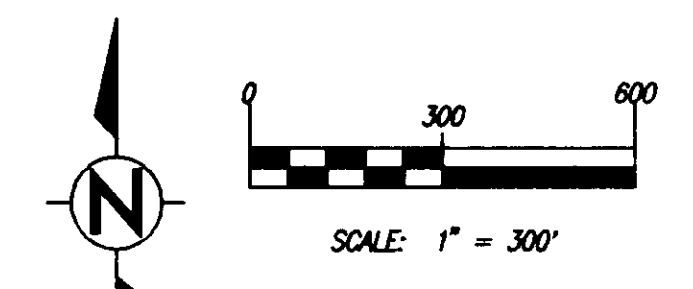


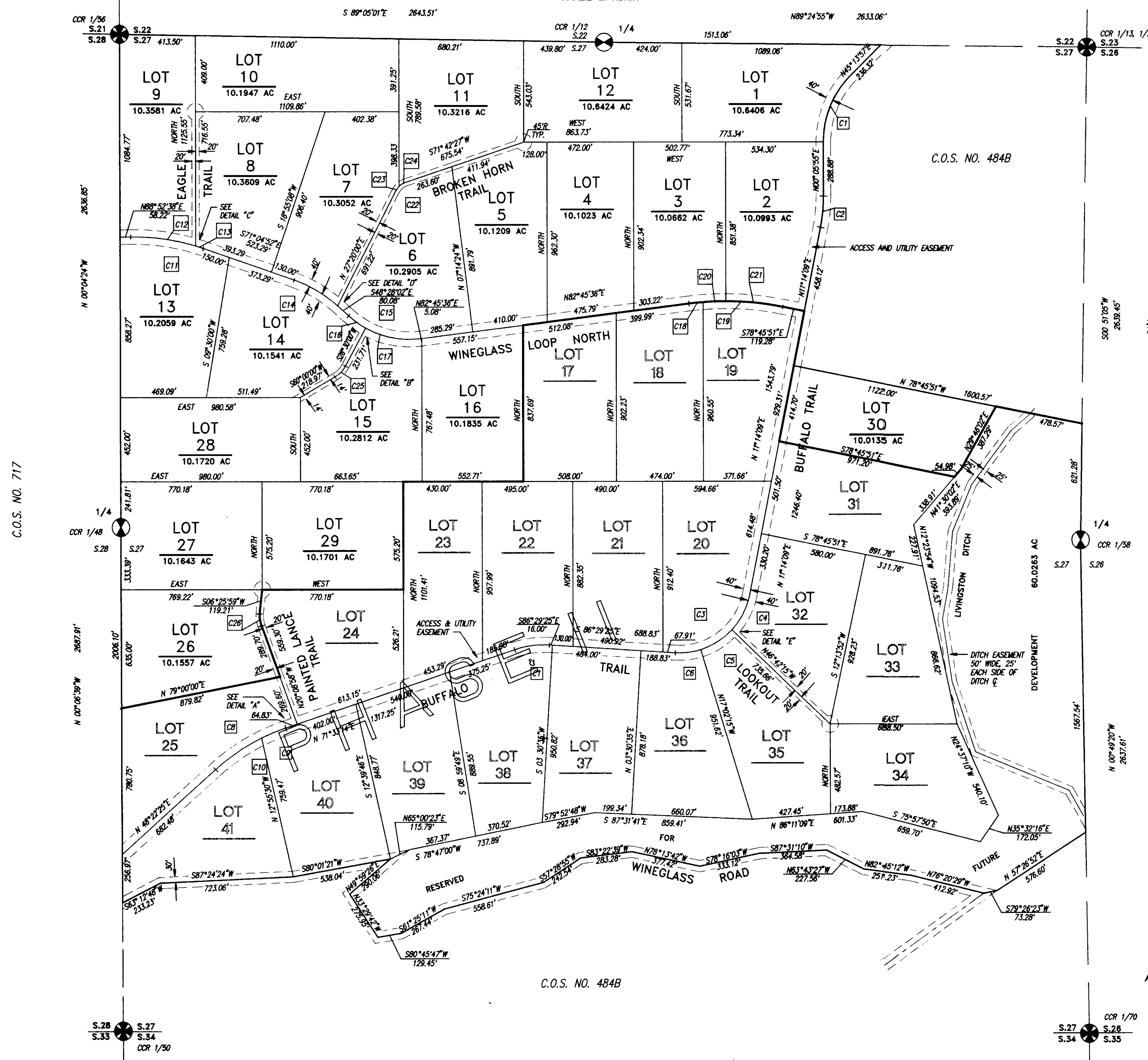
# BUFFALO TRAIL ESTATES PHASE I - SUBDIVISION PLAT NO. 162

A RESURVEY AND SUBDIVISION OF TRACTS 4A-7A, 12B AND 13A-27A OF CERTIFICATE OF SURVEY NO. 484B, LOCATED IN SECTION 27, T.2S., R.9E., PRINCIPAL MERIDIAN, PARK COUNTY, MONTANA.

CREATING 21 RESIDENTIAL LOTS TO BE KNOWN AS BUFFALO TRAIL ESTATES, AND A 60.026 