

SURVEY REQUESTED BY OWNER TO CREATE 22 LOTS, 2 OPEN SPACE TRACTS, 1 PUBLIC PARK AND 1 RECREATION LOT FROM AN EXISTING TRACT OF LAND.

OWNER: FOUR CORNERS CONSTRUCTION, LLC  
DEED REF: DCG, NO. 2432709

# FINAL PLAT OF WESTBROOK SUBDIVISION, PHASE 1 J-574

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

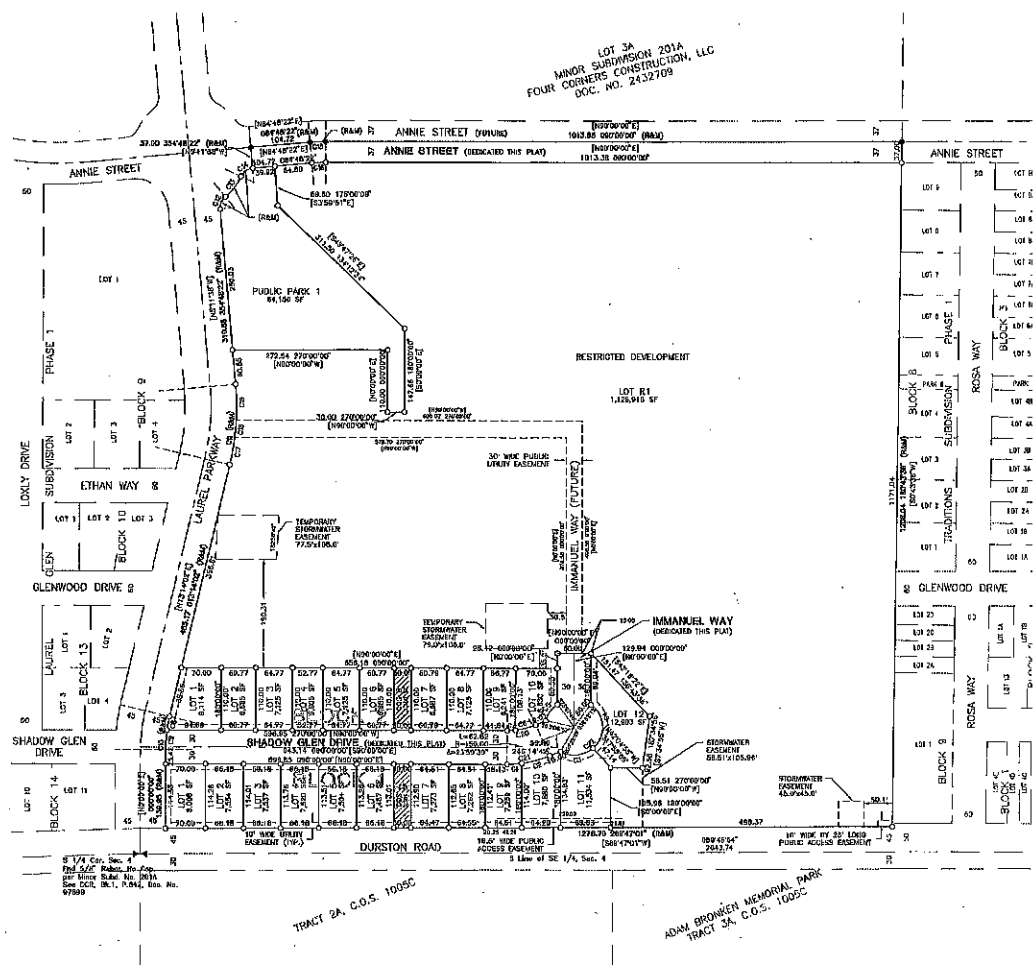
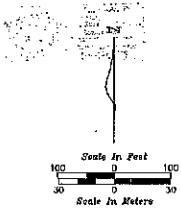
- LEGEND**
- (R) RECORD DISTANCE OR AZIMUTH
  - (M) MEASURED DISTANCE OR AZIMUTH
  - FOUND 5/8 INCH BEARER WITH 1/4 INCH PLASTIC CAP MARKED (CAN ENGR J051805) OR AS NOTED.
  - SET 5/8 INCH BEARER WITH 1/4 INCH PLASTIC CAP MARKED (CAN ENGR J051805)
  - ▨ COMMON OPEN SPACE
  - CENTERLINE
  - - - - - UTILITY EASEMENT

BASIS FOR AZIMUTHS FROM NORTH: THE SOUTH LINE OF LOT 2A, MINOR SUBDIV. NO. 201A, BEING 289°47'01" PER SAID MINOR SUBDIVISION NO. 201A

[N45°00'00"E] BEARING COMPUTED FROM AZIMUTH SHOWN  
 BECAUSE ELECTRIC, GAS, AND PHONE UTILITIES ARE NOT INSTALLED ON LOTS AT THE TIME OF THE SHOWING OF THIS PLAT, LOT CORNERS HAVE NOT BEEN SET AND WILL BE SET WITHIN 180 DAYS OF THE FILING OF THIS PLAT.

