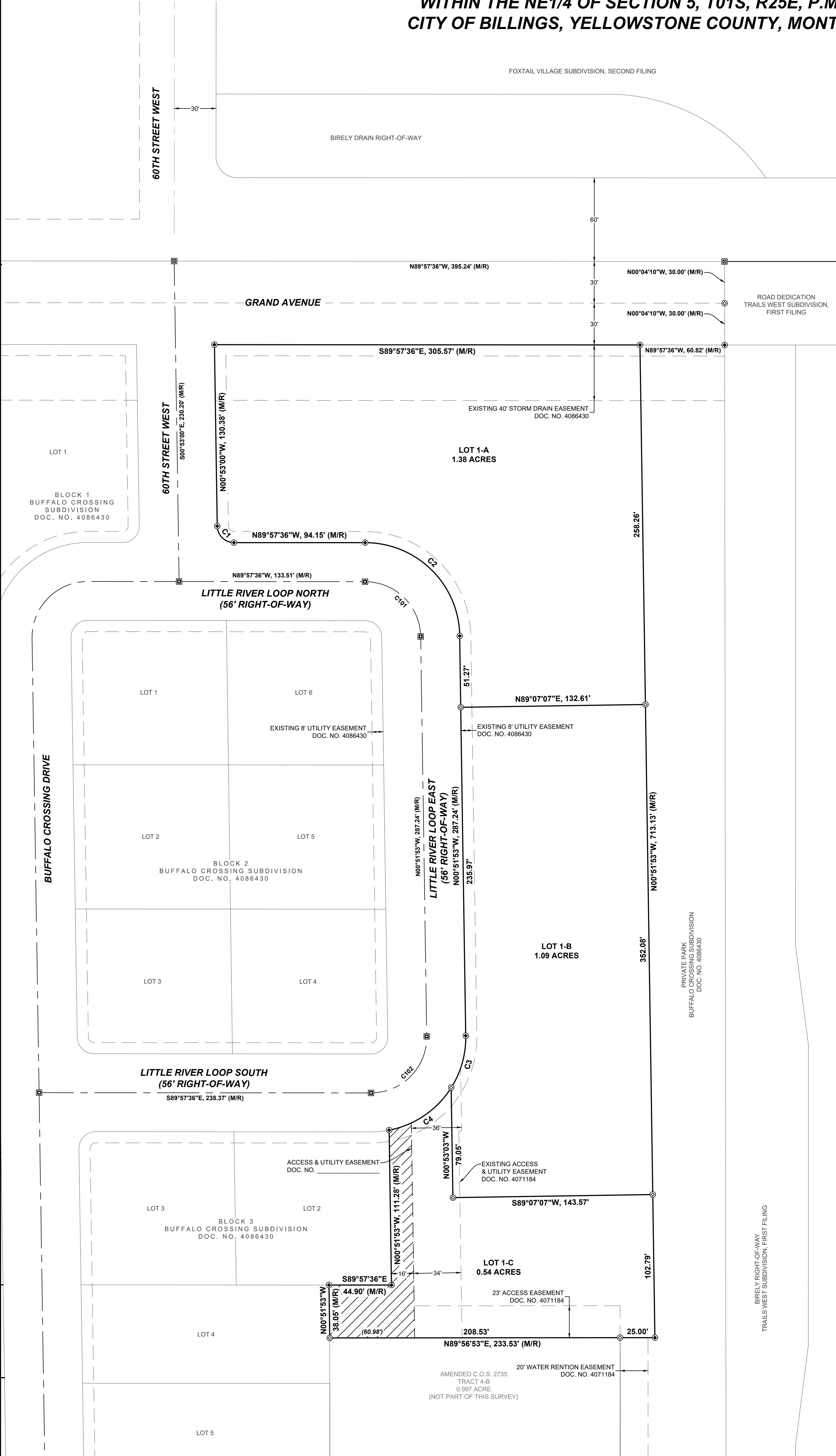


AMENDED PLAT OF BUFFALO CROSSING SUBDIVISION

BEING LOT 1, BLOCK 3 OF BUFFALO CROSSING SUBDIVISION
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: MARCH 2025
PREPARED BY: WWC ENGINEERING

LEGAL DESCRIPTION

Lot 1, Block 3 of Buffalo Crossing Subdivision, Document No. 4086430, located in the NE1/4 of Section 5, T01S, R25E, P.M.M., City of Billings, Yellowstone County, Montana.

Said tract contains a gross and net area of 3.01 acres, more or less, and is subject to any easements, reservations, or other encumbrances that have been legally acquired.

PROPERTY OWNER CERTIFICATE OF DEDICATION

We hereby certify that the new divisions of land shown hereon are subject to review under the Montana Subdivision and Platting Act, pursuant to M.C.A. 76-4-125 (1)(d)(i).

Dated this _____ day of _____, 20____.

Buffalo Crossing, LLC
Doug Wild, Manager

ACKNOWLEDGMENTS

State of Montana)
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

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 _____, 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 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 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 AMENDED PLAT OF 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

SUPPORTING DOCUMENT

Subdivision Improvements Agreement - Document No. _____

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

CERTIFICATE OF FILING BY CLERK AND RECORDER

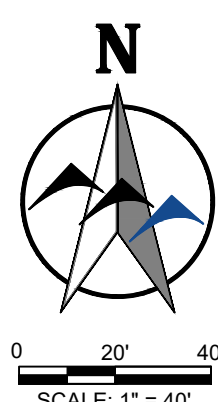
SURVEYOR'S NOTE:
1. SEVERAL EXISTING MONUMENTS SHOWN ON PREVIOUS PLAT WERE FOUND TO BE DESTROYED BY CONSTRUCTION ACTIVITIES. SAID MONUMENTS WERE RESET USING PROPRIETARY DATA FROM PREVIOUS SURVEY AS SHOWN HERON.

Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
C1	12.00'	18.66'	89°04'36"	N45°25'18"W	16.83'
C2	68.00'	105.74'	89°05'43"	N45°24'44"W	95.40'
C3	68.00'	39.19'	33°01'28"	N15°38'51"E	38.65'
C4	68.00'	55.56'	46°48'41"	N55°33'55"E	54.02'

Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
C101	40.00'	62.20'	89°05'43"	N45°24'44"W	56.12'
C102	40.00'	63.46'	90°54'17"	N44°35'16"E	57.01'

LEGEND

- FOUND QUARTER CORNER AS NOTED
- FOUND YELLOW PLASTIC CAP (ZISKA 18636LS) UNLESS NOTED OTHERWISE
- ⊙ SET 5/8"x18" REBAR W/ YELLOW PLASTIC CAP (ZISKA 18636LS)
- ⊠ FOUND CENTERLINE MONUMENT - BRASS CAP SET IN CONCRETE
- NOTHING FOUND OR SET
- - - EXISTING EASEMENT AS NOTED
- - - DEDICATED ACCESS & UTILITY EASEMENT
- - - CENTERLINE OF PUBLIC RIGHT-OF-WAY
- (M) MEASURED DISTANCE THIS SURVEY
- (R) RECORD DISTANCE
- Buffalo Crossing Subdivision Doc. No. 4086430



VICINITY MAP
1"=1000'



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

AMENDED PLAT OF BUFFALO CROSSING SUBDIVISION
JOB#: 2021-577

WWC ENGINEERING
550 S. 24TH ST. W., SUITE 201
BILLINGS, MT 59102
(406) 894-2210

Drawn By: AMR Checked By: JZZ Date: MARCH 2025 Scale: 1" = 80'