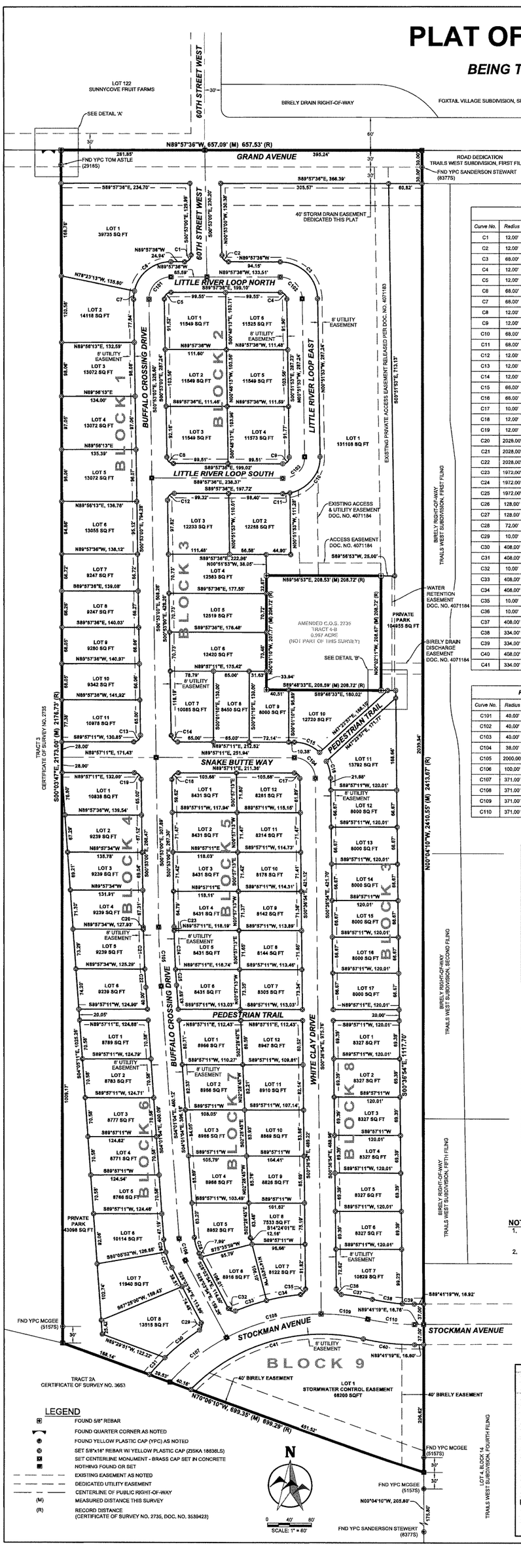
# PLAT OF BUFFALO CROSSING SUBDIVISION

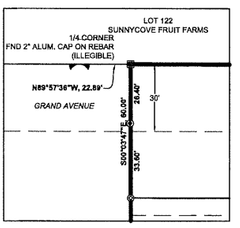
***BEING TRACT 4-A OF AMENDED TRACT 4 OF CERTIFICATE OF SURVEY NO. 2735***
***WITHIN THE NE1/4 OF SECTION 5, T01S, R25E, P.M.M.***
***CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA***