AREA TABULATION		
LOTS	SQ. FT.	(ACRES)
COMMON OPEN SPACE	6,889	0.1578
RECREATION LOT (LOT 10)	81,188	1.8719
<b>TOTAL AREA</b>	<b>148,234</b>	<b>3.3504</b>

Curve Table						
Curve #	Length	Radius	Delta	Ch. Ac.	CHORD BEARING	CHORD LENGTH
01	26.05	183.00	0°30'27"	0.091192'	S89°01'30"E	26.52
02	46.32	183.00	1°03'14"	0.249116'	N74°01'40"E	45.77
03	82.20	183.00	2°12'27"	0.523607'	N63°26'30"E	85.40
04	18.79	23.00	1°01'03"	0.222290'	N72°30'30"E	22.10
05	34.91	23.00	1°59'10"	0.392277'	S83°02'15"W	34.81
06	58.39	192.00	1°04'13"	0.254921'	S74°02'17"W	55.16
07	14.30	102.00	7°00'37"	0.381400'	S68°40'07"W	14.85
08	24.81	95.00	8°29'24"	0.493296'	N10°30'30"E	24.20
09	34.89	95.00	7°47'38"	0.432746'	N78°34'30"E	34.66
10	88.50	203.00	1°11'40"	0.487270'	S73°30'15"W	85.77
11	143.13	435.00	1°02'24"	0.601118'	N4°01'18"E	142.81
12	24.11	35.00	5°26'30"	0.284894'	N22°48'11"E	23.45
13	48.74	105.00	2°12'23"	0.327843'	N37°38'45"E	45.31
14	28.28	25.00	4°07'59"	0.344025'	N59°40'00"E	28.10
15	21.20	200.00	3°11'30"	0.282441'	N82°01'10"E	22.19
16	23.84	253.00	3°11'30"	0.272414'	N82°24'11"E	23.83
17	48.30	445.00	0°17'48"	0.190616'	N10°00'00"E	48.22
18	30.42	445.00	3°58'41"	0.269000'	N0°00'00"E	30.18
19	84.11	415.00	1°12'16"	0.358880'	N19°33'57"W	84.05
20	50.29	120.00	2°39'20"	0.371436'	N0°14'00"E	49.89
21	76.29	180.00	2°58'20"	0.271476'	N0°14'00"E	74.86
22	140.85	80.00	1°22'30"	0.237078'	N33°07'30"E	82.78



BE OPEN 8:15 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY.  
 15 MINUTE WAITING PERMITTED.  
 (Show this plat to your local surveyor or engineer.)  
 D.C.G. No. 11, P. 044, Ed. No. 97989



2530927  
 11/15/2019 11:00:00 AM  
 11/15/2019 11:00:00 AM

J-574

FINAL PLAT OF WESTBROOK SUBDIVISION, PHASE 1 J-574 LOCATED IN THE SE 1/4, SECTION 4, T. 2 S., R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

CERTIFICATE OF REDIGATION

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 hereto included, the following described tract of land, to wit:

LEGAL DESCRIPTION

LOT 2A, Minor Subdivision No. 2014, City of Bozeman, according to the plat thereof, on file and of record in the office of the Clerk and Recorder, Gallatin County, Montana, and located in the Southeast Quarter of Section 4, Township 2 South, Range 5 East of P.M.M., City of Bozeman, Gallatin County, Montana. Area = 1,462,238 square feet, 33.5654 acres or 135,449.2 square meters. Subject to existing easements.

The above described tract of land is to be known and designated as WESTBROOK SUBDIVISION PHASE 1, City of Bozeman, Gallatin County, Montana; and the lands included in all streets, avenues, alleys and public lands shown on said plat are hereby granted and ceded to the City of Bozeman for the public use and enjoyment. Unless specifically listed herein, the lands included in all streets, avenues, alleys, and 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 public lands hereby dedicated to public use. The lands included in all streets, avenues, alleys, and public lands dedicated to the public for which the City accepts responsibility for maintenance include: Showlow Glen Drive, Jumbo Street, and Terminal Way.

The undersigned hereby grants into each and every parcel, 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 lines and such other facilities, to enter, under and across each and every parcel on this plat as "UTILITY EASEMENT" to have and to hold forever.

CERTIFICATE OF TRANSFER OF OWNERSHIP & COMPLETION OF NON PUBLIC IMPROVEMENTS

The following are hereby granted and ceded to the property owners (as defined below) for their use and enjoyment: Common Open Spaces A and B. Unless specifically listed in the Certificate of Dedication, the City accepts no responsibility for maintaining the same. I, John Ross, hereby further certify that the following non-public improvements, required to meet the requirements of Chapter 33 of the Bozeman Municipal Code, or as a condition(s) of approval of the subdivision plat hereto, have been installed in conformance with any approved plans and specifications proposed in accordance with the standards of Chapter 33 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: Concrete sidewalk; Finishing/Unfinished Improvements: Landscaping and Improvements for Open Space A and B. The subscriber hereby grants ownership of all non-public infrastructure improvements to the property owners as shown on the plat created by Document Number:

FOUR CORNERS CONSTRUCTION, LLC By: John Ross, Member

Dated this 30 day of Sept, 2016.

STATE OF MONTANA COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 30 day of Sept, 2016, by John Ross, member of FOUR CORNERS CONSTRUCTION, LLC, a Montana limited liability company.