ACRE TRACT RESERVED FOR FUTURE DEVELOPMENT, FOR BUFFALO SPRINGS PARTNERSHIP.



UNPLATTED  
WAYNE & BETH WAGGONER  
HARLIE L. ASKIN

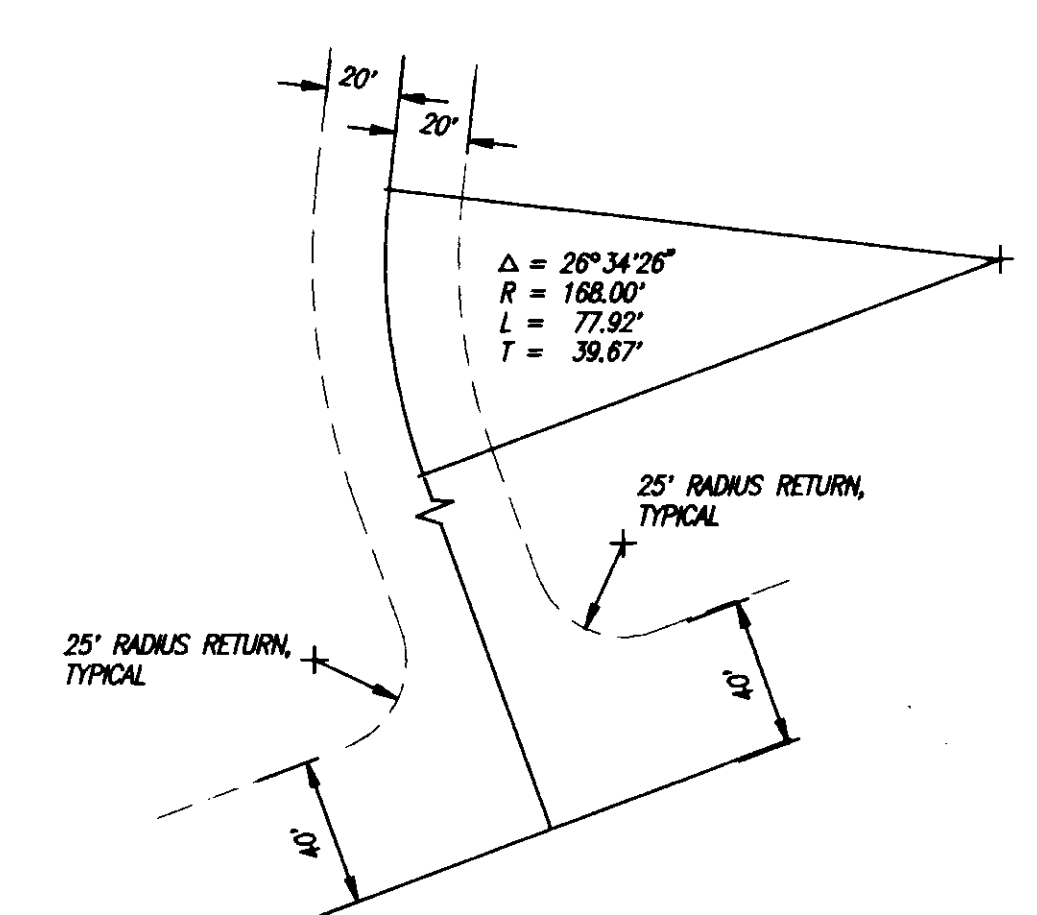


THIS FILING CONTAINS PHASE I OF BUFFALO TRAIL ESTATES, CONSISTING OF LOTS 1 THROUGH 16 AND LOTS 26 THROUGH 30. LOTS 17 THROUGH 25 AND LOTS 31 THROUGH 41 WILL BE FILED SEPARATELY AS PHASE II OF BUFFALO TRAIL ESTATES.

