

J-445-D

AMENDED WEST WINDS SUB PH 2A & 2B

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:
2 lots 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 tracts 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 herein, the lands included in all streets, avenues, alleys and parks or public squares dedicated to the public are accepted for public use, but the City accepts no responsibility for maintaining the same. The owners agree 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 to the public, 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.

SUMMIT MANAGEMENT GROUP, INC.

By: Patrick Klier
Patrick Klier
Vice President Summit Management Group

State of Montana s.s.
County of Missoula

On this 12th day of June, 2015,
before me, a Notary Public in and for said State, personally appeared Patrick Klier known to me to be the Vice President of the Corporation, executed 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.

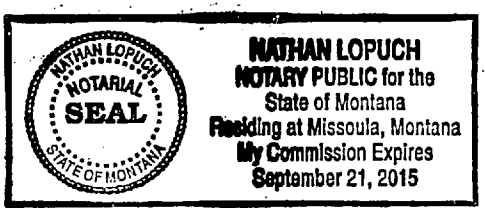
Nathan Lopuch
signature

NATHAN LOPUCH
printed name

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, 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 §76-1-601 et seq., MCA, and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of §76-4-125(2)(d) MCA, this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

DATED this 17 day of June, 2015

C.R. Wilson
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 17 day of June, 2015

C.R. Wilson
Director of Public Works
City of Bozeman, Montana

APPROVED AS TO FORM
Tim Cooper
City Attorney

CONSENT OF MORTGAGEE

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 15th day of June, 2015

Russell C. Nelson
First Security Bank

By: Russell C. Nelson SRVP

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 SRVP 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.

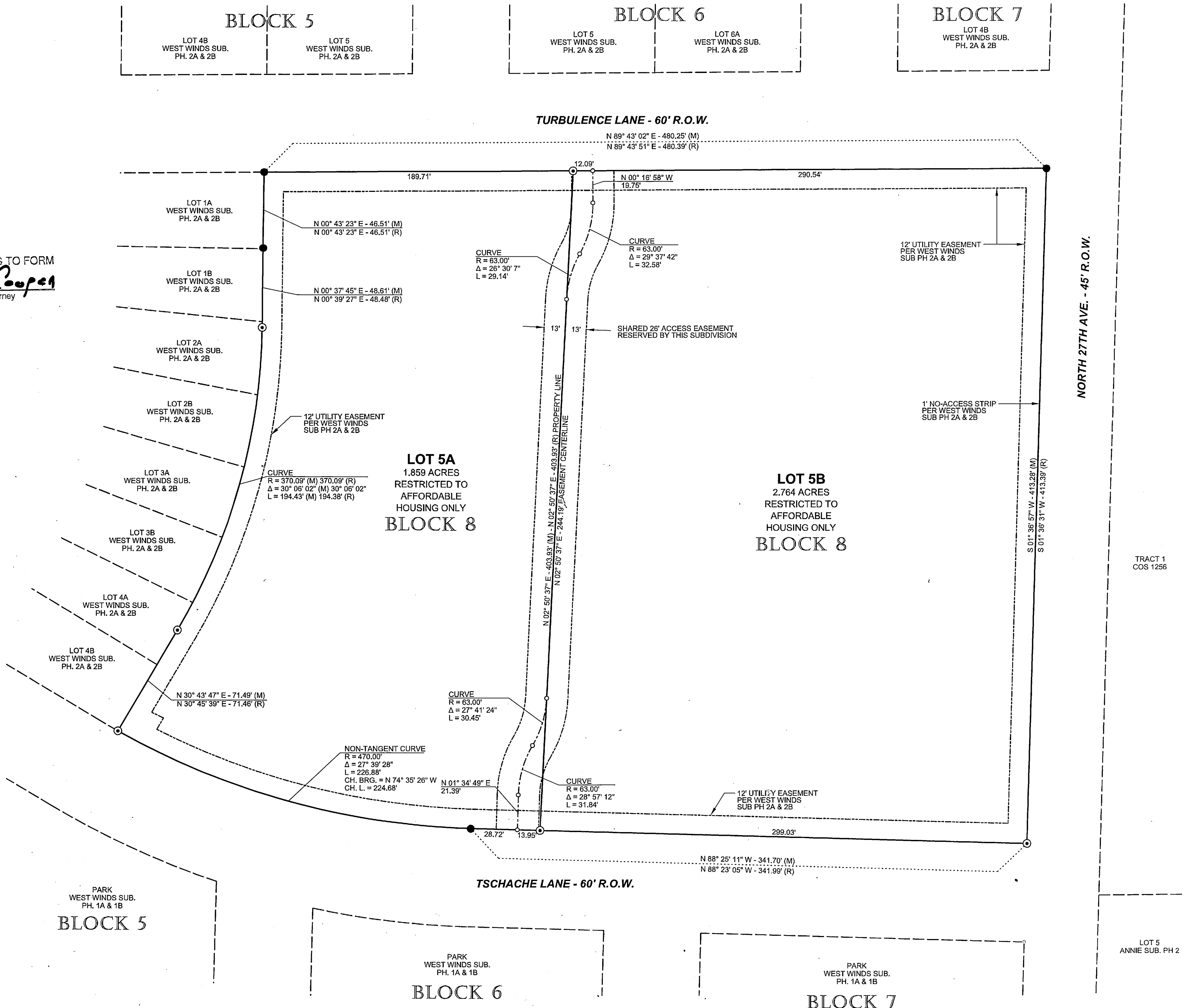
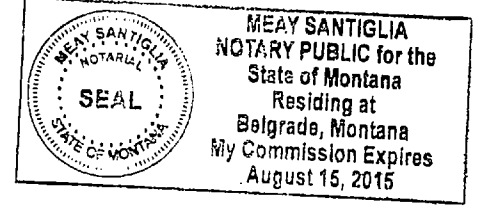
Meay Santiglia
signature