Notary Public for the State of Montana My Commission Expires: 09/11/2019

STATE OF MONTANA COUNTY OF GALLATIN My Commission Expires: 09/11/2019

CONSENT OF MORTGAGEE(S)

We, the undersigned mortgagee of encumbrances, do hereby join in and consent to the described plat, releasing our respective liens, claims or encumbrances on to any portion of said lands here being platted into streets, avenues, parks or other public uses which are dedicated to the City of Bozeman for the public use and enjoyment.

Dated this 30 day of Sept, 2016.

Big Sky Western Bank

STATE OF MONTANA COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 30 day of Sept, 2016, by Big Sky Western Bank, as Vice President of Big Sky Western Bank.

Notary Public for the State of Montana My Commission Expires: 09/11/2019

PHILIP W. HALEY Notary Public My Commission Expires: 09/11/2019

CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, John Ross, member of Four Corners Construction, LLC, and I, Mark A. Chandler, a registered 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 WESTBROOK SUBDIVISION PHASE 1, 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: Water, Sanitary Sewer, and Storm Sewer infrastructure, moles, or 3" minimum. Street infrastructure including base courses, applied pavement, pavement markings, curb and gutter, sidewalk ramps, concrete sidewalks. Financially Guaranteed Improvements: High and rapid abandonment for existing houses and park and open space landscaping and improvements. The subscriber hereby accepts and agrees that these improvements for a period of two years from the date of acceptance by the City of Bozeman. The subscriber 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 stipulated warranty.

FOUR CORNERS CONSTRUCTION, LLC

By: John Ross, Member

Date: 9/30/16

Mark A. Chandler Date: 9/30/2016

Montana Registration No. 051815

Director of Public Works, City of Bozeman, Montana



APPROVED AS TO FORM

CERTIFICATE OF SURVEYOR

I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 951815, do hereby certify that between May 15, 2014 and September 30, 2016, WESTBROOK SUBDIVISION, PHASE 1, was surveyed under my direct supervision, and I have located the same as shown on the accompanying plat, and as described, in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 72-3-101 through 72-3-825, M.C.A., and the Bozeman Municipal Code.

Dated this 30th day of September, 2016.

Mark A. Chandler

Montana Registration No. 951815

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 considered and has been found 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 lines shown on the plat as being dedicated to such use.

Dated this 4 day of November, 2016.

Gravel

Director of Public Works, City of Bozeman, Montana

APPROVED AS TO FORM

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

WESTBROOK SUBDIVISION PHASE 1, 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 7-1-501 et seq., M.C.A., and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of Section 78-4-102(2)(c) M.C.A., this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this 4 day of November, 2016.

Gravel

Director of Public Works, City of Bozeman, Montana

APPROVED AS TO FORM

CERTIFICATE OF COUNTY TREASURER

I, Kimberly Durbano, 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.

Dated this 28th day of September, 2016.

Kimberly Durbano, Treasurer, Gallatin County, Montana

CERTIFICATE OF CLERK AND RECORDER

I, Charlotte Allen, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 2:48 o'clock P.M. this 15th day of November, 2016, and recorded in Book 253092 of Plats, on Page 27, records of the Clerk and Recorder, Gallatin County, Montana.

By: Charlotte Allen, Clerk and Recorder

Document 253092



Westbrook Sub Phase 1

CONDITIONS OF APPROVAL  
**WESTBROOK SUBDIVISION, PHASE 1**  
LOCATED IN THE SE 1/4, SECTION 4, T. 2 S., R. 5 E. OF P.M.M.,  
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

J-574

CONDITIONS OF APPROVAL FOR WESTBROOK SUBDIVISION, PHASE 1,  
LOCATED IN THE SE 1/4 OF SEC. 4, T. 2 S., R. 5 E. OF P.M.M.,  
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

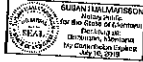
I hereby certify that the approval of the application for WESTBROOK SUBDIVISION PHASE 1 did not contain any Conditions of Approval that would affect the lot or parcels contained on this plat other than as shown herein. I hereby certify that all conditions of subdivision applications have been satisfied and the information shown is correct, or of the facts of this certification and that changes to any fact are rectified or adjustments may be made by amendments to covenants, zoning regulations, covenants, or other documents as allowed by law or by local regulation.

Dated this 20 day of Sept, 2015,  
CITY OF BOZEMAN,  
COUNTY OF GALLATIN

FOUR CORNERS CONSTRUCTION, LLC  
By: John Ross, Mayor

This instrument was signed or acknowledged before me on this 30 day of September, 2015,  
by John Ross as Mayor of FOUR CORNERS CONSTRUCTION, LLC, a Montana limited liability company.

Notary Public for the State of Montana  
Priscilla Marie Schmitt  
Residing at: Bozeman, MT  
My commission expires: April 14, 2019



CASH-IN-LIEU OF WATER RIGHTS

It is hereby affirmed that cash-in-lieu of water rights has been provided as detailed below prior to the filing of this Plat for Westbrook Subdivision, Phase 1 pursuant to Section 35-2-106 of the Montana Municipal Code. Annual water demand for purposes of calculating cash-in-lieu of water rights is in accordance with Part II of Administrative Order 2013-07. The per-acre fee value paid for cash-in-lieu of water rights at the time of plat filing is \$5,000/AF as established by City Commission Resolution No. 4055.

