J-653

WILLOW SPRINGS

SURVEY REQUESTED BY OWNER TO CREATE 24 LOTS AND 3 OPEN SPACE PARCELS FROM AN EXISTING TRACT OF LAND.
OWNER: HUMAN RESOURCE DEVELOPMENT COUNCIL OF DISTRICT IX, INC
DEED REF.: DOC. NO. 2534014
DATE OF PREPARATION: 6/13/2019

LEGEND

(R)	RECORD DISTANCE OR AZIMUTH
(M)	MEASURED DISTANCE OR AZIMUTH
OS A	COMMON OPEN SPACE A
•	FOUND 5/8" REBAR W/ 1 1/2" ALUM. CAP (C&H ENGR #9518-ES) OR AS NOTED OTHERWISE
○	SET 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "C&H ENGR #9518-ES". TO BE SET WITHIN 180 DAYS OF THE FILING OF THIS FINAL PLAT.
◉	FOUND 5/8" REBAR W/ 1 1/4" YELLOW PLASTIC CAP (GASTON)
———	PROPERTY BOUNDARY LINE
— — —	SURROUNDING PROPERTY LINE
—— ——	SETBACK LINE
— — —	EASEMENT LINE

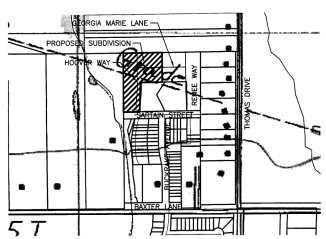
BASIS FOR AZIMUTHS FROM NORTH: SOUTH LINE OF SW 1/4, SECTION 35, T. 1 S., R. 5 E., BEING 269° 16' 00" PER BAXTER SQUARE SUBDIVISION PUD— PHASES 1 AND 2

[N45°00'00"E] BEARING COMPUTED FROM AZIMUTH SHOWN

NOTE: ALL DIMENSIONS ADJACENT TO BAXTER SQUARE SUBDIVISION PUD, PHASES 1 AND 2, AND BAXTER SQUARE SUBDIVISION, PHASE 3, ARE BOTH RECORD AND MEASURED UNLESS NOTED OTHERWISE.

BLOCK	OPEN SPACE (SF)	LOTS (SF)	TOTAL (SF)
1	15,843	28,523	44,366
2	4,400	14,082	18,482
3	1,769	14,353	16,122
ROW			39,575
TOTAL	22,012	56,958	118,545