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

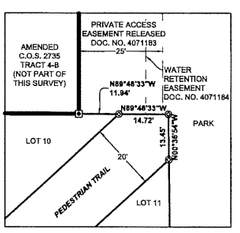



| Lot Line Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve No. | Radius | Length | Delta | Chord Bearing | Chord Length |
| C1 | 12.00' | 19.04' | 90°55'24" | S44°34'42"W | 17.11' |
| C2 | 12.00' | 18.66' | 89°04'36" | N45°25'18"W | 16.83' |
| C3 | 68.00' | 105.74' | 89°05'43" | N45°24'44"W | 95.40' |
| C4 | 12.00' | 18.66' | 89°05'43" | S45°24'44"E | 16.84' |
| C5 | 12.00' | 19.04' | 90°55'24" | N44°34'42"E | 17.11' |
| C6 | 68.00' | 92.54' | 77°58'26" | S51°03'11"W | 85.58' |
| C7 | 68.00' | 15.37' | 12°56'58" | S5°35'29"W | 15.34' |
| C8 | 12.00' | 18.66' | 89°04'36" | N45°25'18"W | 16.83' |
| C9 | 12.00' | 19.04' | 90°54'17" | S44°35'16"W | 17.10' |
| C10 | 68.00' | 94.75' | 79°50'09" | N39°03'12"E | 87.27' |
| C11 | 68.00' | 13.14' | 11°04'06" | S84°30'20"W | 13.12' |
| C12 | 12.00' | 19.04' | 90°55'24" | N44°34'42"E | 17.11' |
| C13 | 12.00' | 19.02' | 90°50'11" | S44°32'06"W | 17.09' |
| C14 | 12.00' | 18.67' | 89°09'49" | S45°27'54"E | 16.85' |
| C15 | 68.00' | 50.70' | 44°01'04" | S68°02'17"E | 49.47' |
| C16 | 68.00' | 32.15' | 27°54'31" | S14°34'10"E | 31.83' |
| C17 | 10.00' | 15.61' | 89°25'55" | S45°19'52"E | 14.07' |
| C18 | 12.00' | 19.02' | 90°50'11" | N44°32'06"E | 17.09' |
| C19 | 12.00' | 18.67' | 89°09'49" | S45°27'54"E | 16.85' |
| C20 | 2028.00' | 3.82' | 0°06'28" | S0°56'14"E | 3.82' |
| C21 | 2028.00' | 73.15' | 2°04'00" | S2°01'28"E | 73.15' |
| C22 | 2028.00' | 33.98' | 0°57'36" | S3°32'16"E | 33.98' |
| C23 | 1972.00' | 6.57' | 0°11'27" | N0°59'44"W | 6.57' |
| C24 | 1972.00' | 71.70' | 2°04'59" | N2°06'57"W | 71.69' |
| C25 | 1972.00' | 29.61' | 0°51'38" | N3°35'15"W | 29.61' |
| C26 | 128.00' | 23.39' | 10°28'06" | S9°10'06"E | 23.36' |
| C27 | 128.00' | 30.33' | 13°34'41" | S21°16'33"E | 30.26' |
| C28 | 72.00' | 30.22' | 24°02'50" | N16°02'29"W | 30.00' |
| C29 | 10.00' | 14.80' | 84°47'03" | S14°19'36"W | 13.48' |
| C30 | 408.00' | 80.64' | 11°19'28" | S51°03'25"W | 80.51' |
| C31 | 408.00' | 41.93' | 5°53'19" | S42°27'02"W | 41.91' |
| C32 | 10.00' | 14.72' | 84°20'16" | N70°14'02"W | 13.43' |
| C33 | 408.00' | 59.86' | 8°24'21" | S71°19'52"W | 59.80' |
| C34 | 408.00' | 63.16' | 8°52'13" | S79°58'09"W | 63.10' |
| C35 | 10.00' | 14.80' | 84°49'03" | S41°56'12"W | 13.49' |
| C36 | 10.00' | 14.75' | 84°32'22" | S42°53'05"E | 13.45' |
| C37 | 408.00' | 57.31' | 8°02'54" | S81°07'49"E | 57.27' |
| C38 | 334.00' | 55.18' | 9°27'55" | S81°50'20"E | 55.11' |
| C39 | 334.00' | 21.82' | 3°44'37" | N88°26'36"W | 21.82' |
| C40 | 408.00' | 94.06' | 13°12'32" | S83°42'38"E | 93.85' |
| C41 | 334.00' | 342.74' | 58°47'42" | N73°29'47"E | 327.90' |

| Road Centerline Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve No. | Radius | Length | Delta | Chord Bearing | Chord Length |
| C101 | 40.00' | 63.48' | 90°55'24" | S44°34'42"W | 57.02' |
| C102 | 40.00' | 62.20' | 89°05'43" | N45°24'44"W | 56.12' |
| C103 | 40.00' | 63.46' | 90°54'17" | N44°35'16"E | 57.01' |
| C104 | 38.00' | 59.31' | 89°25'55" | S45°19'52"E | 53.47' |
| C105 | 2000.00' | 109.41' | 3°08'04" | S2°27'02"E | 109.40' |
| C106 | 100.00' | 41.97' | 24°02'50" | S16°02'29"E | 41.66' |
| 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 | 177.77' |
| C109 | 371.00' | 85.70' | 13°14'04" | S83°43'24"E | 85.51' |
| C110 | 371.00' | 85.53' | 13°12'32" | S83°42'38"E | 85.34' |




DETAIL 'A'
SCALE: 1" = 30'

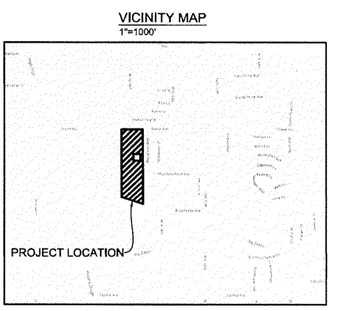



DETAIL 'B'
SCALE: 1" = 20'

## NOTES

1. THE DISTANCE AND BEARINGS FOR THE EASEMENTS WITHIN DOC. NO. 4071184 ARE NOT SHOWN FOR CLARITY PURPOSES.
2. ACCESS & UTILITY EASEMENT SHOWN ON DOC. NO. 4071184 IS UNDERLYING PORTIONS OF 60TH STREET WEST, LITTLE RIVER LOOP NORTH, LITTLE RIVER LOOP EAST, AND LITTLE RIVER LOOP SOUTH. SAID EASEMENT IS NOT SHOWN.