- 1. Block 1, Lots 1-12: 12 single family households (SFH) (2,900 acre-feet) of cash-in-lieu of water rights.
  - 2. Block 2, Lots 1-10: 10 single family households (SFH) (2,140 acre-feet) of cash-in-lieu of water rights.
- A total payment of \$38,000.00 was received by the City of Bozeman on 9/30/15 (City of Bozeman Receipt No. 38640)

GENERAL NOTES

- NOTICE IS HEREBY GIVEN to all potential purchasers of Lot #11 of the Westbrook Subdivision, Phase 1, City of Bozeman, Gallatin County, Montana, that the final plat of the subdivision was approved by the Bozeman City Commission without completion of all off-site improvements required under the Bozeman Municipal Code, as is defined in Chapter 35.20 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 final plat review, and no development of this lot shall occur until all on and off-site improvements are completed as required under the Bozeman Municipal Code. HEREOF, BE ADVISED, that Building Permits will not be issued for Lot #11 of the Westbrook Subdivision, Phase 1, 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 enforceable only by further final plat review or subdivision review and the written consent of the City of Bozeman.
- Due to the potential of high ground water tables in the area of the subdivision, it is not recommended that residential dwellings or other structures with full or partial basements be constructed without first consulting a professional engineer licensed in the State of Montana and qualified in the certification of residential and commercial construction. The finish floor of all residential structures shall not be less than two (2) feet above the established elevation from the top curb of the adjoining street.
- Property owners dependent on sewage lift station shall be responsible for financing the costs of its operation and maintenance. Maintenance shall be provided by the City of Bozeman.
- City standard residential sidewalks shall be constructed on all public street frontages at a property prior to occupancy of any structure on the property. Upon the third anniversary of the recording of the plat herein, 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.

PARKLAND DEDICATION REQUIREMENTS

PHASE	REQUIRED (ACRES)	PROVIDED (ACRES)
PHASE 1: 22 SINGLE FAMILY LOTS X 0.03 ACRES/LOT	0.6600	1.4720
PHASE 2: 6.4111 ACRES OF RD X 8 DIA./ACRE X 0.03 ACRES/DAI	1.9233	2.1025
PHASE 3: 30 SINGLE FAMILY LOTS X 0.03 ACRES/LOT	0.9000	0.2650
PHASE 4: 20 SINGLE FAMILY LOTS X 0.03 ACRES/LOT	0.6000	0
TOTAL AREA PROVIDED	3.1833	3.8313

RECORDED DOCUMENTS

- Phase 1 Parkland Easement per Document # 2530925
- Phase 1 Lot Sidewalk Improvements Agreement per Document # 2530925
- Infrastructure Improvements Agreement per Document # 2530925
- Covenants per Document # 2530927
- Amendment per Document # \_\_\_\_\_

J-574

Westbrook Sub Phase 1



2530927

2530927 Page 3 of 3 11/19/2015 02:48:32 PM  
SHEET 3 OF 3

SURVEY REQUESTED BY OWNER TO CREATE 40 LOTS, 3 OPEN SPACE TRACTS, 1 PUBLIC PARK AND 1 RESTRICTED LOT FROM AN EXISTING TRACT OF LAND.

OWNER: WESTBROOK DEVELOPMENT, LLC  
DEED REF. DOC. NO. 2530938

# FINAL PLAT OF WESTBROOK SUBDIVISION, PHASES 2, 3 AND 4 J-599 LOCATED IN THE SE 1/4, SECTION 4, T. 2 S., R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

### LEGEND

- (R) RECORD DISTANCE OR AZIMUTH
- (U) MEASURED DISTANCE OR AZIMUTH
- FOUND 5/8 INCH REDBAR WITH 1/4 INCH PLASTIC CAP MARKED (C&H ENGR #9518E5) OR AS NOTED
- SET 5/8 INCH REDBAR WITH 1/4 INCH PLASTIC CAP MARKED (C&H ENGR #9518E5)

