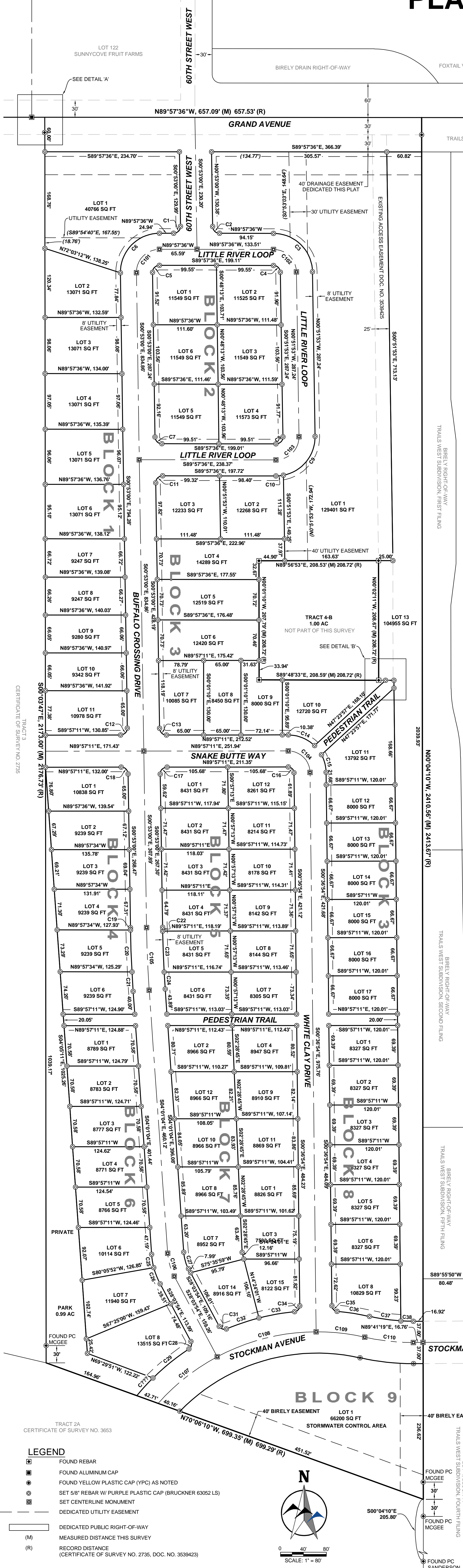


PLAT OF BUFFALO CROSSING SUBDIVISION

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

Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
C101	40.00	63.48	90°55'24"	S44°34'42"W	57.03
C102	40.00	62.20	89°05'43"	N45°24'44"W	56.13
C103	40.00	63.46	90°54'17"	N44°35'16"E	57.02
C104	38.00	59.31	89°25'55"	S45°19'52"E	53.48
C105	2000.00	109.41	3°08'04"	S2°27'02"E	109.41
C106	100.00	41.97	24°02'50"	S16°02'29"E	41.67
C107	371.00	131.96	20°22'47"	N51°44'43"E	131.27
C108	371.00	179.52	27°43'28"	N75°47'50"E	177.78
C109	371.00	85.70	13°14'04"	S83°03'24"E	85.51
C110	371.00	85.53	13°12'32"	S83°42'38"E	85.35

LEGAL DESCRIPTION AND PROPERTY OWNER CERTIFICATE OF DEDICATION

State of Montana)
County of Yellowstone) SS
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) SS
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) ss
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

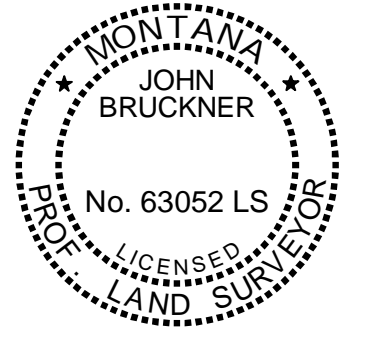
I hereby certify, pursuant to Section 76-3-611(1)(b), MCA, that all real property taxes and special assessments assessed and levied on the land described on this Subdivision Plat and encompassed by the proposed division have been paid.
Dated this _____ day of _____, 2022

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

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



SUPPORTING DOCUMENTS

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

CERTIFICATE OF FILING BY CLERK AND RECORDER



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'

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

DATE: MAY 2022