,847 SQ. FT.	1.649 AC.
PARK DEDICATION	PARK LAND	130,026 SQ. FT.	2.985 AC.
COMMON OPEN SPACE (PARK)		146,869 SQ. FT.	3.372 AC.
COMMON OPEN SPACE (BLOCK 3)		3,898 SQ. FT.	0.090 AC.
STREETS		299,464 SQ. FT.	6.874 AC.
GROSS AREA		958,832 SQ. FT.	22.012 AC.



WEST WINDS SUB. PH 1A & 1B

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Shelley Vance-Gallatin Co MT PLAT 48 00

HKM
ENGINEERING

HKM Engineering Inc.
1015 S. Montana St.
Butte, MT 59702
(406) 723-8213
FAX (406) 723-8328

WEST WINDS PHASE 1A MAJOR SUBDIVISION	
CLIENT: QUEST WEST, LLC	DATE: MAR 2005
LOCATION: NW 1/4 Section 2, T2S, R5E, P.M.M.	
DRAWN BY: S. E. & J. G.	SCALE: 1"=60'
PROJECT: 04S067.110 PHI-PLAT.DWG	SHEET: 1 OF 3

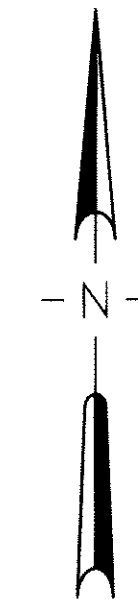
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FINAL PLAT OF THE WEST WINDS MAJOR SUBDIVISION PHASE IA & IB, SITUATED IN THE NW 1/4 OF SECTION 2, T2S, R5E, P.M.M. GALLATIN COUNTY, MONTANA

PURPOSE OF SURVEY: TO CREATE PARCELS FOR PHASE DEVELOPMENT.

J-411

J-411



SCALE 1" = 60'

LEGEND:

- (RSL) RESTRICTED SIZE LOT - SEE NOTE 5.
- ⊙ - 1/2" REBAR AND PLASTIC CAP, SET FOR THIS SURVEY MARKED "HKM ENG. 14531 LS"
- - 1" O.D. IRON PIPE WITH YPC. FOUND MARKED "S.S. & G. ENG., BOZEMAN, MT"
- ⊙ - 2 1/4" BRASS CAP, FOUND MARKED "3111 ES"
- ← INDICATES BUILDING ORIENTATION FOR CORNER LOTS