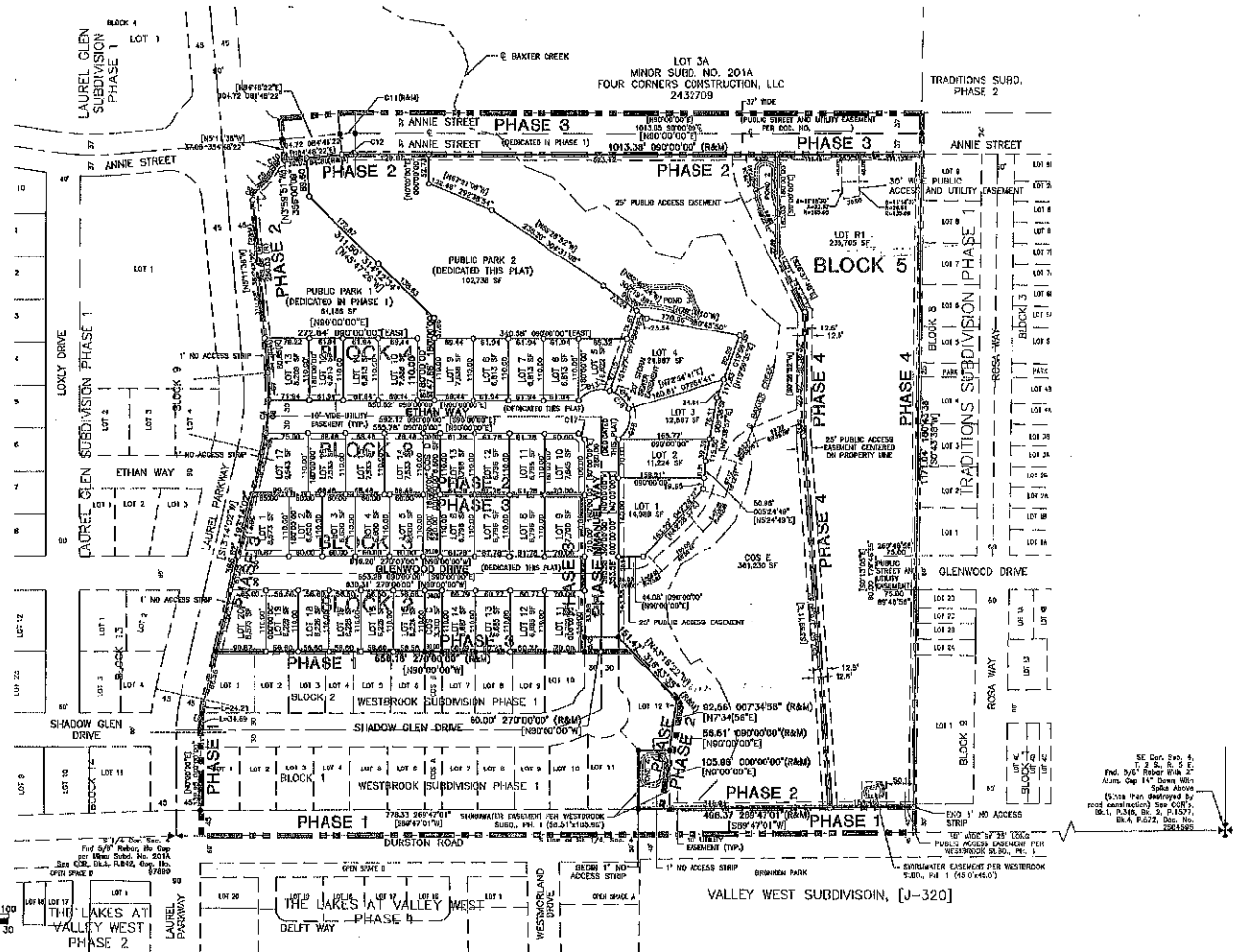
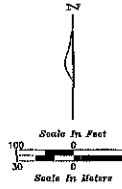
- BOUNDARY** PHASE LINE
- CENTERLINE
- UTILITY EASEMENT
- 1" NO ACCESS STRIP

BASE FOR AZIMUTHS FROM NORTH: THE SOUTH LINE OF WESTBROOK SUBDIVISION, PHASE 1, BEING 066°47'01" AS SHOWN ON SAID PLAT

[N45°00'00"] BEARING COMPUTED FROM AZIMUTH SHOWN BECAUSE ELECTRIC, GAS, AND PHONE UTILITIES ARE NOT INSTALLED ON LOTS AT THE DATE OF THE SIGNING OF THIS PLAT, LOT CORNERS HAVE NOT BEEN SET AND WILL BE SET WITHIN 180 DAYS OF THE FILING OF THIS PLAT.

AREA TABULATION		
	(Sqt)	(Acres)
COMMON OPEN SPACE (PLATED IN PHASES 2, 3 AND 4)	37,144	8.5503
RESTRICTED LOT (PLATED IN PHASES 2, 3 AND 4)	16,763	3.8380
LOTS (PLATED IN PHASE 2)	198,098	4.5369
LOTS (PLATED IN PHASE 3)	120,644	2.8062
PUBLIC PARK 2 (DEDICATED IN PHASES 2, 3 AND 4)	102,237	2.3585
RESUBDIVIDED DEVELOPMENT - LOT #1 (PHASE 4)	235,706	5.4110
<b>TOTAL AREA</b>	<b>1,188,816</b>	<b>27.074</b>

Curve Table				
Curve #	Length	Radius	Ch. Ac.	
01	58.93	859.00	181°40'00"	0.0633750*
02	145.12	815.00	107°54'10"	0.0627770*
03	33.28	815.00	42°07'40"	0.0182740*
04	68.28	815.00	74°07'30"	0.0302737*
05	48.09	815.00	61°07'10"	0.0270490*
06	24.41	25.00	83°58'20"	0.0045411*
07	45.74	108.00	89°18'20"	0.0173548*
08	28.20	23.00	89°18'20"	0.0049230*
09	22.20	20.00	81°17'30"	0.0072411*
10	23.84	85.00	81°17'30"	0.0072411*
11	61.37	25.00	71°04'10"	0.0224715*
12	42.87	15.00	74°00'20"	0.0022737*
13	61.24	25.00	72°15'20"	0.0027475*
14	171.27	15.00	102°48'20"	0.0020000*
15	14.18	80.00	146°18'20"	0.0020000*



2577238



NOTE: THE PROPERTY OWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER SYSTEM COMPONENTS IN THE COMMON OPEN SPACE.

