

AMENDED PLAT OF

LOTS 2 AND 3, BLOCK 10 OF AMENDED PLAT OF LOT 9, BLOCK 9 & LOTS 1-4, BLOCK 10 OF

BN CAR SHOP ADDITION

LOCATED IN GOVERNMENT LOTS 2 AND 3, SECTION 11, TOWNSHIP 20 NORTH, RANGE 3 EAST, PRINCIPAL MERIDIAN OF MONTANA, CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA

PURPOSE

PURPOSE OF THIS AMENDED PLAT IS TO RELOCATE COMMON BOUNDARY LINES BETWEEN LOTS 2 AND 3, BLOCK 10 OF AMENDED PLAT OF LOT 9, BLOCK 9 & LOTS 1-4, BLOCK 10, BN CAR SHOP ADDITION, LOCATED IN GOVERNMENT LOTS 2 AND 3, SECTION 11, TOWNSHIP 20 NORTH, RANGE 3 EAST, PRINCIPAL MERIDIAN OF MONTANA, CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA.

THIS AMENDED SUBDIVISION PLAT IS TO BE KNOWN AND DESIGNATED AS "THE AMENDED PLAT OF LOTS 2 & 3, BLOCK 10 OF AMENDED PLAT OF LOT 9, BLOCK 9 & LOTS 1-4, BLOCK 10, BN CAR SHOP ADDITION" RESULTING PARCELS TO BE KNOWN AS LOT 2B, BLOCK 10 AND LOT 3B, BLOCK 10 OF SAID AMENDED PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2B, BLOCK 10

COMMENCING AT RIGHT OF WAY CENTERLINE INTERSECTION OF BAY DRIVE AND 2ND AVENUE SOUTHWEST;
THENCE N69°42'08"W, A DISTANCE OF 119.02 FEET ALONG RIGHT OF WAY CENTERLINE OF 2ND AVENUE SOUTHWEST TO A POINT OF CURVE OF A TANGENT CURVE;
THENCE 87.98 FEET ALONG A CURVE CONCAVE TO SOUTH ALONG , HAVING A CENTRAL ANGLE OF 20°09'49" AND A RADIUS OF 250.00 FEET TO A POINT, SAID CURVE RUNS ALONG RIGHT OF WAY CENTERLINE OF 2ND AVENUE SOUTHWEST;
THENCE N36°46'48"W, A DISTANCE OF 37.52 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF LOT 2B, BLOCK 10;
THENCE N20°15'54"E, A DISTANCE OF 271.69 FEET TO A POINT OF INTERSECTION WITH SOUTHERLY RIGHT OF WAY LINE OF 1ST AVENUE SOUTHWEST;
THENCE S69°42'21"E, A DISTANCE OF 98.98 FEET ALONG SOUTHERLY RIGHT OF WAY LINE OF 1ST AVENUE SOUTHWEST TO A POINT;
THENCE S20°14'55"W, A DISTANCE OF 108.86 FEET TO A POINT;
THENCE S69°43'17"E, A DISTANCE OF 102.72 FEET TO A POINT OF INTERSECTION WITH WESTERLY RIGHT OF WAY LINE OF BAY DRIVE;
THENCE S20°16'48"W, A DISTANCE OF 107.94 FEET ALONG WESTERLY RIGHT OF WAY LINE OF BAY DRIVE TO A POINT OF CURVE OF A TANGENT CURVE;
THENCE 47.13 FEET ALONG A CURVE CONCAVE TO NORTHWEST, HAVING A CENTRAL ANGLE OF 90°01'04" AND A RADIUS OF 30 FEET TO A POINT;
THENCE N69°42'08"W, A DISTANCE OF 54.00 FEET TO A POINT OF CURVE OF A TANGENT CURVE;
THENCE 98.53 FEET ALONG A CURVE CONCAVE TO SOUTH, HAVING A CENTRAL ANGLE OF 20°09'49" AND A RADIUS OF 280.00 FEET TO A POINT;
THENCE N 89°51'58"W, A DISTANCE OF 22.55 FEET TO POINT OF BEGINNING OF LOT 2B, BLOCK 10.
SAID LOT CONTAINING 0.89 ACRES, MORE OR LESS.