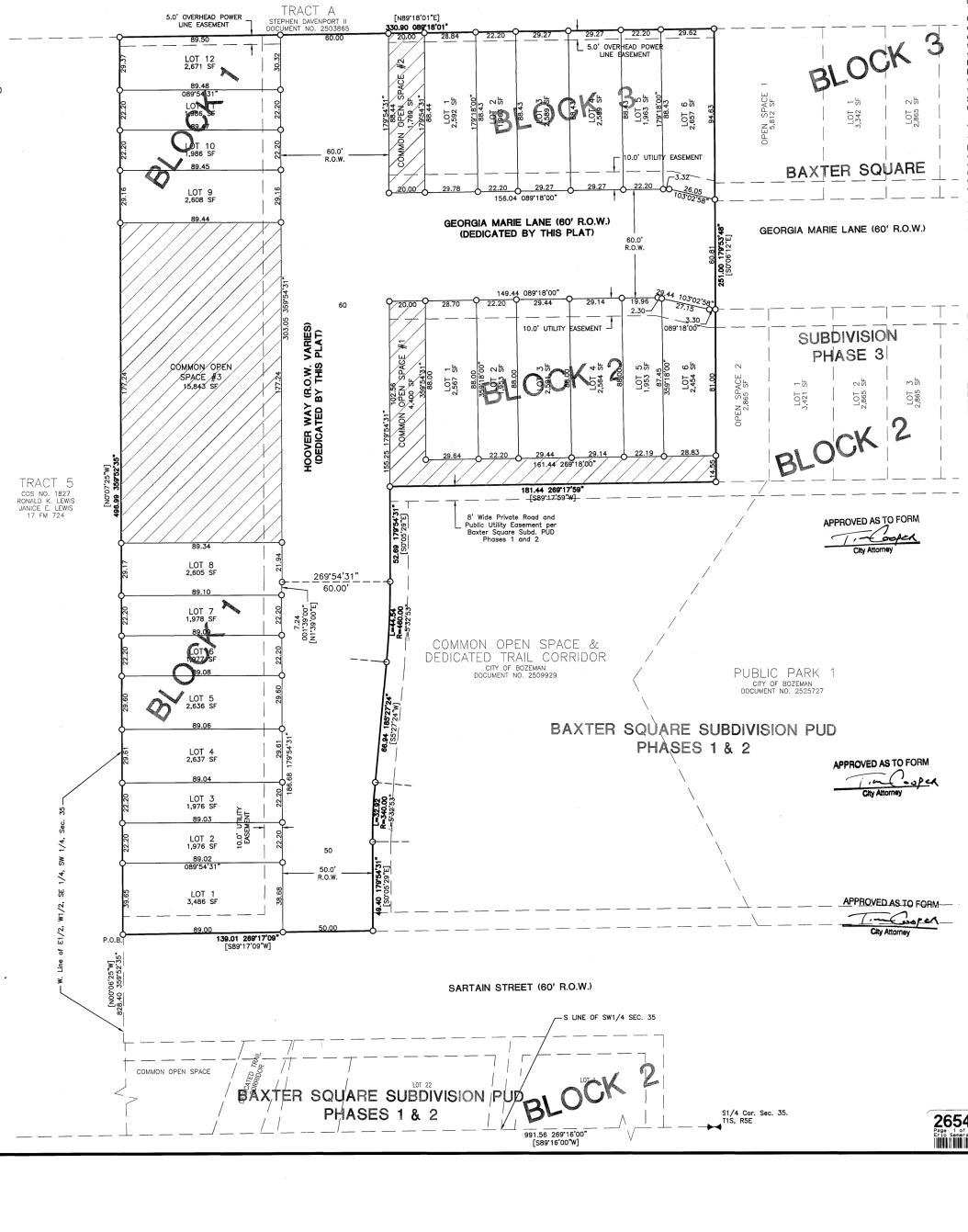
Scale In Feet
30 0 30
Scale In Meters
9 0 9



VICINITY MAP (NTS)

FINAL PLAT OF
WILLOW SPRINGS SUBDIVISION
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 35, T. 1 S., R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

J-653



SHEET 1 OF 2

CERTIFICATE OF DEDICATION

I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots, blocks, open space parcels, streets and alleys, and other divisions and dedications as shown by the plat hereunto included, the following described tract of land, to wit:

LEGAL DESCRIPTION

The tract of land described in Document No. 2534014, on file and of record in the office of the Clerk and Recorder, Gallatin County, Montana, and located in the Southeast Quarter of the Southwest Quarter of Section 35, Township 1 South , Range 5 East of P.M.M., Gallatin County, Montana, and further described as follows:

Commencing at the South Quarter Corner of Section 35, Township 1 South, Range 5 East, of P.M.M.; thence westerly 269° 16' 00", assumed azimuth from north, 991.58 feet along the south line of the Southwest Quarter of said Section 35; thence northerly 359° 52' 35" azimuth 828.40 feet along the west line of E 1/2, W 1/2, SE 1/4, SW 1/4, of said Section 35 to the point of beginning of the property to be described; thence northerly 359° 52' 35" azimuth 496.99 feet along said west line; thence easterly 089° 18' 01" azimuth 330.90 feet along the north line of the SE 1/4, SW 1/4, of said Section 35; thence southerly 179° 53' 48" azimuth 251.00 feet along the boundary of Baxter Square Subdivision Phase 3; thence on the following courses along the boundary of Baxter Square Subdivision P.U.D. Phases 1 and 2: westerly 269° 17' 59" azimuth 181.44 feet; southerly 179° 54' 31" azimuth 52.69 feet; southerly 44.54 feet on a tangential curve concave to the west, radius of 460.00 feet and central angle of 5° 32' 53"; southerly 185° 27' 24" azimuth 66.94 feet tangent to said curve; southerly 32.92 feet on a tangential curve concave to the east, radius of 340.00 feet and central angle of 5° 32' 53"; southerly 179° 54' 31" azimuth 49.40 feet tangent to said curve; thence westerly 269° 17' 09" azimuth 139.01 feet along the north right of way line of Sartain Street as dedicated in Baxter Square Subdivision P.U.D. Phases 1 and 2 to the point of beginning.