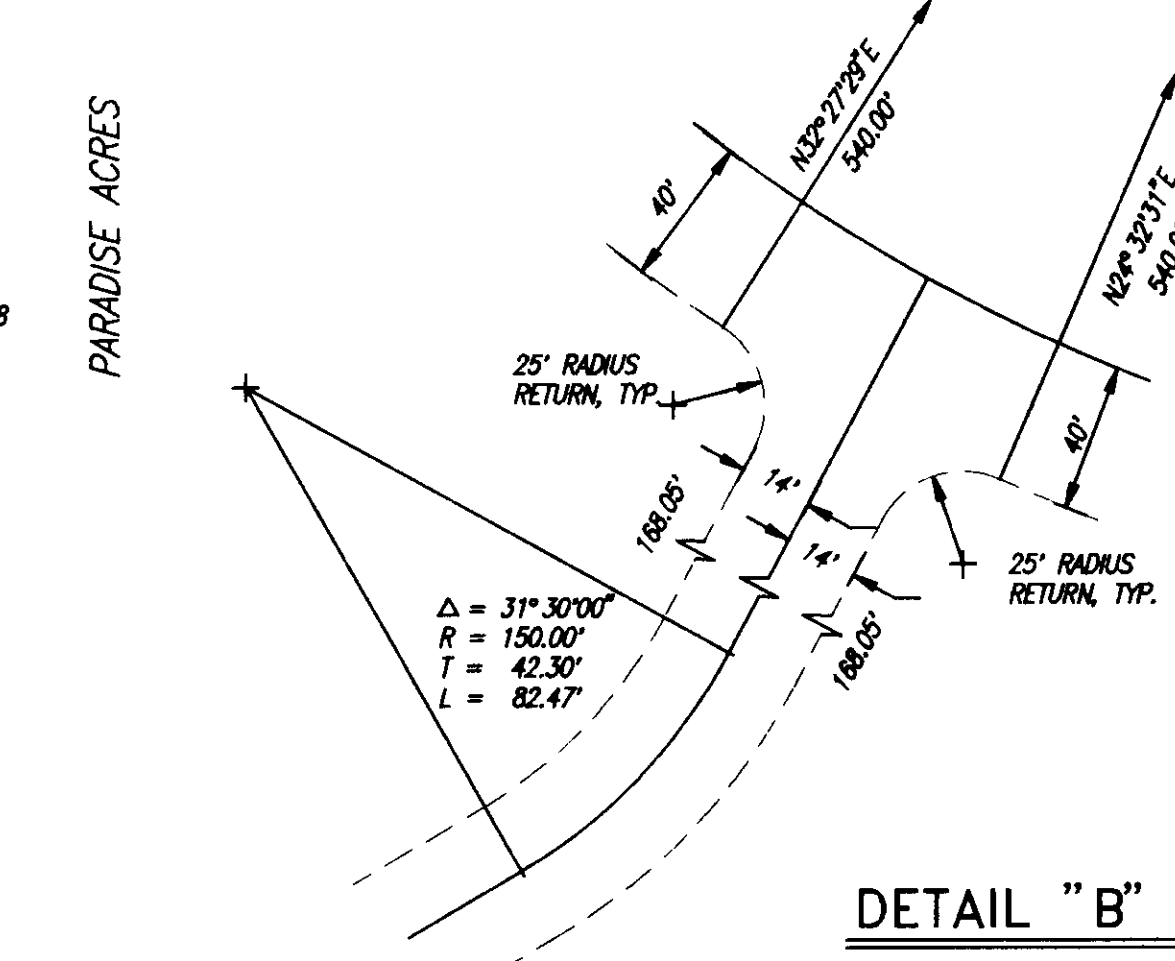
**LEGEND**  
--- ACCESS AND UTILITY EASEMENT  
--- BOUNDARY DEFINITION  
BASIS OF BEARINGS: THAT BEARING ALONG THE NORTHERLY SECTION LINE BETWEEN THE N1/4 CORNER AND NE SECTION CORNER AS SHOWN ON C.O.S. 484B.