LOT 3B, BLOCK 10

COMMENCING AT RIGHT OF WAY CENTERLINE INTERSECTION OF BAY DRIVE AND 2ND AVENUE SOUTHWEST;
THENCE N69°42'08"W, A DISTANCE OF 119.02 FEET ALONG RIGHT OF WAY CENTERLINE OF 2ND AVENUE SOUTHWEST TO A POINT OF CURVE OF A TANGENT CURVE;
THENCE 87.98 FEET ALONG A CURVE CONCAVE TO SOUTH, HAVING A CENTRAL ANGLE OF 20°09'49" AND A RADIUS OF 250.00 FEET TO A POINT, SAID CURVE RUNS ALONG RIGHT OF WAY CENTERLINE OF 2ND AVENUE SOUTHWEST;
THENCE N36°46'48"W, A DISTANCE OF 37.52 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF LOT 3B, BLOCK 10;
THENCE S20°14'55"W, A DISTANCE OF 108.86 FEET TO A POINT OF INTERSECTION WITH SOUTHERLY RIGHT OF WAY LINE OF 1ST AVENUE SOUTHWEST TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF LOT 3B, BLOCK 10;
THENCE S20°14'55"W, A DISTANCE OF 108.86 FEET TO A POINT;
THENCE S69°43'17"E, A DISTANCE OF 102.72 FEET TO A POINT OF INTERSECTION WITH WESTERLY RIGHT OF WAY LINE OF BAY DRIVE;
THENCE N20°16'48"W, A DISTANCE OF 78.84 FEET TO A POINT OF CURVE OF A TANGENT CURVE;
THENCE 47.12 FEET ALONG A CURVE CONCAVE TO SOUTHWEST, HAVING A CENTRAL ANGLE OF 89°59'08" AND A RADIUS OF 30.00 FEET TO A POINT;
THENCE N69°42'21"W, A DISTANCE OF 72.79 FEET TO POINT OF BEGINNING.
SAID LOT CONTAINING 0.25 ACRES, MORE OR LESS.

SURVEY NOTES:

- THE BASIS OF BEARING FOR THIS SURVEY IS CENTER RIGHT OF WAY LINE OF BAY DRIVE AND IS REFERENCED TO A DIRECT GPS MEASUREMENT FROM GEODETIC NORTH (USING WGS 84). SAID LINE BEARS N20°16'48"E.
- DISTANCES AND BEARINGS ARE GRID. FOR THE PURPOSE OF THIS SURVEY GRID DISTANCES ARE EQUAL TO GROUND DISTANCES.
- THE AREA THAT IS BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD IS NOT ITSELF A TRACT OF RECORD. SAID AREA SHALL NOT BE AVAILABLE AS A REFERENCE LEGAL DESCRIPTION IN ANY SUBSEQUENT REAL PROPERTY TRANSFER AFTER THE INITIAL TRANSFER ASSOCIATED WITH THE CERTIFICATE OF SURVEY ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD.
- THE DIFFERENCE BETWEEN MEASURED AND RECORDED BEARINGS AND DISTANCES DO NOT CREATE ANY GAPS AND OVERLAPS.
- IT IS NOT PURPOSE OF THIS SURVEY TO SHOW ALL EASEMENTS OF RECORD.
- IMPROVEMENTS, SUCH AS FENCE LINES, STRUCTURES AND UTILITIES ARE NOT SHOWN ON THIS SURVEY.
- THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY LINE RELOCATION SURVEY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE OF LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

LEGEND

- 5/8" DIAMETER REBAR 24" IN LENGTH, WITH 2" ALUMINUM CAP. INSCRIBED "AVCI 60171 LS". SET THIS SURVEY
- FOUND 5/8" DIAMETER REBAR - NO CAP
- FOUND BRASS CAP IN MONUMENT BOX
- FOUND AS SHOWN
- NOTHING FOUND OR SET