NOTES

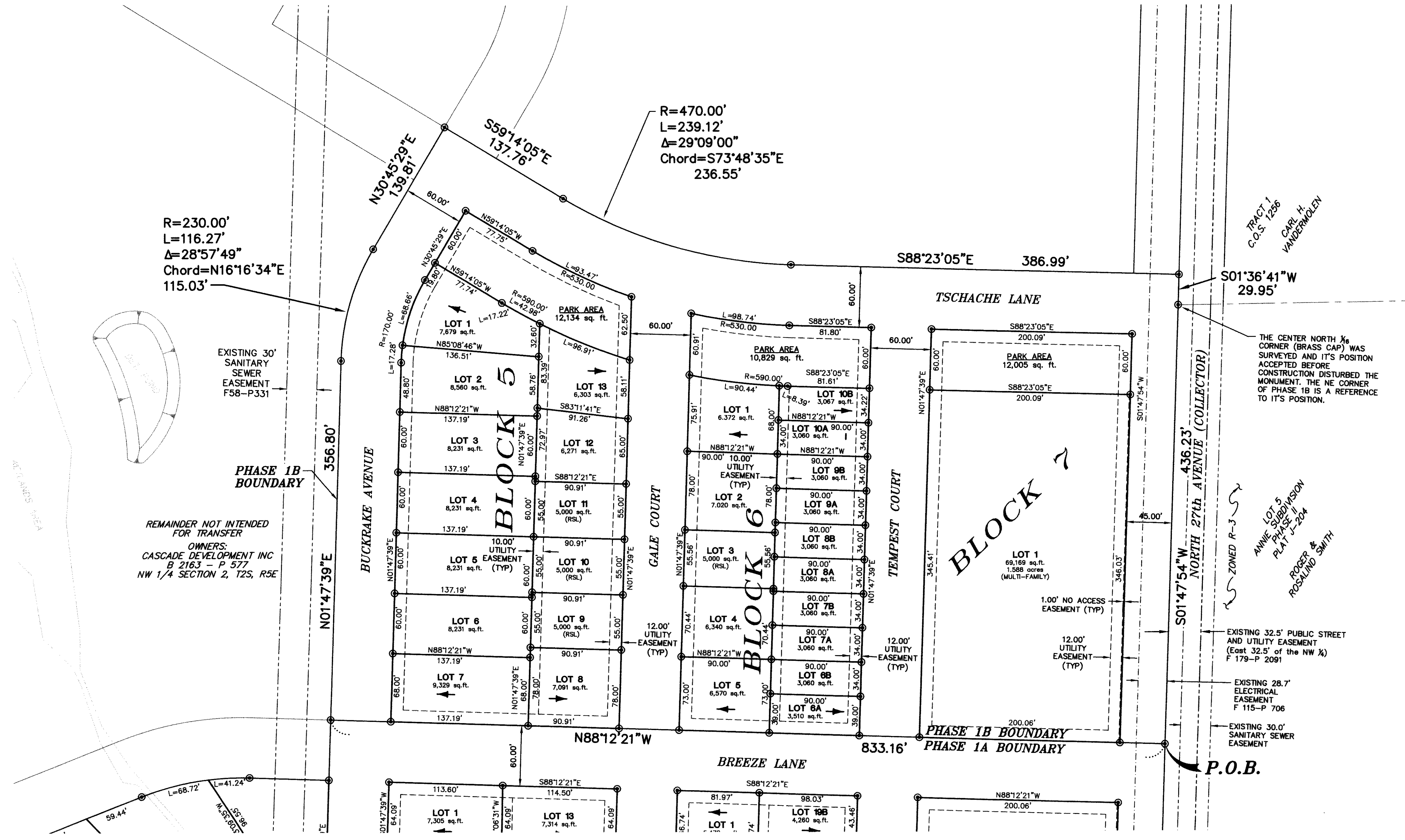
1. Property shown hereon was annexed to the City of Bozeman pursuant to Commission Resolution No. 3216 recorded on Doc. No. Fm 179 PG 2076.
2. All lot accesses shall be built to the standards contained in Section 18.44.090 of the Unified Development Ordinance of the City of Bozeman.
3. Development of each phase will not interfere with any agricultural water user facility or irrigation ditches for downstream water user rights.
4. Existing Zoning: R3
5. Due to high groundwater full or partial basements are not recommended.
6. Direct access to Oak Street or North 27th Avenue from single family, townhouse, or multi-family lots is prohibited.
7. Lots 9-11, Block 5 and Lot 3, Block 6 shall be developed per Section 18.36.090.E.7.a of the Unified Development Ordinance and as outlined in the agreement on file with the Clerk & Records Office.

REMAINING TRACT RESTRICTION NOTE:

Applicant shall provide evidence that all original tracts of record of this property are or through this subdivision will become remainder tracts of less than 160 acres were not created for the purpose of transfer, and that any subsequent transfer of said tracts may not occur prior to filing of a subdivision plat or certificate of survey reviewed and approved by the City of Bozeman.

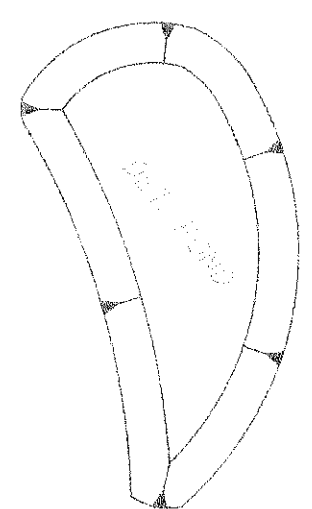
SITE STATISTICS SUMMARY

PHASE 1B		
BLOCK 5	SINGLE FAMILY: LOTS 1-13	93,157 SQ. FT. 2.139 AC.
BLOCK 6	SINGLE FAMILY: LOTS 1-5	31,302 SQ. FT. 0.719 AC.
	TOWNHOUSE: LOTS 6-10	31,057 SQ. FT. 0.713 AC.
BLOCK 7	MULTIFAMILY: LOT 1	69,169 SQ. FT. 1.588 AC.
PARK DEDICATION	PARK AREA	34,968 SQ. FT. 0.803 AC.
STREETS		146,839 SQ. FT. 3.370 AC.
GROSS AREA		406,492 SQ. FT. 9.332 AC.