### CENTER LINE CURVE DATA

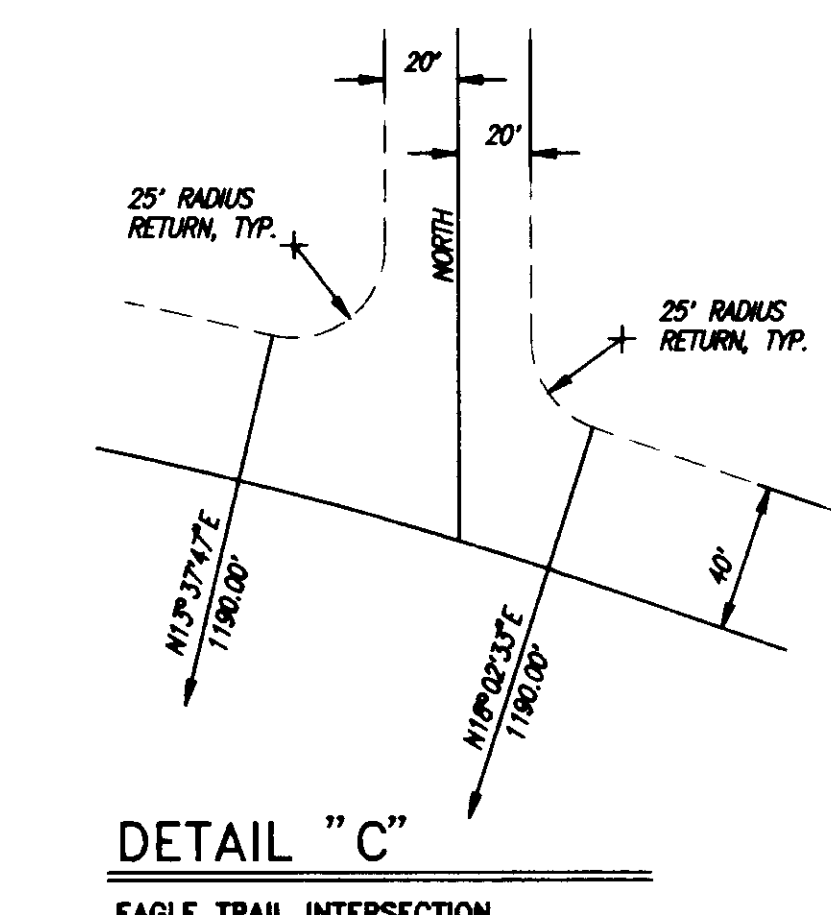
CURVE	DELTA ANGLE	RADIUS	ARC	CURVE	DELTA ANGLE	RADIUS	ARC
C 1	45°08'02"	500.00'	393.87'	C14	22°36'50"	700.00'	276.28'
C 2	11°08'14"	864.94'	168.13'	C15	48°46'22"	500.00'	425.62'
C 3	82°16'26"	390.72'	561.05'	C16	13°01'58"	500.00'	113.73'
C 4	32°03'36"	390.72'	218.63'	C17	35°44'24"	500.00'	311.89'
C 5	29°40'00"	390.72'	202.31'	C18	02°46'54"	1598.58'	77.61'
C 6	20°32'50"	390.72'	140.12'	C19	15°41'39"	1598.58'	437.87'
C 7	21°57'21"	500.00'	191.60'	C20	07°15'30"	1598.58'	202.51'
C 8	23°10'49"	1102.09'	445.87'	C21	11°13'03"	1598.58'	312.97'
C 9	07°26'09"	1102.09'	143.03'	C22	44°22'27"	100.00'	77.45'
C10	15°44'40"	1102.09'	302.84'	C23	18°09'08"	100.00'	31.68'
C11	20°02'30"	1150.00'	402.26'	C24	26°13'19"	100.00'	45.77'
C12	17°52'01"	1150.00'	358.61'	C25	31°30'00"	150.00'	82.47'
C13	02°10'29"	1150.00'	43.65'	C26	26°34'26"	168.00'	77.92'