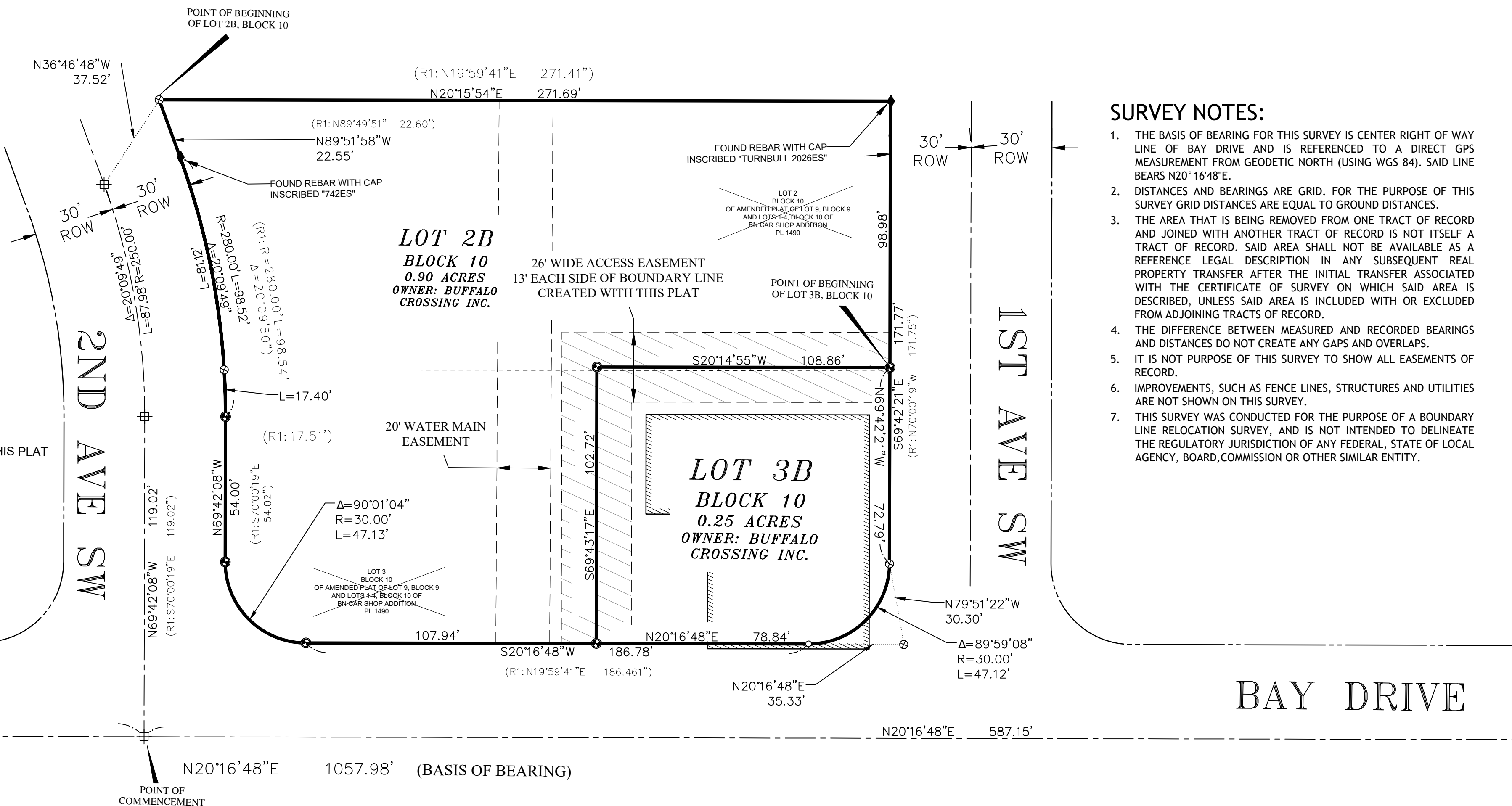
- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE OF RIGHT OF WAY
- RIGHT OF WAY LINE
- ABANDONED BOUNDARY LINE WITH THIS PLAT
- BUILDING OUTLINE
- NEW ACCESS EASEMENT - CREATED WITH THIS PLAT