R=230.00'
L=116.27'
Δ=28°57'49"
Chord=N16°16'34"E
115.03'

R=470.00'
L=239.12'
Δ=29°09'00"
Chord=S73°48'35"E
236.55'



EXISTING 30' SANITARY SEWER EASEMENT F58-P331

REMAINDER NOT INTENDED FOR TRANSFER
OWNERS:
CASCADE DEVELOPMENT INC
B 2163 - P 577
NW 1/4 SECTION 2, T2S, R5E

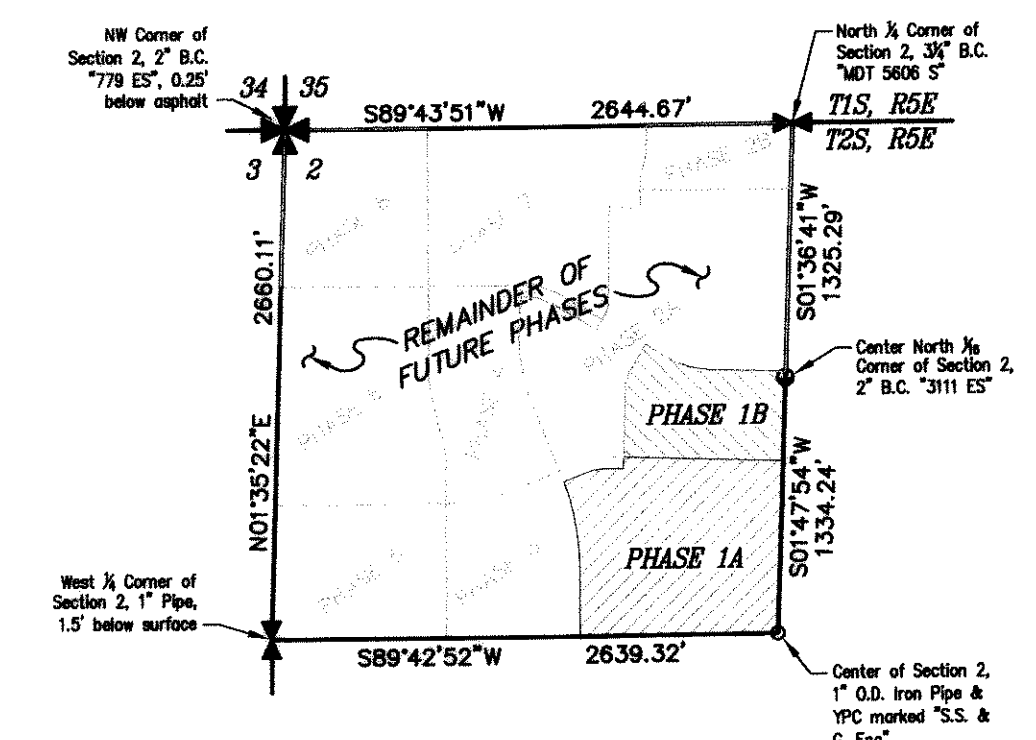
THE CENTER NORTH 1/4 CORNER (BRASS CAP) WAS SURVEYED AND ITS POSITION ACCEPTED BEFORE CONSTRUCTION DISTURBED THE MONUMENT. THE NE CORNER OF PHASE 1B IS A REFERENCE TO ITS POSITION.

TRACT 1
C.O.S. 1256
CARL H. VANDERMALEN

EXISTING 32.5' PUBLIC STREET AND UTILITY EASEMENT (East 32.5' of the NW 1/4) F 179-P 2091

EXISTING 28.7' ELECTRICAL EASEMENT F 115-P 706

EXISTING 30.0' SANITARY SEWER EASEMENT



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

WEST WINDS SUB. PH 1A & 1B

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HKM Engineering Inc.
1015 S. Montana St.
P.O. Box 3588
Butte, MT 59702
(406) 723-8213
FAX (406) 723-8328

WEST WINDS PHASE 1B MAJOR SUBDIVISION	
CLIENT: QUEST WEST, LLC	DATE: MAR 2005
LOCATION: NW 1/4 Section 2, T2S, R5E, P.M.M.	
DRAWN BY: S.E. & J.G.	SCALE: 1"=60'
PROJECT: 04S067.110	PH1-PLAT.DWG SHEET: 2 OF 3

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FINAL PLAT OF THE WEST WINDS MAJOR SUBDIVISION PHASE IA & IB, SITUATED IN THE NW 1/4 OF SECTION 2, T2S, R5E, P.M.M. GALLATIN COUNTY, MONTANA J-411

PURPOSE OF SURVEY: TO CREATE PARCELS FOR PHASE DEVELOPMENT.