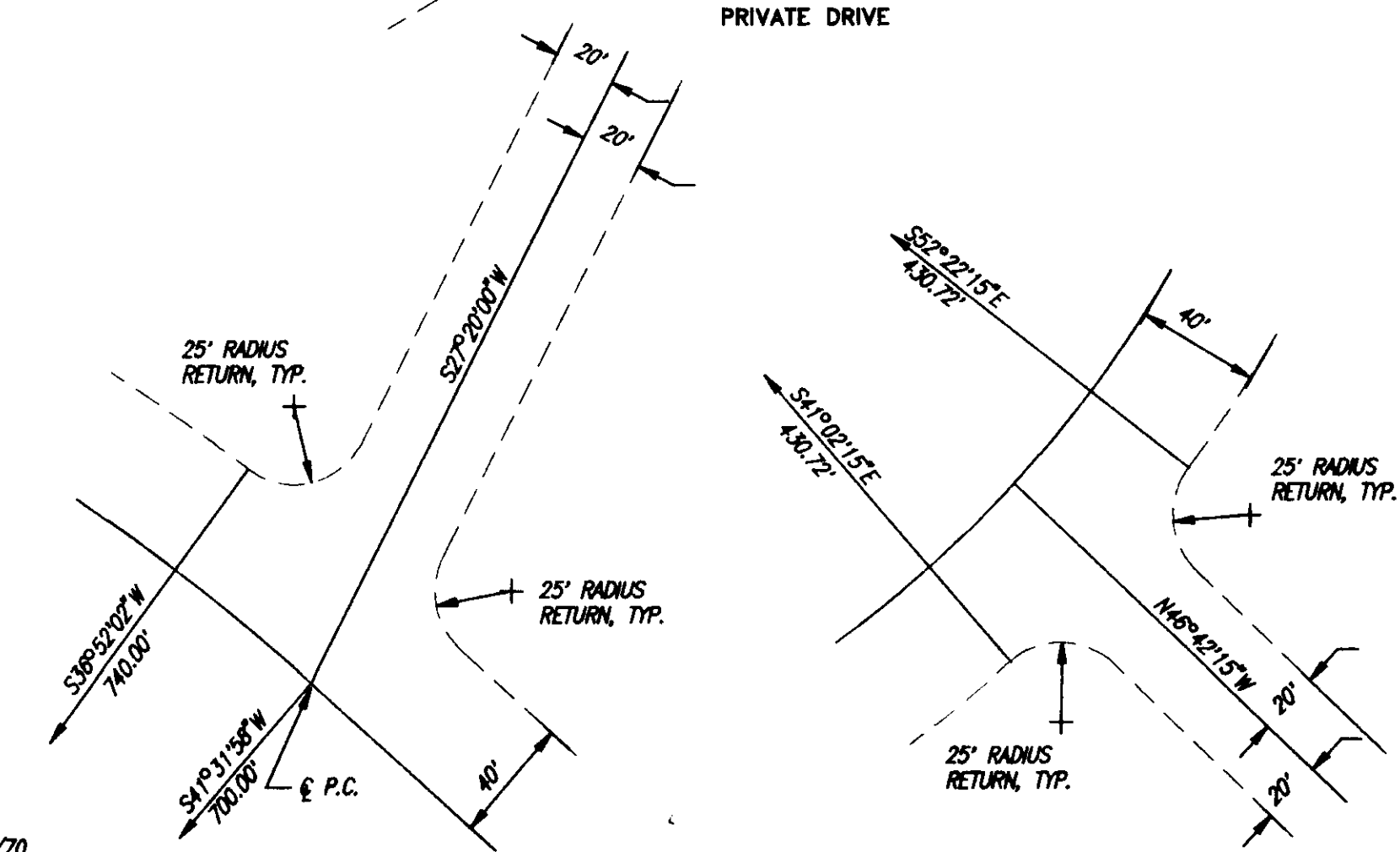
DETAIL "A"  
PAINTED LANCE TRAIL INTERSECTION