Meay Santiglia
printed name

Notary Public for the State of Montana

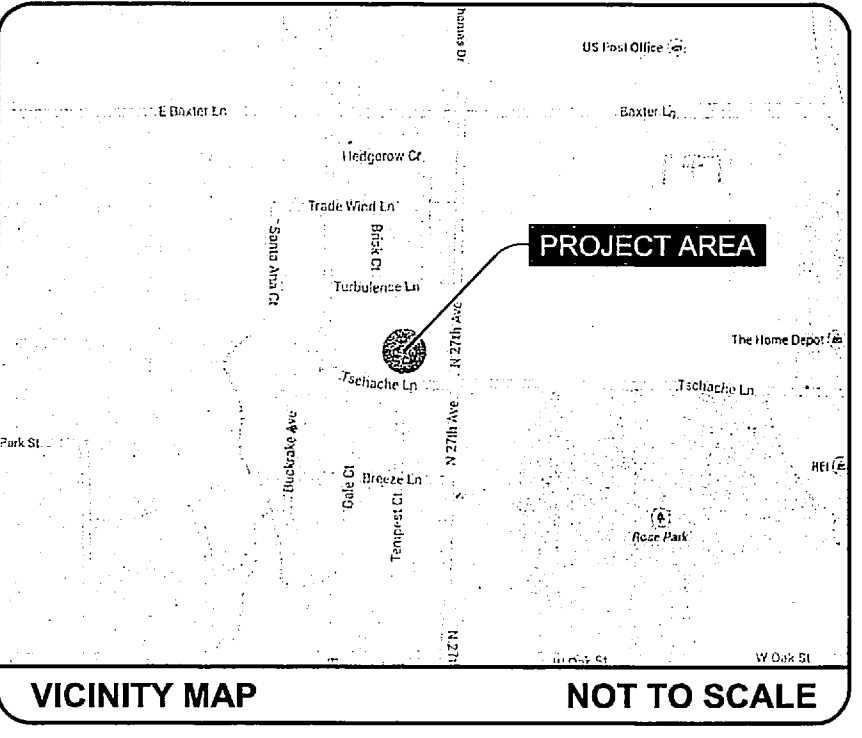
Residing at Belgrade, MT

My commission expires 8-15-15



BASIS OF BEARING
Geodetic North at
Lat. N 45° 41' 22.29140"
Long. W 111° 04' 26.57120"
OPUS - NAD 83 (CORS2011)
(EPOCH:2010)
Scale 1" = 40'

BOUNDARY LEGEND	
	Property Boundary Line
	Adjoining Property Boundary Line
	Easement Line
	Meridian Orange Plastic Cap
	Found Property Corner
	Found Property Corner (Not Utilized By This Survey)
	Measured
	Record
	Right-of-Way



CERTIFICATE OF COUNTY TREASURER

I, Kimberly Bushman, the Treasurer of Gallatin County, Montana, do hereby certify that the accompanying Minor Subdivision 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

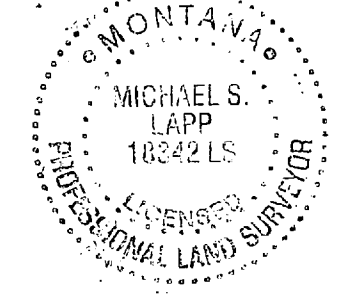
Marissa Badow, Deputy
Treasurer of Gallatin County
RGG56546

CERTIFICATE OF SURVEYOR

I, Michael Lapp, the undersigned, Registered Land Surveyor, do hereby certify that between December 8th, 2014 and June 6th, 2015, I surveyed 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 (MCA §76-3-101 through §76-3-625), and the Bozeman Municipal Code.