R1: RECORD DIMENSIONS OF AMENDED PLAT # PL1490

ROW: RIGHT OF WAY

P.M.M.T: PRINCIPAL MERIDIAN OF MONTANA

COS: CERTIFICATE OF SURVEY



BAY DRIVE

BUFFALO CROSSING SUBDIVISION
P-2019-000020

CERTIFICATE OF OWNER

I, _____, SIGNATORY FOR BUFFALO CROSSING INC. DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED INTO LOTS AS SHOWN BY THE ATTACHED AMENDED PLAT, IN LOTS 2 AND 3, BLOCK 10 OF AMENDED PLAT OF LOT 9, BLOCK 9 & LOTS 1-4, BLOCK 10 OF BN CAR SHOP ADDITION LOCATED IN GOVERNMENT LOTS 2 AND 3, SECTION 11, TOWNSHIP 20 NORTH, RANGE 3 EAST, PRINCIPAL MERIDIAN OF MONTANA, CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA.

I HEREBY CERTIFY THAT THIS RELOCATION OF COMMON BOUNDARIES IS EXEMPT FROM REVIEW AS A SUBDIVISION IN ACCORDANCE WITH MCA-76-3-207(1)(D):

- EXCEPT AS PROVIDED IN SUBSECTION (2), UNLESS THE METHOD OF DISPOSITION IS ADOPTED FOR THE PURPOSE OF EVADING THIS CHAPTER, THE FOLLOWING DIVISIONS OR AGGREGATIONS OF TRACTS OF RECORD OF ANY SIZE, REGARDLESS OF THE RESULTING SIZE OF ANY LOT CREATED BY THE DIVISION OR AGGREGATION, ARE NOT SUBDIVISIONS UNDER THIS CHAPTER BUT ARE SUBJECT TO THE SURVEYING REQUIREMENTS OF 76-3-401 FOR DIVISIONS OR AGGREGATIONS OF LAND OTHER THAN SUBDIVISIONS AND ARE SUBJECT TO APPLICABLE ZONING REGULATIONS ADOPTED UNDER TITLE 76, CHAPTER 2:
 - FOR FIVE OR FEWER LOTS WITHIN A PLATTED SUBDIVISION, THE RELOCATION OF COMMON BOUNDARIES.

I FURTHER CERTIFY THAT THIS AMENDED PLAT IS EXEMPT FROM REVIEW AS A SUBDIVISION BY THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY IN ACCORDANCE WITH ARM 17.36.605 (2) (C): A PARCEL THAT WILL BE AFFECTED BY A PROPOSED BOUNDARY LINE ADJUSTMENT, IF THE PARCEL HAS EXISTING FACILITIES FOR WATER SUPPLY, WASTEWATER DISPOSAL, STORM DRAINAGE, OR SOLID WASTE DISPOSAL THAT WERE NOT SUBJECT TO REVIEW, AND HAVE NOT BEEN REVIEWED, UNDER TITLE 76, CHAPTER 4, PART 1, MCA, AND IF:

- NO FACILITIES, OTHER THAN THOSE IN EXISTENCE PRIOR TO THE BOUNDARY LINE ADJUSTMENT, OR THOSE THAT WERE PREVIOUSLY APPROVED AS REPLACEMENTS FOR THE EXISTING FACILITIES, WILL BE CONSTRUCTED ON THE PARCEL;
- EXISTING FACILITIES ON THE PARCEL COMPLIED WITH STATE AND LOCAL LAWS AND REGULATIONS, INCLUDING PERMIT REQUIREMENTS, WHICH WERE APPLICABLE AT THE TIME OF INSTALLATION; AND
- THE LOCAL HEALTH OFFICER DETERMINES THAT EXISTING FACILITIES ARE ADEQUATE FOR THE EXISTING USE.

ALSO, I DO HEREBY CREATE AND DEDICATE AN EXCLUSIVE AND PERPETUAL EASEMENT FOR ACCESS, 26 FEET WIDE, 13 FEET ON EACH SIDE OF A CENTERLINE AS SHOWN AND DIMENSIONED HEREON, FOR THE ENJOYMENT OF THE OWNERS OF LOTS 2B AND 3B, BLOCK 10 OF THIS AMENDED PLAT.

