

J-411A
AMENDED WEST WINDS MAJOR PH 1A & 1B

SURVEY REQUESTED BY OWNERS TO RELOCATE THE COMMON BOUNDARIES BETWEEN TWO LOTS LOCATED WITHIN A PLATTED SUBDIVISION AND EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO 76-3-207(1)(d), MCA.

OWNERS: LOT 7, BLOCK 1, WESTWORKS BUILDING COMPANY INC
DEED REF: DOC NO. 2207000
LOT 8, BLOCK 1, MATHEW A. & ELIZABETH C. MOGSTAD
DEED REF: DOC NO. 2258182

AMENDED PLAT OF LOTS 7 AND 8, BLOCK 1 WEST WINDS MAJOR SUBDIVISION, PHASE 1A & 1B

LOCATED IN THE NW 1/4 OF SEC. 2, T. 2 S., R. 5 E.
OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

J-411A

CERTIFICATE OF CONSENT

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

LEGAL DESCRIPTION

Lots 7 and 8, Block 1, WEST WINDS MAJOR SUBDIVISION PHASE 1A & 1B, according to the plat thereof, on file and of record, in the office of the Clerk and Recorder, Gallatin County, Montana, and located the the Northwest Quarter of Section 2, Township 2 South, Range 5 East of P.M.M., City of Bozeman, Gallatin County, Montana.

Area = 11,984 square feet, 0.2751 acres or 1113.4 square meters. Subject to existing easements.

The above described tract of land is to be known and designated as AMENDED PLAT OF LOTS 7 AND 8, BLOCK 1, WEST WINDS MAJOR SUBDIVISION PHASE 1A & 1B, City of Bozeman, Gallatin County, Montana.

* This survey is exempt from review as a subdivision by Montana Department of Environmental Quality pursuant to ARM 17.36.605(2)(b).

WESTWORKS BUILDING COMPANY, INC.

Dated this 3d day of January, 2008.

By: Justin Tribitt, President

STATE OF MONTANA
COUNTY OF GALLATIN

On this 3 day of January in the year 2008, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Justin Tribitt, known to me to be the President of Westworks Building Company, Inc., a Montana Corporation, and the person whose name is subscribed to the within 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.

NOTARY PUBLIC FOR THE STATE OF MONTANA

Brenda Visser
PRINTED NAME

residing at Belgrade
my commission expires August 3, 2011

Dated this 7th day of JANUARY, 2008.

STATE OF MONTANA
COUNTY OF GALLATIN

On this 7th day of JANUARY in the year 2008, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Mathew A. Mogstad and Elizabeth C. Mogstad, and the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC FOR THE STATE OF MONTANA

Susan Hjalmarsson
PRINTED NAME

residing at Bozeman MT
my commission expires July 16, 2008

CERTIFICATE OF SURVEYOR

I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 9518ES, do hereby certify that between Oct. 13th and Dec. 31st, 2007, AMENDED PLAT OF LOTS 7A AND 8A, BLOCK 1, WEST WINDS MAJOR SUBDIVISION PHASE 1A & 1B, was surveyed under my direct supervision, and that I have platted 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, M.C.A., and the Bozeman Municipal Code.

Dated this 31st day of DECEMBER, 2007.

Mark A. Chandler
Mark A. Chandler
Montana Registration No. 9518ES

CERTIFICATE OF GOVERNING BODY

I, Planning Director for the City of Bozeman, do hereby certify that the use of the exemption claimed on the accompanying Amended Plat has been duly reviewed and has been found to conform to the requirements of the Subdivision and Platting Act, Section 76-3-101 et. seq., M.C.A., and the Bozeman Municipal Code.

Dated this 29th day of February, 2008

Andrew Epke
Planning Director
City of Bozeman, Montana

CERTIFICATE OF COUNTY TREASURER

I, Kimberly Buchanan, Treasurer of Gallatin County, Montana, do hereby certify that the accompanying Amended 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. 266-52,558, 52,559

Dated this 4th day of FEBRUARY, 2008.

By: Kimberly Buchanan
Deputy Treasurer of Gallatin County

CLERK AND RECORDER 2294668

I, Charlotte Mills, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 9:59 o'clock A.M. this 20 day of March, A.D., 2008, and recorded in Book J of Plats, on Page 411A, records of the Clerk and Recorder, Gallatin County, Montana.

