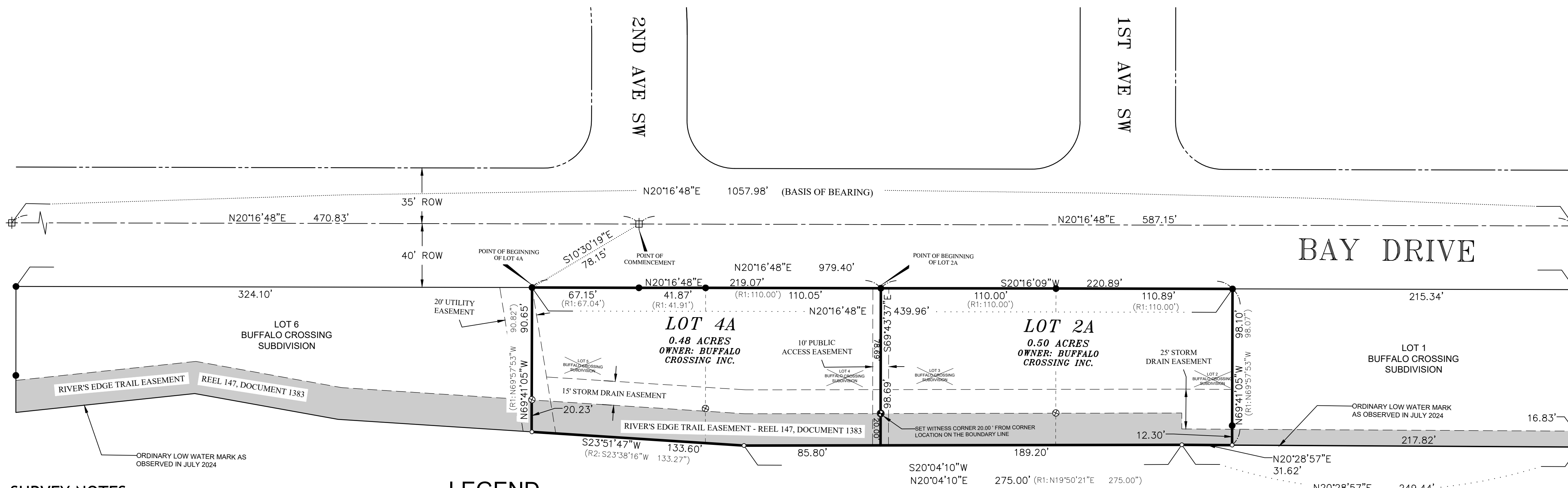


AMENDED PLAT OF LOTS 2 THROUGH 5 OF BUFFALO CROSSING SUBDIVISION

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



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 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 LOT AGGREGATION SURVEY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE OF LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

LEGEND

- ⊙ 3/8" DIAMETER REBAR 24" IN LENGTH, WITH 2" ALUMINUM CAP. INSCRIBED "AVCI 60171 LS". SET THIS SURVEY
- ⊙ FOUND 3/8" DIAMETER REBAR - NO CAP
- ⊕ FOUND BRASS CAP IN MONUMENT BOX
- ⊙ FOUND 2" DIAMETER ALUMINUM CAP * INSCRIBED KENDALL 18576 S"
- 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
- ▨ EASEMENT AREA FOR RIVER'S EDGE TRAIL
- R1: RECORD DIMENSIONS OF BUFFALO CROSSING SUBDIVISION (P-2019-0000020 PL)
- ROW: RIGHT OF WAY
- P.M.MT: PRINCIPAL MERIDIAN OF MONTANA
- COS: CERTIFICATE OF SURVEY

CERTIFICATE OF OWNER

I, _____, SIGNATORY FOR BUFFALO CROSSING INC. DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED INTO LOTS AS SHOWN BY THE ATTACHED AMENDED PLAT, LOTS 2 THROUGH 5 OF BUFFALO CROSSING SUBDIVISION, 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 LOT AGGREGATION IS EXEMPT FROM REVIEW AS A SUBDIVISION IN ACCORDANCE WITH MCA-76-3-207(1)(F):
 (1) 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:
 (F) AGGREGATION OF PARCELS OR LOTS WHEN A CERTIFICATE OF SURVEY OR SUBDIVISION PLAT SHOWS THAT THE BOUNDARIES OF THE ORIGINAL PARCELS HAVE BEEN ELIMINATED AND THE BOUNDARIES OF A LARGER AGGREGATE PARCEL ARE ESTABLISHED. A RESTRICTION OR REQUIREMENT ON THE ORIGINAL PLATTED LOT OR ORIGINAL UNPLATTED PARCEL CONTINUES TO APPLY TO THOSE AREAS.

I FURTHER CERTIFY THAT LOTS 2A AND 4A IN BUFFALO CROSSING SUBDIVISION ARE EXEMPT FROM SANITATION ACT REVIEW UNDER MCA 76-4-125(1)(A). AGGREGATION OF PARCELS OR LOTS WHEN A CERTIFICATE OF SURVEY OF SUBDIVISION PLAT SHOWS THAT THE BOUNDARIES OF THE ORIGINAL PARCELS HAVE BEEN ELIMINATED AND THE BOUNDARIES OF A LARGER AGGREGATE PARCEL ARE ESTABLISHED. A RESTRICTION OR REQUIREMENTS ON THE ORIGINAL PLATTED LOT OR ORIGINAL UNPLATTED PARCEL CONTINUES TO APPLY TO THOSE AREAS.

