

# PLAT OF BUFFALO CROSSING SUBDIVISION

BEING TRACT 4-A OF AMENDED TRACT 4 OF CERTIFICATE OF SURVEY NO. 2735  
WITHIN N1/2 OF SECTION 5, T01S, R25E, P.M.M.  
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: BUFFALO CROSSING, LLC  
DATE SURVEYED: FEBRUARY 2022  
PREPARED BY: WWC ENGINEERING



Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
C???	397.95	41.93	6°02'15"	S42°27'02"W	41.92
C1	12.00	19.04	90°55'24"	S44°34'42"W	17.11
C2	12.00	18.66	89°04'36"	N45°25'18"W	16.84
C3	68.00	105.74	89°05'43"	N45°24'44"W	95.41
C4	12.00	18.66	89°05'43"	S45°24'44"W	16.84
C5	12.00	19.04	90°55'24"	N44°34'42"W	17.11
C6	68.00	107.91	90°55'24"	S44°34'42"W	96.94
C7	12.00	18.66	89°04'36"	N45°25'18"W	16.84
C8	12.00	19.04	90°54'17"	S44°35'16"W	17.11
C9	68.00	94.75	79°50'09"	N39°03'12"E	87.27
C10	68.00	13.14	11°04'08"	S84°30'20"W	13.12
C11	12.00	19.04	90°55'24"	N44°34'42"E	17.11
C12	12.00	19.02	90°50'11"	S44°32'06"W	17.10
C13	12.00	18.67	89°09'49"	S45°27'54"E	16.85
C14	66.00	50.70	44°01'04"	S68°02'17"E	49.47
C15	66.00	32.15	27°54'31"	S14°34'10"E	31.84
C16	10.00	15.61	89°25'55"	S45°19'52"E	14.08
C17	12.00	19.02	90°50'11"	N44°32'06"E	17.10
C18	12.00	18.67	89°09'49"	S45°27'54"E	16.85
C19	2028.00	3.82	0°06'28"	S0°56'14"E	3.82
C20	2028.00	73.15	2°04'00"	S2°01'28"E	73.15
C21	2028.00	33.98	0°57'36"	S3°32'16"E	33.98
C22	1972.00	6.57	0°11'27"	N0°58'44"W	6.58
C23	1972.00	71.70	2°04'59"	N2°06'57"W	71.70
C24	1972.00	29.61	0°51'38"	N3°35'15"W	29.62
C25	128.00	23.39	10°28'08"	S9°15'08"E	23.36
C26	128.00	30.33	13°34'41"	S21°16'33"E	30.27
C28	10.00	14.80	84°47'03"	S14°19'38"W	13.49
C29	408.00	80.64	11°19'28"	S51°03'25"W	80.51
C35	10.00	14.75	84°32'22"	S42°53'05"E	13.46
C36	408.00	57.31	8°02'54"	S81°07'49"E	57.27
C37	334.00	55.18	9°27'55"	S81°50'20"E	55.12
C38	334.00	21.82	3°44'37"	N88°26'36"W	21.82

### LEGAL DESCRIPTION AND PROPERTY OWNER CERTIFICATE OF DEDICATION

State of Montana )  
County of Yellowstone )  
KNOW ALL BY THESE PRESENTS, That we, the undersigned owners, do hereby certify that we, have caused to be surveyed, subdivided, and platted into lots blocks roads and alleys and other divisions and dedications, as shown by this plat hereto included, the following described tract of land, to wit:  
The parcel situated within the N1/2 of Section 5, T01S, R25E, P.M.M., City of Billings, Yellowstone County, Montana, and more particularly described as Tract 4-A of Amended Tract 4, Certificate of Survey No. 2735, Document No. 3539423, said tract containing 33.64 acres in gross and 26.03 acres net, more or less, exclusive of the dedicated right-of-way for Little River Loop, Buffalo Crossing Drive, Snake Butte Way, White Clay Drive, and the extensions of 60th Street West, Grand Avenue, and Stockman Avenue, as shown on the plat.  
The above described tract of land is to be known and designated as BUFFALO CROSSING SUBDIVISION, City of Billings, Yellowstone County, Montana. The undersigned do hereby grant unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair, removal of lines over, under and across the areas designated on the plat as Utility Easement to have and hold forever. The lands designated as public right-of-way are hereby granted and dedicated to the use of the public forever shall include Little River Loop, Buffalo Crossing Drive, Snake Butte Way, White Clay Drive, and the extensions of 60th Street West, Grand Avenue, and Stockman Avenue, as shown on the plat.  
We further certify that Lot 1, Block 5 will be designated as STORMWATER CONTROL AREA as shown and depicted on this plat is for dedication to the public for the purpose of constructing, reconstructing, maintaining, operating, servicing, repairing, and replacing stormwater management system over, across, under and thru the said real property.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
Buffalo Crossing, LLC Representative