J-599 WESTBROOK SUB PH. 2, 3 & 4

FINAL PLAT OF WESTBROOK SUBDIVISION, PHASES 2, 3 AND 4 J-599 LOCATED IN THE SE 1/4, SECTION 4, T. 2 S., R. 5 E. OF P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

CERTIFICATE OF DEDICATION

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

LEGAL DESCRIPTION

Lot R1, Westbrook Subdivision Phase 1, [Plat J-574], City of Bozeman, according to the plat thereof, on file and of record in the office of the Clerk and Recorder, Gallatin County, Montana, and located in the Southwest Quarter of Section 4, Township 2 South, Range 5 East of P.M.M., City of Bozeman, Gallatin County, Montana.

Area = 1,328,616 square feet, 25,8704 acres or 104,983.9 square meters. Subject to existing easements.

The above described tract of land to be known and designated as WESTBROOK SUBDIVISION, PHASES 2, 3 AND 4. City of Bozeman, Gallatin County, Montana and the lands included in all streets, avenues, alleys and ports or public lands shown on said plat are hereby granted and donated to the City of Bozeman for the public use and enjoyment. I hereby specifically filed hereto, the lands included in all streets, avenues, alleys and ports or public lands dedicated to the public use and enjoyment, but the City accepts no responsibility for maintaining the same. I agree that the City has no obligation to maintain the lands included in all streets, avenues, alleys and ports or public lands hereto dedicated to the public use. The lands included in all streets, avenues, alleys and ports or public lands dedicated to the public for which the City accepts responsibility for maintenance include: Elton Way, Glenwood Drive and Memorial Way.

The undersigned hereby grants unto and every person, firm or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, water, 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 PUBLIC ACCESS EASEMENTS

The undersigned hereby grants to the public, for public use forever, public access easements over and across all of Common Open Space Parcels C and D, and the 25-foot wide public access easement over said areas Lot R1, Block 5, and Common Open Space Parcel C, as shown on the plat.

GRANT OF PUBLIC STREET AND UTILITY EASEMENTS

The undersigned hereby grants to the public, for public use forever, public street and utility easement 60'x75' over, water, and across Lot R1 as shown on the plat.

GRANT OF STORM SEWER EASEMENT

The undersigned hereby grants to the public, for public use forever, the storm sewer easement 20' wide over, water, and across Lot 4 and Lot 5, Block 4 and Public Park 2 as shown on the plat.

CERTIFICATE OF TRANSFER OF OWNERSHIP & COMPLETION OF OPEN PUBLIC IMPROVEMENTS

The following are hereby created and dedicated to the property owners (as set forth below) their use and enjoyment: Stormwater Facilities, and Common Open Space parcels C, D, and E and subject to the public access easements created above. Unless specifically listed in the Certificate of Dedication, the City accepts no responsibility for maintaining the same. I, John Ross, hereby certify that the following non-public improvements, together to meet the requirements of Chapter 35 of the Bozeman Municipal Code, or as a condition(s) of approval of the subdivision platted herewith, have been installed in accordance with any approved plans and specifications prepared in accordance with the standards of Chapter 35 or other City design standards, or have been financially guaranteed and are covered by the subdivision improvement agreement executed with the City.

Installed Improvements: Stormwater Facilities (Specifically Described Improvements: None)

The subscriber hereby grants ownership of all non-public infrastructure improvements to the WESTBROOK HOMEOWNERS ASSOCIATION

Dated this 16th day of March, 2017.

WESTBROOK DEVELOPMENT, LLC

N/A

By: John Ross, Manager

N/A

By: Scott V. Johnson, Manager

By: Don Gaudin, Manager Authorized Representative

STATE OF MONTANA

COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 16th day of March, 2017, by John Ross, Scott V. Johnson, and Don Gaudin as Managers of WESTBROOK DEVELOPMENT, LLC, a Montana limited liability company, authorized representative.

By: [Signature]

Printed name: [Name]

Resides at: [Address]

My commission expires: [Date]

CONSENT OF MORTGAGE(S)

We, the undersigned mortgagee or encumbrance, 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, poles or other public uses which are dedicated to the City of Bozeman for the public use and enjoyment.

Dated this 16th day of March, 2017.

Big Sky Western Bank

By: [Signature]

Printed Name: [Name]

Title: [Title]

STATE OF MONTANA

COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 16th day of March, 2017, by PHYLIS BAILEY, Vice President, Big Sky Western Bank.