CERTIFICATE OF DEDICATION

Cascade Development, Inc., does hereby certify that they have caused to be surveyed, subdivided and platted into lots, blocks, roads and parks, as shown on the accompanying plat hereunto annexed, the following described tract of land in Gallatin County, Montana, 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 1A DESCRIPTION

Beginning at a point, which is the Center of said Section 2, T2S, R5E, P.M.M., Thence, along the North-South half line, North 01'47'54" East, 898.02 feet; Thence, North 88'12'21" West, 833.16 feet; Thence, South 01'47'39" West, 60.00 feet; Thence, North 88'12'21" West, 79.16 feet to a point of curvature, concave Southeasterly, Thence, along said curve to the left, having an arc length of 109.96 feet, radius of 270.00 feet, central angle of 23'20'00", and a chord bearing South 80'07'39" West, 109.20 feet; Thence, South 68'29'39" West, 132.61 feet to a point of curvature, concave Southwesterly, Thence, along said curve, having an arc length of 454.65 feet, radius of 1280.00 feet, central angle of 20'21'04", and a chord bearing South 10'27'40" East, 452.26 feet; Thence, South 00'17'08" East, 359.16 feet to a point on the East-West half line of said Section 2; Thence, along said half line, North 89'42'52" East, 1032.61 feet to the point of beginning, containing 22.012 acres.

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

PHASE 1B DESCRIPTION

Beginning at a point on the North-South half line of said Section 2, from which the Center of said Section 2, bears North 01'47'54" East, 898.02 feet; Thence, North 88'12'21" West, 833.16 feet; Thence, North 01'47'39" East, 356.80 feet to a point of curvature, concave Southeasterly, Thence, along said curve to the right, having an arc length of 116.27 feet, radius of 230.00 feet, central angle of 28'57'49", and a chord bearing North 16'16'34" East, 115.03 feet; Thence, North 30'45'29" East, 139.81 feet; Thence, South 59'14'05" East, 137.76 feet to a point of curvature, concave Northeasterly, Thence, along said curve to the left, having an arc length of 239.12 feet, radius of 470.00 feet, central angle of 29'09'00", and a chord bearing South 73'48'35" East, 236.55 feet; Thence, South 88'23'05" East, 386.99 feet to a point on the North-South half line of said Section 2; Thence, along said North-South half line, South 01'36'41" West, 29.95 feet to the Center North 1/16 Corner of said Section 2; Thence, continuing along the North-South Half Line, South 01'47'54" West, 436.23 feet to the point of beginning, containing 9.332 acres.

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

Total subdivided area of Phase 1A and 1B is 31.344 Acres.

The above tracts of land are to be known and designated as: the WEST WINDS MAJOR SUBDIVISION PHASE 1A & 1B, City of Bozeman, Montana, and the lands included in all streets, avenues, park area and common areas shown on said plat are hereby granted, donated, and dedicated to the City of Bozeman for the public use and enjoyment.

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, cable television, storm sewer, water and sewer service to the public, the right to the joint use of an easement of the construction, maintenance, repair and removal of their lines and other facilities, in, over, and under and across each area designated on this plat as "Utility Easement" to have and hold forever.

Dated this ___ day of _____, 2005.

John Dunlap for: Cascade Development, Inc.

STATE OF MONTANA COUNTY OF GALLATIN

On this 7th day of September in the year 2005, before me Dawn Lindborn, 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 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 7th day of September, 2005

Dawn Lindborn Notary Public for the State of Montana my commission expires January 8, 2007 Residing at Bozeman, Montana

NEW UTILITY EASEMENTS

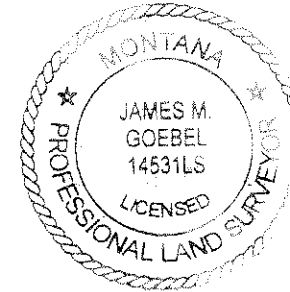
12' front along all streets. Others as shown.