VICINITY MAP
1"=1000'




## LEGEND

- FOUND 5/8" REBAR
- FOUND QUARTER CORNER AS NOTED
- FOUND YELLOW PLASTIC CAP (YPC) AS NOTED
- SET 5/8"x18" REBAR W/ YELLOW PLASTIC CAP (ZISKA 18636LS)
- SET CENTERLINE MONUMENT - BRASS CAP SET IN CONCRETE
- NOTHING FOUND OR SET
- EXISTING EASEMENT AS NOTED
- DEDICATED UTILITY EASEMENT
- CENTERLINE OF PUBLIC RIGHT-OF-WAY
- (M) MEASURED DISTANCE THIS SURVEY
- (R) RECORD DISTANCE (CERTIFICATE OF SURVEY NO. 2735, DOC. NO. 3530423)

## LEGAL DESCRIPTION AND PROPERTY OWNER CERTIFICATE OF DEDICATION

State of Montana )
:SS
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 hereunto included, the following described tract of land, to wit:

The parcel situated within the NE1/4 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. 3530423; said tract containing 33.580 acres in gross and 22.828 acres net, more or less, exclusive of the Private Park and dedicated rights-of-way for Little River Loop North, Little River Loop South, Little River Loop East, Buffalo Crossing Drive, Snake Butte Way, White Clay Drive, Pedestrian Trails (shown as right-of-way), and the extensions of 60th Street West, Grand Avenue, and Stockman Avenue.

The park requirement for this subdivision has been met by a land donation pursuant to Section 76-3-621(1)(a), M.C.A.

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 North, Little River Loop South, Little River Loop East, Buffalo Crossing Drive, Snake Butte Way, White Clay Drive, Pedestrian Trails, and the extensions of 60th Street West, Grand Avenue, and Stockman Avenue, as shown on the plat.

Dated this _____ day of _____, 20____

_____
Buffalo Crossing, LLC
Doug Wild, Manager

## ACKNOWLEDGMENTS

State of Montana )
:SS
County of Yellowstone )

On this _____ day of _____, 20____, before me, the undersigned a notary public for the State of Montana, personally appeared Doug Wild, as a Manager 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 _____, 20____

_____
Reviewed by

## 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)(i) 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 _____, 20____

_____
City Engineer's Office

## NOTICE OF APPROVAL

STATE OF MONTANA )
: ss
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

_____
Executive Secretary

## 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 _____, 20____

_____
Treasurer, Deputy
Yellowstone County, Montana

## 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 confrom to the law and hereby approve it.

Dated this _____ day of _____, 20____

_____
City of Billings, Montana

BY: _____
Mayor

ATTEST: _____
City Clerk

## CERTIFICATE OF EXAMINING SURVEYOR

Approved this _____ day of _____, 2024

_____
Montana Examining Land Surveyor

Licence No. _____

## CERTIFICATE OF SURVEYOR

I, Jake K. Ziska, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of February 2022, a survey was performed under my 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; and that the monuments found and set are of the character and occupy the positions hereon.

Dated the _____ day of _____, 20____

_____
Jake K. Ziska, MT #18636LS

MONTANA PROFESSIONAL LAND SURVEYOR
JAKE K. ZISKA
No. 18636LS
LICENSED

## SUPPORTING DOCUMENTS

Subdivision Improvements Agreement - Document No. _____

Restrictions on Transfers and Conveyances - Document No. _____

Covenants, Conditions, and Restrictions - Document No. _____

## AREA DATA

| | |
|---|---|
| 80 RESIDENTIAL LOTS | 22.828 ACRES |
| PARKLAND | 3.398 ACRES |
| PEDESTRIAN TRAIL | 0.296 ACRES |
| ROAD DEDICATION | 7.058 ACRES |
| NET AREA | 22.828 ACRES |
| GROSS AREA | 33.580 ACRES |

## BASIS OF BEARING

Coordinate System (MT83-BLGS-IF)
Lambert Conformal Conic Projection
(Single Parallel)
North American Datum 1983(2011)

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

## PHASES

PHASE I
BLOCK 1, LOTS 1 THROUGH 9
BLOCK 2, LOTS 1 THROUGH 6
BLOCK 3, LOTS 1 THROUGH 6

PHASE II
BLOCK 1, LOTS 10 THROUGH 11
BLOCK 3, LOTS 7 THROUGH 17
BLOCK 4, LOTS 1 THROUGH 6
BLOCK 5, LOTS 1 THROUGH 12
BLOCK 6, LOTS 1 THROUGH 8
BLOCK 7, LOTS 1 THROUGH 12
BLOCK 8, LOTS 1 THROUGH 7
BLOCK 9, LOT 1

## CERTIFICATE OF FILING BY CLERK AND RECORDER

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

**BUFFALO CROSSING SUBDIVISION**

JOB#: 2021-577

REVISIONS
Date By

WWC ENGINEERING
550 S. 24TH ST. W., SUITE 201
BILLINGS, MT 59102
(406) 694-2210

Drawn By: AMR Checked By: JKZ Date: JANUARY 2024 Scale: 1" = 60'