By: [Signature]

Printed Name: [Name]

Residing at: [Address]

My commission expires: [Date]



CERTIFICATE OF COMPLETION OF IMPROVEMENTS

I, John Ross, Scott V. Johnson and Don Gaudin, as managers of Westbrook Development, LLC, and Mark A. Chandler, a professional engineer licensed to practice in the State of Montana, hereby certify that the following improvements, provided to meet the requirements of this plat as a condition of approval of the WESTBROOK SUBDIVISION, PHASES 2, 3 AND 4, have been installed in accordance with the approved plans and specifications, or financially guaranteed and covered by the improvement agreement concerning this plat. Installed improvements: Water, Sanitary Sewer, and Storm Sewer collection, mains, and services. Street infrastructure including base course, asphalt pavement, pavement markings, curb and gutter, pedestrian ramps, concrete sidewalks and the north-south curb that runs along the east boundary of Lot R1 and the east front connection to Glenwood Drive. (Financially Guaranteed Improvements: Stormwater facilities, public trash, watercourse, planting, vegetation ground cover, boulevard trees, and irrigation system along boulevard strips of all streets and adjacent to public parks and Common Open Space Parcels. The subscriber hereby warrants optimal defects in these improvements for a period of two years from the date of acceptance by the City of Bozeman. The subscriber 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 warranties.

WESTBROOK DEVELOPMENT, LLC

N/A

By: John Ross, Manager

N/A

By: Scott V. Johnson, Manager

By: Don Gaudin, Manager Authorized Representative

[Signature]

Mark A. Chandler

Montana License No. 95185

[Signature]

Director of Public Works

City of Bozeman, Montana



APPROVED AS TO FORM

[Signature]

City Attorney

CERTIFICATE OF SURVEYOR

I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 95185B, do hereby certify that between May 16, 2014 and March 16, 2017, WESTBROOK SUBDIVISION, PHASES 2, 3 AND 4, was surveyed under my direct supervision, and I have plotted the same on the accompanying plat, and as described in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 78-3-101 through 78-3-325, M.C.A., and the Bozeman Municipal Code.

Dated this 16th day of March, 2017.

[Signature]

Mark A. Chandler

Montana License No. 95185B

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, approve it, and hereby accept 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 16th day of April, 2017.

[Signature]

Director of Public Works

City of Bozeman, Montana

APPROVED AS TO FORM [Signature] City Attorney

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

WESTBROOK SUBDIVISION, PHASES 2, 3 AND 4, 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 78-1-601 of M.C.A., and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of Section 78-4-124(2)(b) M.C.A., this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this 15th day of April, 2017.

[Signature]

Director of Public Works

City of Bozeman, Montana

APPROVED AS TO FORM [Signature] City Attorney

CERTIFICATE OF COUNTY TREASURER

I, Kimberly Buchanan, 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.

Dated this 16th day of March, 2017.

[Signature]

Treasurer of Gallatin County

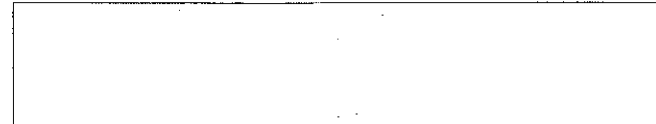
CERTIFICATE OF CLERK AND RECORDER

I, Christine Mills, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 1:57 o'clock P.M. this 16th day of March, 2017, and recorded in Book 43 of Plats, on Page 3-533, records of the Clerk and Recorder, Gallatin County, Montana. Doc # 15 71288

Dated this 16th day of March, 2017.

[Signature]

Clerk and Recorder



2577238



CONDITIONS OF APPROVAL  
WESTBROOK SUBDIVISION, PHASES 2, 3 AND 4 J-599  
LOCATED IN THE SE 1/4, SECTION 4, T. 2 S., R. 5 E. OF P.M.M.,  
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

CONDITIONS OF APPROVAL FOR WESTBROOK SUBDIVISION, PHASES 2, 3 AND 4,  
LOCATED IN THE SE 1/4 OF SEC. 4, T. 2 S., R. 5 E. OF P.M.M.,  
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

I hereby certify that the approval of this application for WESTBROOK SUBDIVISION did not contain any Conditions of Approval that would effect the lot or graphics contained on this plat other than as shown herein. I hereby certify that all conditions of subdivision application have been satisfied and the information shown is correct as of the date of this certification and that changes to any land use restriction or encumbrance may be made by amendments to covenants, zoning regulations, covenants, or other documents as allowed by law or by local regulation.

Pursuant to A.R.M. 24.18.1107 UNIFORM STANDARDS FOR FINAL SUBDIVISION PLATS: Section (2)(a)(c)(iv)(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 on a sheet (B) attached to the properly stored copies that they have obtained and reviewed all sheets of the plat and all documents referenced and filed in conjunction with the plat and that buyers of the property are already encouraged to contact local planning department and lessons learned of any limitations on the use of the property prior to closing."

Dated this 16<sup>th</sup> day of March, 2017.

WESTBROOK DEVELOPMENT, LLC

By: John Potts, Manager

By: Scott V. Johnson, Manager

By: Dan Demuth, Manager Authorized Representative

STATE OF MONTANA  
COUNTY OF GALLATIN

This instrument was signed or acknowledged before me on this 16<sup>th</sup> day of March, 2017, by John Potts, Scott V. Johnson, and Dan Demuth as Managers of Westbrook Development, LLC, a Montana limited liability company.