CERTIFICATE OF SURVEYOR

I, James M. Goebel, Professional Land Surveyor No. 14531 LS, do hereby certify that between April 2003 and September 2005, I surveyed the WEST WINDS MAJOR SUBDIVISION, PHASE IA & IB, and platted the same as shown on the accompanying plat and as described, in accordance with the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625 M.C.A., and the Bozeman Area Subdivision Regulations.

Dated this 9th day of September, 2005

James M. Goebel Montana Registration No. 14531 LS

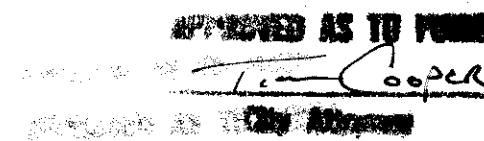


CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The WEST WINDS MAJOR SUBDIVISION PHASE IA & IB, Gallatin County, Montana, is within the City of Bozeman, Montana, a first-class municipality, and within the planning area of the Bozeman 2020 Community Plan, a growth policy adopted pursuant to Section 76-1-601 M.C.A., and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of Section 76-4-125(2)(d) M.C.A., this subdivision is excluded from the requirement for Montana Department of Environmental Quality Review.

Dated this 20th day of September, 2005

Mike J. Hill Director of Public Services City of Bozeman, Montana



CERTIFICATE OF COMPLETION OF IMPROVEMENTS

We, John Dunlap, President, Cascade Development, Inc., and I, Clint Little, a registered professional engineer licensed to practice in the State of Montana, do hereby certify that the following improvements, required as a condition of approval of the West Winds Major Subdivision Phase IA & IB have been installed in conformance with the approved plans and specifications: Sanitary Sewer Mains and Services, Water Mains and Services, Street Improvements, and storm drainage improvements on all streets and within the Public Park lands.

The following improvements, required as a condition of approval of the West Winds Major Subdivision Phase IA & IB have been financially secured by an irrevocable letter of credit (18.74.080.A.2. BMC) and are under construction in conformance with the approved plans and specifications:

Phase IA & IB (on-site): Sidewalk, signage, street lighting, park, landscape and water course planting plan improvements.

Oak Street (off-site): Road base gravel, curb and gutter, sidewalk, pavement, signage, street lighting, storm drainage, landscaping improvements, and relocation of fire hydrant.

North 27th Avenue (off-site): Road base gravel, curb and gutter, sidewalk, pavement, signage, street lighting, storm drainage and landscaping improvements.

The subdivider hereby warrants against defects in these improvements for a period of one year from the date of City acceptance. 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 7th day of September, 2005

Clint Little Montana Registration No. 10766 PE

John Dunlap, President Cascade Development, Inc.

Dated this 7th day of September, 2005

Mike J. Hill Director of Public Services City of Bozeman, Montana

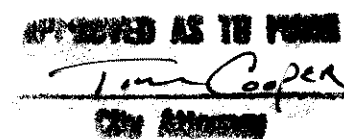


CERTIFICATE OF DIRECTOR OF PUBLIC SERVICE

I, Mike J. Hill, 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 20th day of September, 2005

Mike J. Hill Director of Public Service



CERTIFICATE OF COUNTY TREASURER

I, Jennifer Dieringer, Treasurer of Gallatin County, Montana, do hereby certify, pursuant to Section 76-3-811 (1) (b) M.C.A., 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.

Dated this 13th day of Sept., 2005

Jennifer Dieringer, Deputy Treasurer of Gallatin County

CERTIFICATE OF CLERK AND RECORDER

I, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 1:06 o'clock P.M. this 23rd day of September, A.D., 2005, and recorded in Book 1 of plats, Page 411, records of the Clerk and Recorder, Gallatin County, Montana.

Document Number 2202933 by 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.

Dated this 1st day of September, 2005

Gaylord Simmons Notary Public for the State of Montana my commission expires January 8, 2007 Residing at Bozeman, Montana

This instrument was acknowledged before me on September 7, 2005 by Gaylord Simmons as trustee of Gaylord Simmons Trust.