SIGNATORY FOR BUFFALO CROSSING INC. _____

DATE _____

STATE OF MONTANA)
: SS
COUNTY OF CASCADE)

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF MONTANA, PERSONALLY APPEARED, _____, AUTHORIZED

SIGNATORY FOR BUFFALO CROSSING INC, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING AMENDED PLAT AND THEY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

SEAL

NOTARY PUBLIC, STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES _____
PRINT NOTARY PUBLIC NAME _____

CERTIFICATE OF COUNTY TREASURER

I, DIANE HEIKKILA, COUNTY TREASURER OF CASCADE COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS COVERING THE AREAS INCLUDED IN THE ACCOMPANYING AMENDED PLAT AND FIND THAT THE TAXES ON THE SAME HAVE BEEN PAID FOR THE LAST FIVE YEARS. DATED THIS _____ DAY OF _____, 2024.

LOTS 2&3, BLOCK 10 BN CAR SHOP ADDITION
ASSESSMENT CODE: 0000357000 - GEOCODE: 02-3015-11-1-04-06-0000

CASCADE COUNTY TREASURER _____

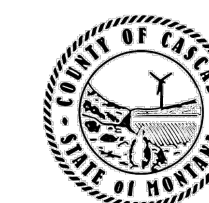
CERTIFICATE OF SURVEYOR

I, TAMER AVCI, PROFESSIONAL LAND SURVEYOR, MONTANA LICENSE NO. 60171LS, DO HEREBY CERTIFY THAT IN JUNE 2024 I SURVEYED THE TRACTS OF LAND AS SHOWN AND DESCRIBED IN THIS AMENDED PLAT AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF TITLE 76, CHAPTER 3, PART 4, MCA

DATE: _____

TAMER AVCI 60171 LS

UNLESS SIGNED, SEALED, AND DATED BY THE SURVEYOR AND RESPECTIVE CLERK AND RECORDER, THIS IS A PRELIMINARY OR UNOFFICIAL DOCUMENT AND CANNOT BE RELIED UPON IN WHOLE OR PART.



CITY-COUNTY HEALTH DEPT
Great Falls, Montana
Exempt From Health Dept. Review

Date: _____

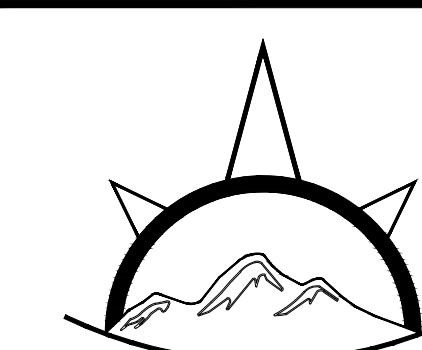
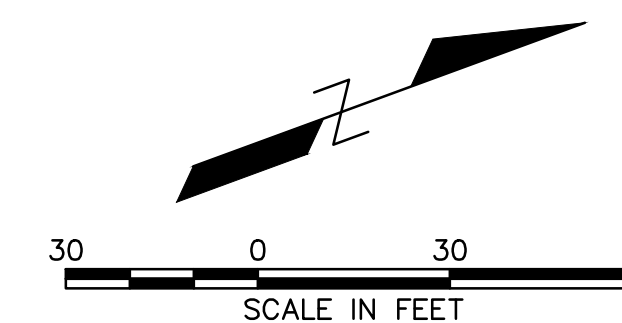
By: _____

REVIEWED FOR COMPLIANCE WITH
SURVEY REQUIREMENTS AND ZONING
REGULATIONS PER 76-3-207 M.C.A.

By/Date: _____

PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT
CITY OF GREAT FALLS

NORTH



ATLAS LAND SURVEYS

www.atlaslandsurveys.com
406-868-4865 - Po BOX 2796, Great Falls, MT, 59403

PROJECT 2024-35

DATE 8/20/2024

SHEET

1 OF 1