### ACKNOWLEDGMENTS

State of Montana )  
County of Yellowstone )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned a notary public for the State of \_\_\_\_\_, personally appeared \_\_\_\_\_ as a representative for Buffalo Crossing, LLC, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.  
Notary Public for the State of \_\_\_\_\_

### CERTIFICATE OF CITY ATTORNEY

This Subdivision Plat has been reviewed by the City Attorney's Office and is acceptable to form.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022

### ERRORS AND OMISSIONS REVIEW

Reviewed for errors and omissions in calculations and drafting this \_\_\_\_\_ day of \_\_\_\_\_, 2022, pursuant to section 76-3-611(2)(a), M.C.A.

### CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that I have examined the annexed plat and find that it conforms with Section 76-4-125(1)(d) MCA, removing sanitary restrictions since the plat is inside a master planning area and is provided with municipal facilities for the supply of water and disposal of sewage and solid waste.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022

### NOTICE OF APPROVAL

STATE OF MONTANA )  
County of Yellowstone )  
This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.  
Date \_\_\_\_\_ President

### CERTIFICATE OF COUNTY TREASURER

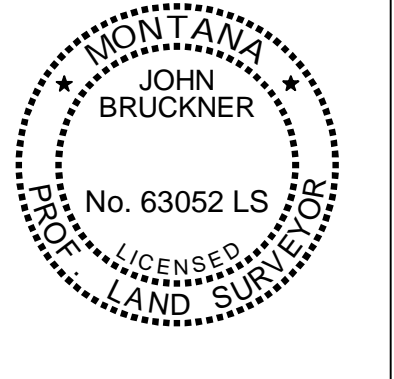
I hereby certify, pursuant to Section 76-3-611(1)(b), MCA, that all real property taxes and special assessments assessed and levied on the land described on this Subdivision Plat and encompassed by the proposed division have been paid.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022

### CERTIFICATE OF CITY COUNCIL APPROVAL

The City Council of the City of Billings, Yellowstone County, Montana does hereby certify that the accompanying plat for BUFFALO CROSSING SUBDIVISION has been duly examined and have found the same to conform to the law and hereby approve it.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022  
City of Billings, Montana  
BY: \_\_\_\_\_ Mayor  
ATTEST: \_\_\_\_\_ City Clerk

### CERTIFICATE OF SURVEYOR

The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of February 2022, a survey was performed under his supervision of a tract of land to be known as BUFFALO CROSSING SUBDIVISION, in accordance with the request of the owner thereof and in conformance with Montana Subdivision and Platting Act; said subdivision being in accordance with the Landowner's Certificate and as shown on the plat; that the monuments found and set are of the character and occupy the positions hereon.  
Dated the \_\_\_\_\_ day of \_\_\_\_\_, 2022  
John Bruckner  
Registration Number 63052 LS



### SUPPORTING DOCUMENTS

Subdivision Improvements Agreement - Document No. \_\_\_\_\_  
Covenants, Conditions, and Restrictions - Document No. \_\_\_\_\_

### CERTIFICATE OF FILING BY CLERK AND RECORDER

QRTR.	SEC.	TWP.	RGE.
5	1S	25E	

**BUFFALO CROSSING SUBDIVISION**  
JOB#: 2021-577  
WWC ENGINEERING  
550 S. 24TH ST., SUITE 201  
BILLINGS, MT 59102  
(406) 894-2210

Standard Parallel & Grid Origin: 45°47'00"  
Central Meridian: 108°25'00"  
False Northing: 50,000m  
False Easting: 200,000m  
Standard Parallel Scale: 1.0001515

REVISIONS	DATE	BY

Drawn by: AMR  
Checked by: JPB  
Date: MAY 2022  
Scale: 1" = 80'

TRACT 2A  
CERTIFICATE OF SURVEY NO. 3653

### LEGEND

- FOUND REBAR
- FOUND ALUMINUM CAP
- FOUND YELLOW PLASTIC CAP (YPC) AS NOTED
- SET 5/8" REBAR W/ PURPLE PLASTIC CAP (BRUCKNER 63052 LS)
- SET CENTERLINE MONUMENT
- DEDICATED UTILITY EASEMENT
- DEDICATED PUBLIC RIGHT-OF-WAY
- MEASURED DISTANCE THIS SURVEY
- RECORD DISTANCE (CERTIFICATE OF SURVEY NO. 2735, DOC. NO. 3539423)

SCALE: 1" = 80'