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 _____

PURPOSE

PURPOSE OF THIS AMENDED PLAT IS TO AGGREGATE THE LOTS 2 AND 3 OF BUFFALO CROSSING SUBDIVISION INTO ONE LOT, AND AGGREGATE THE LOTS 4 AND 5 OF BUFFALO CROSSING SUBDIVISION INTO ONE LOT. ALL 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 "AMENDED PLAT LOTS 2 THROUGH 5 OF BUFFALO CROSSING SUBDIVISION"

RESULTING PARCELS TO BE KNOWN AS LOT 2A AND LOT 4A OF BUFFALO CROSSING SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2A

COMMENCING AT RIGHT OF WAY CENTERLINE INTERSECTION OF BAY DRIVE AND 2ND AVENUE SOUTHWEST; THENCE S10°30'19"E, A DISTANCE OF 78.15 FEET TO A POINT OF INTERSECTION WITH SOUTHEASTERLY RIGHT OF WAY LINE OF BAY DRIVE; THENCE N20°16'48"E, A DISTANCE OF 219.07 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF BAY DRIVE TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF LOT 2A; THENCE S69°43'37"E, A DISTANCE OF 98.69 FEET TO A POINT OF INTERSECTION WITH THE ORDINARY LOW WATER MARK OF WEST BANK OF MISSOURI RIVER; THENCE N20°04'10"E, A DISTANCE OF 189.20 FEET ALONG THE ORDINARY LOW WATER MARK OF WEST BANK OF MISSOURI RIVER; THENCE N20°28'57"E, A DISTANCE OF 31.62 FEET ALONG THE ORDINARY LOW WATER MARK OF WEST BANK OF MISSOURI RIVER TO A POINT; THENCE N69°41'05"W, A DISTANCE OF 98.10 FEET TO A POINT OF INTERSECTION WITH SOUTHEASTERLY RIGHT OF WAY LINE OF BAY DRIVE; THENCE S20°16'09"W A DISTANCE OF 220.89 FEET TO ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF BAY DRIVE TO POINT OF BEGINNING OF LOT 2A. SAID LOT CONTAINING 0.50 ACRES, MORE OR LESS.

LOT 4A

COMMENCING AT RIGHT OF WAY CENTERLINE INTERSECTION OF BAY DRIVE AND 2ND AVENUE SOUTHWEST; THENCE S10°30'19"E, A DISTANCE OF 78.15 FEET TO A POINT OF INTERSECTION WITH SOUTHEASTERLY RIGHT OF WAY LINE OF BAY DRIVE, SAID POINT BEING THE POINT OF BEGINNING LOT 4A; THENCE N20°16'48"E, A DISTANCE OF 219.07 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF BAY DRIVE TO A POINT; THENCE S69°43'37"E, A DISTANCE OF 98.69 FEET TO POINT OF INTERSECTION WITH THE ORDINARY LOW WATER MARK OF WEST BANK OF MISSOURI RIVER; THENCE S20°04'10"W, A DISTANCE OF 85.80 FEET ALONG THE ORDINARY LOW WATER MARK OF WEST BANK OF MISSOURI RIVER TO A POINT; THENCE S23°51'47"W, A DISTANCE OF 133.60 FEET ALONG THE ORDINARY LOW WATER MARK OF WEST BANK OF MISSOURI RIVER TO A POINT; THENCE N69°41'05"W, A DISTANCE OF 90.65 FEET TO POINT OF BEGINNING OF LOT 4A. SAID LOT CONTAINING 0.48 ACRES, MORE OR LESS.

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.

LOT 2, BUFFALO CROSSING SUBDIVISION
 ASSESSMENT CODE: 0002020024 - GEOCODE: 02-3015-11-1-01-08-0000
 LOT 3, BUFFALO CROSSING SUBDIVISION
 ASSESSMENT CODE: 0002020025 - GEOCODE: 02-3015-11-1-01-07-0000
 LOT 4, BUFFALO CROSSING SUBDIVISION
 ASSESSMENT CODE: 0002020026 - GEOCODE: 02-3015-11-1-01-06-0000
 LOT 5, BUFFALO CROSSING SUBDIVISION
 ASSESSMENT CODE: 0002020027 - GEOCODE: 02-3015-11-1-01-05-0000

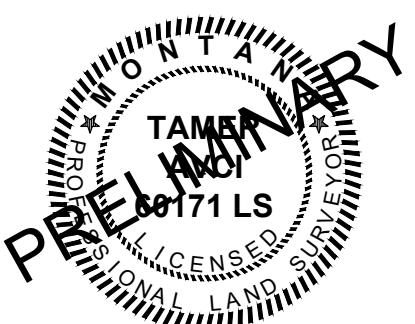
CASCADE COUNTY TREASURER _____

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

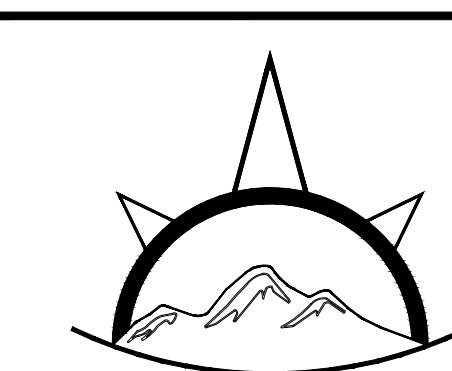
Date: _____

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



ATLAS LAND SURVEYS

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

PROJECT 2024-35
 DATE 8/22/2024

SHEET

1 of 1