Notary Public for the State of Montana  
Public Name: Carlyle J. Smith  
Residing at: Bozeman, MT  
My commission expires: 11/15/2018



CASH-IN-LIEU OF WATER RIGHTS

I, the undersigned, hereby certifies that cash-in-lieu of water rights has been provided on detailed below prior to the filing of this Final Plat for WESTBROOK SUBDIVISION, PHASES 2, 3 and 4 pursuant to Section 88.23.102 of the Montana Water Code. Annual well water demand for purposes of calculating cash-in-lieu of water rights is in accordance with Part II of Administrative Order 2013-07. The per-acre foot value paid for cash-in-lieu of water rights at the time of this filing is \$5,000/AF as established by City Commission Resolution No. 4095.

- 1. Block 2, Lots 11-20: 10 single family households (SFH) (2,340 acre-feet) of cash-in-lieu of water rights.
- 2. Block 3, Lots 1-12: 12 single family households (SFH) (5,076 acre-feet) of cash-in-lieu of water rights.
- 3. Block 4, Lots 1-13: 13 single family households (SFH) (3,042 acre-feet) of cash-in-lieu of water rights.
- 4. Lot #1 cash-in-lieu of water rights to be paid with a future site plan or subdivision plans.

TOTAL 6,360 acre-feet x \$5000/AF = \$31,800,000

A total payment of \$31,800,000 was received by the City of Bozeman on 12/16/2016 (City of Bozeman Receipt # 37767.)

GENERAL NOTES

- 1. NOTICE IS HEREBY GIVEN to all potential purchasers of Lot #1 of the Westbrook Subdivision, Phases 2, 3 and 4, City of Bozeman, Gallatin County, Montana, that the final plat of the subdivision was approved by the Bozeman City Commission without completion of an on and off site improvements agreement under the Bozeman Municipal Code, as is allowed in Chapter 20-26 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 or site plan review, and no development of this lot shall occur until all on and off site improvements are completed as required under the Bozeman Municipal Code. NOTWITHSTANDING THAT BUILDING PERMITS WILL NOT BE ISSUED FOR LOT #1 OF WESTBROOK SUBDIVISION, PHASES 2, 3 AND 4, CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA UNTIL ALL REQUIRED ON AND OFF SITE IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY OF BOZEMAN. NO EXISTING STRUCTURE SERVING WATER OR SEWER SERVICES SHALL BE UTILIZED ON THIS LOT UNTIL THIS RESTRICTION IS FILED. THIS RESTRICTION COMES WITH THE LAND AND IS REVOCABLE ONLY BY FURTHER SUBDIVISION OR SITE PLAN REVIEW AND THE WRITTEN CONSENT OF THE CITY OF BOZEMAN.
- 2. Due to the potential of high ground water tables in the areas of the subdivision, it is not recommended that residential dwellings or other structures with full or partial basements be constructed without first consulting a professional engineer licensed in the State of Montana and qualified in the construction of residential and commercial construction. The finish floor of all residential structures shall not be less than two (2) feet above the established elevations from the top curb of the adjoining street.
- 3. Property owners dependent on sewage lift station shall be responsible for financing the costs of its operation and maintenance. Maintenance shall be provided by the City of Bozeman.
- 4. 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 recording of the plat herein, any lot owner who has not constructed said sidewalk shall, without further notice, construct within 30 days said sidewalk. For their lot(s) recorders of whether other improvements have been made upon the lot.
- 5. Public access easement granted over entire Open Space Parcels C and D on Sheet 2 of 3 of this plat.
- 6. Condition 18(C): Construction of the half structure between Glenwood Drive west of Euler Street and the north-south trail shall be completed no later than submitted to the City of the review documents for the final plat of Phase 2 of the Westbrook Subdivision.
- Condition 18(C): Connection between the north-south trail and Park 6 shall be by public access easement and a constructed surface to be determined at the time of development of the proposed Lot 1, Block 5, Westbrook Subdivision (Lot R-1). The connection shall connect the proposed north-south public access trail to Rice Way.

PARKLAND DEDICATION REQUIREMENTS

PHASE	REQUIRED (ACRES)	DEDICATED (ACRES)
PHASE 1: 22 SINGLE FAMILY LOTS X 0.63 ACRES/LOT	0.8600	1.4728
PHASE 2: 21 SINGLE FAMILY LOTS X 0.63 ACRES/LOT	0.8300	
PHASE 3: 19 SINGLE FAMILY LOTS X 0.63 ACRES/LOT	0.8700	2.2024
PHASE 4: 5,419 ACRES OF 83 X 8 1/2 ACRES X 0.63 ACRES/LOT	1,2687	
TOTAL AREA REQUIRED (PHASES 1, 2, 3 AND 4)	3.6307	
TOTAL AREA PROVIDED (PHASES 1, 2, 3 AND 4)		3.6752

RECORDED DOCUMENTS

Phase 1 Lot Sidewalk Improvements Agreement per Document # 2577241  
Infrastructure Improvements Agreement per Document # 2577240

2577238  
GALLATIN COUNTY, MONTANA  
RECORDED IN THE PUBLIC RECORDS OF GALLATIN COUNTY, MONTANA

DATE PREPARED: 12/03/2017



Engineering and Surveying  
1201 University Drive • Bozeman, MT 59718  
Phone (406) 551-1134 Fax (406) 551-8759  
www.candh.com

SHEET 3 OF 3

J-599

WESTBROOK SUB PH. 2, 3 & 4