Dawn Lindborn Notary Public for the State of Montana my commission expires January 8, 2007 Residing at Bozeman, Montana

Kenneth P. Williams Notary Public for the State of Montana my commission expires January 8, 2007 Residing at Bozeman, Montana

This instrument was acknowledged before me on September 7, 2005 by Kenneth P. Williams.

Dawn Lindborn Notary Public for the State of Montana my commission expires January 8, 2007 Residing at Bozeman, Montana

CASCADE HOMES, INC. Notary Public for the State of Montana my commission expires January 8, 2007 Residing at Bozeman, Montana

This instrument was acknowledged before me on September 7, 2005 by Kenneth P. Williams as President of Cascade Homes, Inc.

Dawn Lindborn Notary Public for the State of Montana my commission expires January 8, 2007 Residing at Bozeman, Montana

Williams Plumbing & Heating, Inc. Notary Public for the State of Montana my commission expires January 8, 2007 Residing at Bozeman, Montana

This instrument was acknowledged before me on September 7, 2005 by Kenneth P. Williams as President of Williams Plumbing & Heating, Inc.

Dawn Lindborn Notary Public for the State of Montana my commission expires January 8, 2007 Residing at Bozeman, Montana

THE VECTOR GROUP, L.L.C. Notary Public for the State of Montana my commission expires January 8, 2007 Residing at Bozeman, Montana

This instrument was acknowledged before me on September 7, 2005 by James R. Schmitz as member of The Vector Group, L.L.C.

Dawn Lindborn Notary Public for the State of Montana my commission expires January 8, 2007 Residing at Bozeman, Montana

BIGGERSTAFF CONSTRUCTION, INC. Notary Public for the State of Montana my commission expires January 8, 2007 Residing at Bozeman, Montana

This instrument was acknowledged before me on September 7, 2005 by Robert P. Biggerstaff as President of Biggerstaff Construction, Inc.

Dawn Lindborn Notary Public for the State of Montana my commission expires January 8, 2007 Residing at Bozeman, Montana

Donald Russell and Renee Russell Notary Public for the State of Montana my commission expires January 8, 2007 Residing at Bozeman, Montana

This instrument was acknowledged before me on September 8, 2005 by Donald Russell and Renee Russell.

Dawn Lindborn Notary Public for the State of Montana my commission expires January 8, 2007 Residing at Bozeman, Montana

ROCKY MOUNTAIN BANK Notary Public for the State of Montana my commission expires January 8, 2007 Residing at Bozeman, Montana

This instrument was acknowledged before me on September 7, 2005 by Rocky Mountain Bank.

Dawn Lindborn Notary Public for the State of Montana my commission expires January 8, 2007 Residing at Bozeman, Montana

QUEST WEST, L.L.C. Notary Public for the State of Montana my commission expires January 8, 2007 Residing at Bozeman, Montana

This instrument was acknowledged before me on September 7, 2005 by Dawn Lindborn as member of Quest West, L.L.C.

Dawn Lindborn Notary Public for the State of Montana my commission expires January 8, 2007 Residing at Bozeman, Montana

For all Signatures for Dawn Lindborn Notary Bozeman, MT

PLAT CONDITIONS

1. Street access to Lot 1, Block 4, Phase 1A, will be by Cobblestone Place, Tempest Court, and Breeze Lane. No street access from North 27th Avenue.

2. Street access to Lot 4, Block 3, Phase 1A, will be by Cobblestone Court, Buckrake Avenue, and Tempest Court. No street access from North 27th Avenue or Oak Street.

3. Street access to Lot 1, Block 7, Phase 1B, will be by Breeze Lane, Tempest Court & Tschache Lane. No street access from North 27th Avenue.

4. 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 8.94.3001 (1) (d).

BASIS OF BEARING

By GPS observation.

HKM Engineering Inc. 1015 S. Montana St. P.O. Box 3588 Butte, MT 59702 (406) 723-8213 FAX (406) 723-8328 WEST WINDS PHASE 1A & 1B MAJOR SUBDIVISION CLIENT: QUEST WEST, LLC DATE: MAR 2005 LOCATION: NW 1/4 Section 2, T2S, R5E, P.M.M. DRAWN BY: S.E. & J.G. SCALE: 1"=60' PLAT PROJECT: 04S067.110 PH1-PLAT.DWG SHEET: 3 OF 3