2294668
Page: 1 of 1
03/20/2008 09:59A

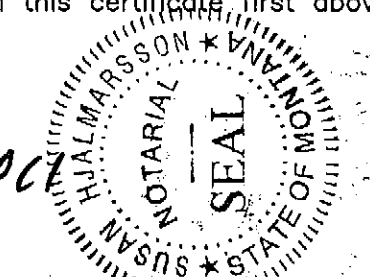
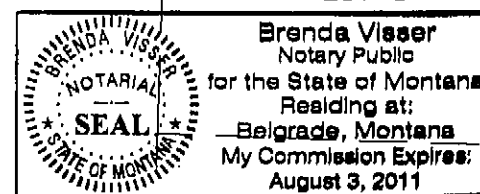
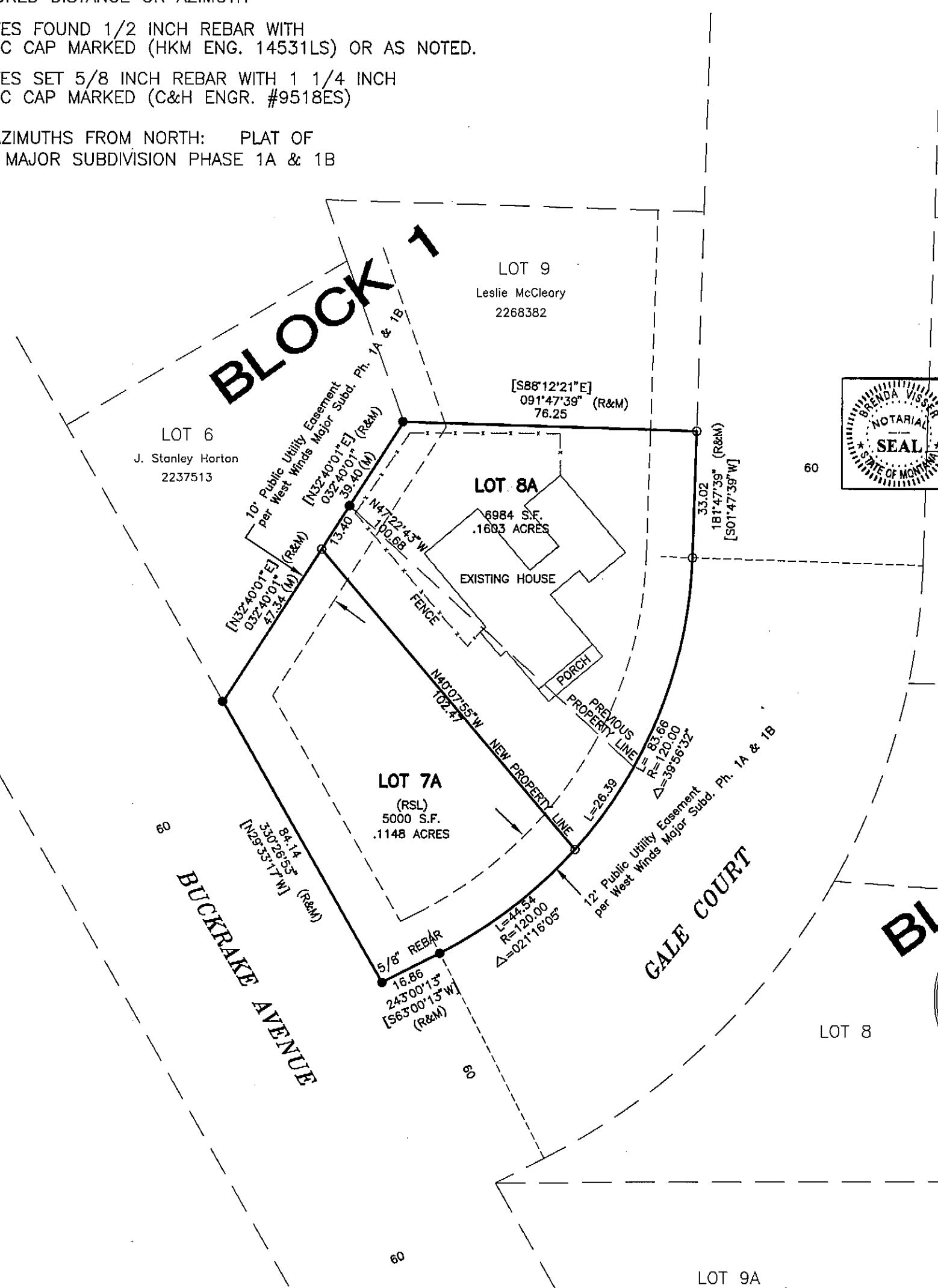
By: Charlotte Mills
Deputy Clerk and Recorder

#07589(AP)

LEGEND

- (R) RECORD DISTANCE OR AZIMUTH
- (M) MEASURED DISTANCE OR AZIMUTH
- DENOTES FOUND 1/2 INCH REBAR WITH PLASTIC CAP MARKED (HKM ENGR. 14531LS) OR AS NOTED.
- DENOTES SET 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED (C&H ENGR. #9518ES)

BASIS FOR AZIMUTHS FROM NORTH: PLAT OF WEST WINDS MAJOR SUBDIVISION PHASE 1A & 1B



CERTIFICATE OF EXEMPTION * (BOUNDARY RELOCATION)

We certify that the purpose of this survey is to relocate the common boundaries between 2 existing lots within a platted subdivision and that this exemption complies with all conditions imposed on its use. Therefore this survey is exempt from review as a subdivision pursuant to Section 76-3-207 (1)(d), M.C.A., and the Bozeman Unified Development Ordinance.



Engineering and Surveying Inc.
1091 Stoneridge Drive • Bozeman, MT 59718
Phone (406) 587-1115 • Fax (406) 587-9788
www.chengineers.com • info@chengineers.com