Area = 118,545 square feet, 2.7214 acres or 11,013.2 square meters. Subject to existing easements.

The above described tract of land is to be known and designated as WILLOW SPRINGS SUBDIVISION, 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 agrees 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: Hoover Way, Georgia Marie 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.

GRANT OF PEDESTRIAN ACCESS AND DRAINAGE EASEMENTS

The undersigned hereby grant to the public for public use forever pedestrian access and drainage easements over, under, and across all of Common Open Space #1, Common Open Space #2, Common Open Space #3.

OWNER:
Human Resource Development Council of District IX, Inc.

Dated this 13 day of June, 2019.

By: Tracy Manuel (Printed Name)
Its: Associate Director

STATE OF MONTANA
COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 13 day of June, 2019, by Tracy Manuel as Assoc Director of Human Resource Development Council of District IX, Inc., a Montana corporation.

Notary Public for the State of Montana
Printed Name: Martin Johnson
Residing at: Bozeman, MT
My commission expires: Feb 01, 2022

MARTIN JOHNSON
Notary Public for the State of Montana
Residing at: Bozeman, Montana
My Commission Expires: February 01, 2022
SEAL

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, _____ as _____ of Human Resource Development Council of District IX, Inc., and I, Mark A. Chandler, a professional engineer licensed to practice in the State of Montana, hereby certify that the following improvements, required to meet the requirements of this title or as a condition of approval of the WILLOW SPRINGS SUBDIVISION, 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: Hoover Way, Georgia Marie Lane, and their associated Water, Sanitary Sewer, and Storm Sewer infrastructure; Sidewalks along open space parcels; Pedestrian Ramps; and Street Lighting. Financially Guaranteed Improvements: Private Sidewalks. 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.

Date: June 13, 2019
Human Resource Development Council of District IX, Inc.
By: Tracy Manuel
Its: Associate Director

Mark A. Chandler
Montana License No. 9518ES
Date: 6/14/19

Director of Public Works, City of Bozeman, Montana
Date: 8/13/2019

MARK A. CHANDLER No. 9518ES — STATE OF MONTANA — REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR — LICENSED

CERTIFICATE OF SURVEYOR

I, Mark A. Chandler, Professional Engineer and Land Surveyor License No. 9518ES, do hereby certify that between October 31, 2016 and June 14, 2019, WILLOW SPRINGS SUBDIVISION was surveyed under my direct supervision, and I have 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 76-3-625, M.C.A., and the Bozeman Municipal Code.

Dated this 19TH day of JUNE, 2019.

Mark A. Chandler
Montana License No. 9518ES

MARK A. CHANDLER No. 9518ES — STATE OF MONTANA — REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR — LICENSED

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 13 day of August, 2019.

Director of Public Works, City of Bozeman, Montana

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

Willow Springs Subdivision, located in 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 Section 76-1-601 et seq., M.C.A., and pursuant to 76-4-127 M.C.A. will 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 13 day of August, 2019.

Director of Public Works City of Bozeman, Montana

CERTIFICATE OF COUNTY TREASURER

I, ~~Kristy Brokaw~~ Jennifer Ebersen, 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 have been paid. Rig 8633

Dated this 17 day of June, 2019

Denise Stahl Deputy
Deputy Treasurer of Gallatin County

Doc# 2654868
2654869 MFE exemption

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 11:32 o'clock A.M. this 19th day of August, A.D., 2019 and recorded in Book 3 of Plats, on Page 653, records of the Clerk and Recorder, Gallatin County, Montana.

By Carrie Jones
Deputy Clerk and Recorder

2654868
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GALLATIN COUNTY, MONTANA
Charlotte Mills, Clerk & Recorder

#161004

C&H Engineering and Surveying Inc.
1091 Stoneridge Drive • Bozeman, MT 59718
Phone (406) 587-1115 • Fax (406) 587-9768
www.chengineers.com • info@chengineers.com

J-653

WILLOW SPRINGS

CONDITIONS OF APPROVAL

WILLOW SPRINGS SUBDIVISION

LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 35, T. 1 S., R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

J-653

CONDITIONS OF APPROVAL FOR WILLOW SPRINGS SUBDIVISION, LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SEC. 35, T 1 S., R 5 E. OF P.M.M. CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

Pursuant to ARM 24.183.1107 (4):
(a) Any text and/or graphic representations of requirements by the governing body for final plat approval including, but not limited to, setbacks from streams or riparian areas, floodplain boundaries, no-build areas, building envelopes, or the use of particular parcels, are shown on the Conditions of Approval sheet;
(b) The Landowner hereby certifies 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
(c) The information shown is current as of the date of the certification required in (4)(b), 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.