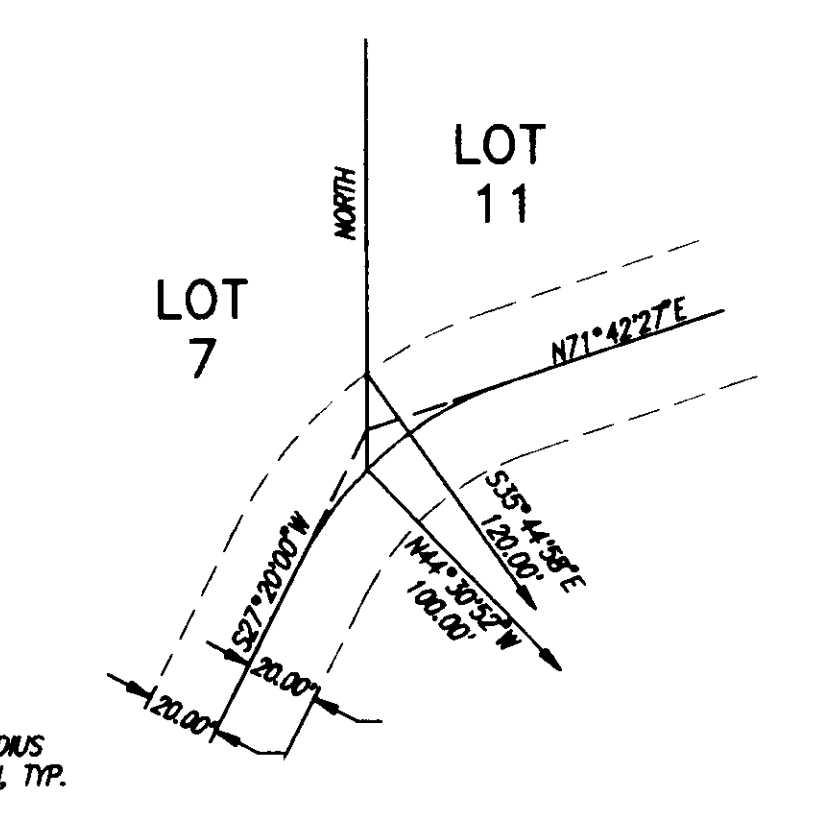
DETAIL "B"  
PRIVATE DRIVE



DETAIL "C"  
EAGLE TRAIL INTERSECTION



DETAIL "D"  
BROKEN HORN TRAIL INTERSECTION



DETAIL "E"  
LOOKOUT TRAIL INTERSECTION

DETAIL "F"  
BROKEN HORN TRAIL & LOTS 7 & 11 INTERSECTION

	BUFFALO TRAIL ESTATES PHASE I		1
	SUBDIVISION PLAT NO.		
LATVALA AND ASSOCIATES			
LAND SURVEYING AND CONSULTING			
MARCUS P. LATVALA, P.L.S.			
ROUTE 88, BOX 4244			
LIVINGSTON, MT 59047			
Curtis J. Buckner License # 27 59047 (406) 222-8888 (406) 222-8778	DATE: SEPTEMBER 19, 1994 JOB NO.: CHECKED BY: M.P.L. & C.Y.B. DRAWN BY: C.B.		

C.O.S. NO. 717

C.O.S. NO. 484B

PARADISE ACRES

CCR 1/70  
S.27 S.26 S.35

# BUFFALO TRAIL ESTATES PHASE I - SUBDIVISION PLAT NO. 162

## A RESURVEY AND SUBDIVISION OF TRACTS 4A-7A, 12B AND 13A - 27A OF CERTIFICATE OF SURVEY NO. 484B, LOCATED IN SECTION 27, T.2S., R.9E., PRINCIPAL MERIDIAN, PARK COUNTY, MONTANA.

CREATING 21 RESIDENTIAL LOTS TO BE KNOWN AS BUFFALO TRAIL ESTATES, AND A 60.026 ACRE TRACT RESERVED FOR FUTURE DEVELOPMENT, FOR BUFFALO SPRINGS PARTNERSHIP.

### SURVEYOR'S NOTES:

Certificate of Survey No. 484B established eighty (80) foot access and utility easements centered on the roads shown hereon as Wineglass Loop North and Buffalo Trail Road, and a sixty (60) foot access and utility easement centered on the road shown hereon as Wineglass Road. Since those existing easements serve tracts of land beyond the limits of this subdivision, they are preserved hereon.