Dated this 6th day of June, 2015.

Michael Lapp
Michael Lapp, PLS
Montana Registration No. 18,342 L.S.



CERTIFICATE OF CLERK AND RECORDER

I, Charlie Mills, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at:

at 2:07 o'clock P.M. this 18th day of June, 2015, and recorded in Book J of Plats on Page 445-D.
Records of the Clerk and Recorder, Gallatin County, Montana.

Document Number 2514765

By Carrie Jones, Deputy
Clerk and Recorder of Gallatin County

2514765
DATE: 06/18/2015 02:07:32 PM Fee: \$11.88
BOOK: 18342 L.S. PLAT

	1/4	Sec.	T.	R.	1/4	Sec.	T.	R.
MADISON ENGINEERING	<input checked="" type="checkbox"/>	2	2 S.	5 E.	<input type="checkbox"/>			
895 TECHNOLOGY BOULEVARD	<input type="checkbox"/>				<input type="checkbox"/>			
SUITE 203, BOZEMAN, MT 59718	<input type="checkbox"/>				<input type="checkbox"/>			
(406) 586-0262 (406) 586-5740 FAX	<input type="checkbox"/>				<input type="checkbox"/>			

MERIDIAN LAND SURVEYING, INC.
1970 STADIUM DRIVE, SUITE B, BOZEMAN MT, 59715
MICHAEL LAPP | 406.579.1746 TOM GNAUCK | 406.580.4495
e-mail: meridianlandsurveying@yahoo.com
www.meridianmontana.com



PROJECT SURVEYOR:	ML	SHEET	1 of 2
DRAWN BY:	ML		
REVIEWED BY:	TG	STONERIDGE	
DATE: 6-12-15	PROJECT NO.		148-02

CONDITIONS OF APPROVAL

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.

CONDITIONS OF APPROVAL

- A. All infrastructure improvements including 1) water and sewer main extensions, and 2) public streets, curb/gutter, sidewalks fronting parks, open space, rear yard frontages or other non-lot frontages, and related storm drainage infrastructure improvements shall be financially guaranteed or constructed prior to Final Plat approval.
- B. 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 plat 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. This condition shall be included on the final plat for the subdivision.