Pursuant to A.R.M. 24.183.1107 UNIFORM STANDARDS FOR FINAL SUBDIVISION PLATS: Section (2)(e)(xxiii)(A): "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 stated. (B): Buyers of the 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 the property are strongly encouraged to contact local planning department and become informed of any limitations on the use of the property prior to closing."

CERTIFICATE OF TRANSFER OF OWNERSHIP & COMPLETION OF NON PUBLIC IMPROVEMENTS

The following are hereby granted and donated to the homeowners association noted below for their use and enjoyment: Open Spaces 1, 2, AND 3 Unless specifically listed in the Certificate of Dedication, the city accepts no responsibility for maintaining the same. I, the undersigned property owner, 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 platted 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: Sidewalks
Financially Guaranteed Improvements: Open Space Landscaping and Irrigation
The subdivider hereby grants ownership of all non-public infrastructure improvements to the WILLOW SPRINGS HOMEOWNER'S ASSOCIATION.

OWNER:
Human Resource Development Council of District IX, Inc.

Dated this 13 day of June, 2019.

By: Tony Mounce (Printed Name)
Its: Assistant Director

STATE OF MONTANA
COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 13 day of June, 2019, by Tony Mounce as Asst Director of Human Resource Development Council of District IX, Inc.

Notary Public for the State of Montana
Printed Name: Martin Johnson
Residing at: Bozeman, MT
My commission expires: Feb 05, 2022

MARTIN JOHNSON
Notary Public
for the State of Montana
Residing at
Bozeman, Montana
My Commission Expires
February 05, 2022

GENERAL NOTES

1. The common open space parcels within this plat are intended to be owned and maintained by the Homeowners Association.
2. Utility easements are 10' wide.
3. All open spaces shown are public access easements.
4. The orientation of corner lots shall be the same as interior lots.
5. This subdivision is in a known area of high groundwater. No crawl spaces or basements may be constructed. Sump pumps are not allowed to be connected to the sanitary sewer system or the storm drainage system. Sump pumps may not discharge onto streets or into the curb and gutters.
6. 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 homeowner'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 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 homeowner'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 homeowner's association created by the subdivider to maintain all common open space areas within Willow Springs Subdivision.
7. The Homeowners Association shall be responsible for the maintenance of all stormwater management facilities.
8. This subdivision is subject to an affordable housing plan per Document No. _____.

PUBLIC PARKLAND DEDICATION TRACKING TABLE	CURRENT		PREVIOUS PHASES*	NOTES
SUBDIVISION NAME: Willow Springs Subdivision PROJECT NAME: Willow Springs Subdivision	TOTAL FOR SUBDIVISION	THIS PROPOSAL	PARK DED AC CIL &/OR IIL	
NUMBER OF RESIDENTIAL UNITS:	24	24	N/A	
REQUIRED PARKLAND (AC)**	1.31 0.03 0.4714	1.31 0.03 0.4714	N/A N/A N/A	(Total area in acres) (Required parkland factor) (Required parkland in acres)
PARKLAND PREVIOUS DEED TO CITY OF BOZEMAN (AC)	0.56	0	N/A	(Excess parkland provided from Baxter Square Phases 1-3)
PARKLAND YET TO BE CONVEYED (AC)	0	0	N/A	
PARK MASTER PLAN APPROVAL DATE:	August 10, 2015			(See Baxter Square Phase 3 Final Plat)

*Indicate additional phases as applicable
**See actual calculations below (calculations max out at 12 dwelling units per acre).
12 DU/ac * 1.31 ac = 15.713 units
15.713 units * 0.03 ac/unit = 0.4714 ac required

C&H Engineering and Surveying Inc.
1091 Stonebridge Drive • Bozeman, MT 59718
Phone (406) 587-1115 • Fax (406) 587-5788
www.changineers.com • info@changineers.com

Doc # 2654868

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Carly Sandrock Gallatin County, MT

#161004