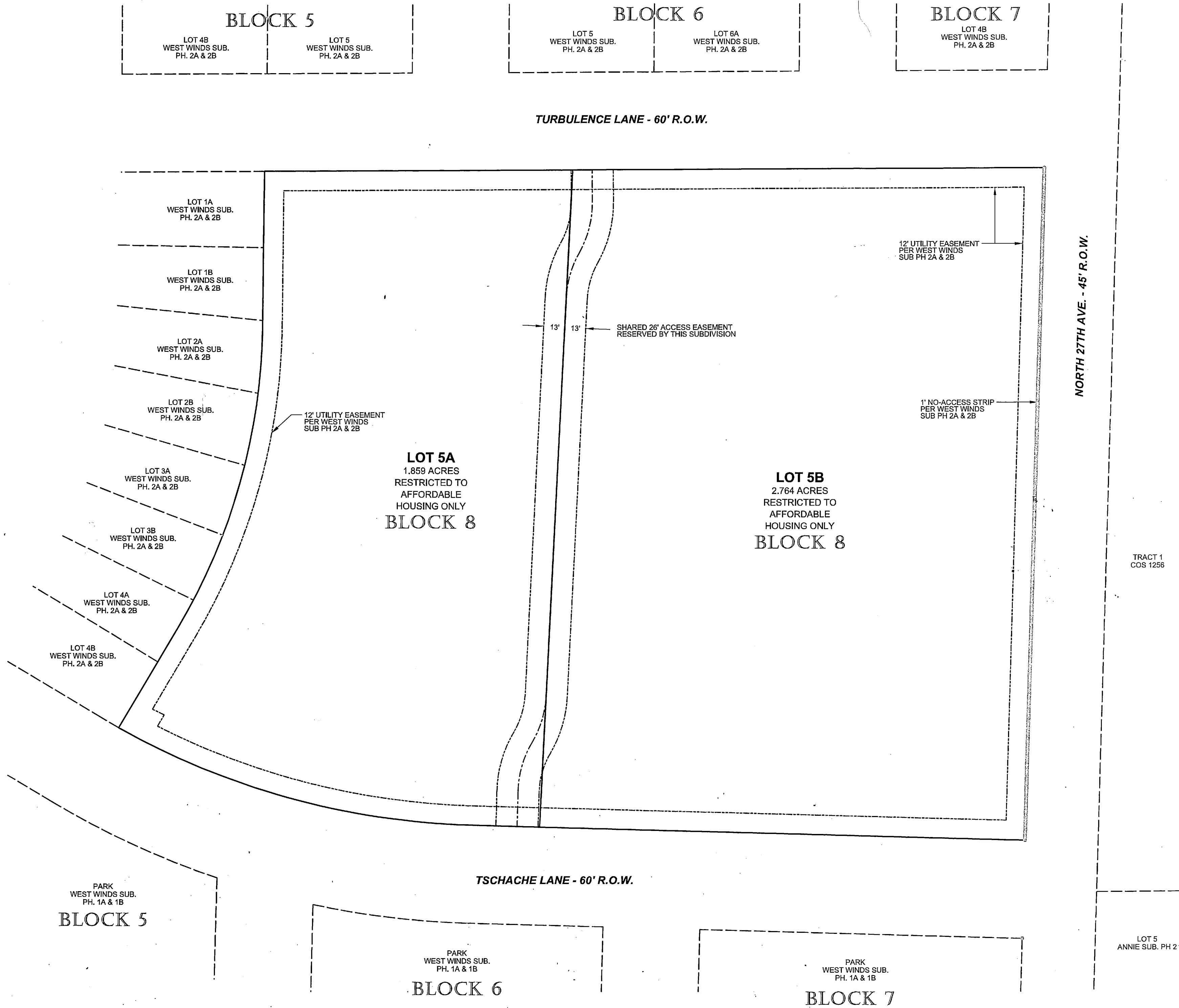
CERTIFICATE OF CONDITIONS OF APPROVAL

The text and/or graphics shown hereon represent the requirements by the governing body for final plat approval and all conditions of subdivision application have been satisfied. The information shown hereon is current as of 6-12-15. 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.

SUMMIT MANAGEMENT GROUP, INC.

By: Patrick Klier
Patrick Klier
Vice President Summit Management Group

J-445-D



J-445-D

AMENDED WEST WINDS SUB PH 2A & 2B



BASIS OF BEARING
Geodetic North at
Lat. N 45° 41' 52.29140"
Long. W 111° 04' 26.57120"
OPUS - NAD 83 (CORS2011)
(EPOCH:2010)

1 inch = 40'

BOUNDARY LEGEND

- Property Boundary Line
- Adjoining Property Boundary Line
- Easement Line
- 1' No-Access Strip
- Meridian Orange Plastic Cap
- Found Property Corner
- Found Property Corner (Not Utilized By This Survey)
- (M) Measured
- (R) Record
- R.O.W. Right-of-Way

Parkland Allocation Per West Winds PUD (Table 6.5) Z-07028

Block	8			
Lot	5			
Parkland Provided (acre)	0.51	(based on 11% of net area affordable housing)		
Allowed Units per Lot	69			

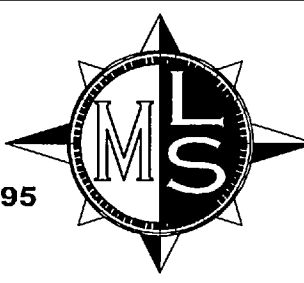
Allocated Parkland Distribution - Lots 5A & 5B

Block	8	8
Lot	5A	5B
Percent of Parkland Allocation	30%	70%
Allocated Units per Lot	21	48

MADISON ENGINEERING
895 TECHNOLOGY BOULEVARD
SUITE 203, BOZEMAN, MT 59718
(406) 586-0262 | (406) 586-5740 FAX

1/4	Sec.	T.	R.	1/4	Sec.	T.	R.
<input checked="" type="checkbox"/>	2	2 S.	5 E.	<input type="checkbox"/>			
<input type="checkbox"/>				<input type="checkbox"/>			
<input type="checkbox"/>				<input type="checkbox"/>			

MERIDIAN LAND SURVEYING, INC.
1970 STADIUM DRIVE, SUITE B, BOZEMAN MT, 59715
MICHAEL LAPP | 406.679.1746 TOM GNAUCK | 406.580.4495
e-mail: meridianlandsurveying@yahoo.com
www.meridianmontana.com



Doc # 2514765
2514765

Page: 2 of 2 06/18/2015 02:07:32 PM Fee: \$11.00
Chatterbox 101115 - Gallatin County, MT PLAT

PROJECT SURVEYOR: ML
DRAWN BY: ML
REVIEWED BY: TG
DATE: 6-12-15 PROJECT NO.

SHEET
2 OF 2
STONERIDGE
148-02