Different positions for the corner of sections 26, 27, 34 and 35 are noted on various Certified Corner Recordation forms and Certificates of Survey recorded at the Park County Recorder's Office. Those differences all effect the north-south position of the corner only and therefore do not effect the position of the boundary between sections 26 and 27 that define the east boundary of this subdivision. The distance shown hereon for the south half of the line between section 26 and 27 is to the position identified on the Certified Corner Recordation form recorded on page 70 of Book 1.

All lot corners are monumented with 5/8 in. dia. rebar, 24" long, set 20"-22" in the ground, with 2" dia. aluminum caps marked with the lot numbers. Where lot corners fall inside of the access and utility easements shown hereon they are unmonumented, but the intersection of each lot line with the limit of the access and utility easements shown hereon are monumented as described above.

All points of curvature, points of tangency and curve returns at easement line intersections are monumented with 1/2" dia. rebar, 24" long, set 20"-22" in the ground, with yellow plastic caps marked "W.Latvala 6305LS".

### CERTIFICATE OF SURVEYOR

I, Warren P. Latvala, Montana Land Surveyor Registration No. 6305LS, hereby certify that the survey and plotting of Buffalo Trail Estates was performed under my direct supervision in 1993 and 1994 in accordance with the Montana Subdivision and Platting Act, 76-3-101 through 76-3-614 M.C.A., and the Park County Subdivision Regulations.

Warren P. Latvala  
Warren P. Latvala, P.L.S.  
DATE: 10-26-94

### LEGAL DESCRIPTION OF LANDS SUBDIVIDED

Tracts 4A through 7A, 12B and 13A through 27A of Certificate of Survey No. 484B, all within Section 27, Township 2 South, Range 9 East, Principal Meridian, Montana, which Certificate of Survey is recorded as Document No. 165517 at the Park County Clerk and Recorder's Office in Livingston, Montana.

### OWNERS CERTIFICATION

I hereby certify that Buffalo Springs Partnership has caused this subdivision to be performed. Lots 1 through 41, as shown hereon, are hereby designated Buffalo Trail Estates. Buffalo Trail Road, Wineglass Road and Wineglass Loop North, which are preserved in the respective positions shown on Certificate of Survey No. 484B, together with Broken Horn Trail, Eagle Trail, Lookout Trail and Painted Lance Trail are hereby dedicated to the public use, but remain in private ownership. All responsibility for maintenance of these roads lies solely with the owners of Lots 1 through 41 as shown hereon.

Dated this 26 day of October, 1994,  
for Buffalo Springs Partnership by David W. Viers  
David W. Viers

Subscribed and Sworn before me this 26 day of October, 1994  
David W. Viers  
Notary Public for the State of Montana, residing at Livingston, MT  
Residing at Livingston, Montana.  
My commission expires 12/31/94 by Commission Expires December 31, 1994.

### INGRESS-EGRESS EASEMENTS

All of the lots shown hereon are served by the access easements to Billman Road recorded on Roll 52, page 1188; and to U.S. Highway No. 89 (south) recorded on Roll 35, pages 346-349.

### ADDITIONAL UTILITY EASEMENTS

In addition to the access and utility easements shown graphically hereon, the lands subdivided are also subject to the following additional easements created for the extension of utilities.

1. A 20 ft. wide easement adjacent to the north edge of the access and utility easement (Wineglass Loop North) along the southerly portions of lots 2 and 3.
2. A 20 ft. wide easement adjacent to the southeasterly edge of the access and utility easement (Broken Horn Trail), including the cul-de-sac, along the northwesterly portions of lots 5 and 6.
3. A 20 ft. wide easement adjacent to the north edge of the access and utility easement (Wineglass Loop North) along the southerly portion of lot 6.
4. A 25 ft. wide easement adjacent to the easterly edge of the access and utility easement (Eagle Trail), including the cul-de-sac, along the westerly portion of lot 8; and a 25 ft. wide easement adjacent to the north edge of the access and utility easement (Wineglass Loop North) along the southerly portion of lot 8.
5. A 20 ft. wide easement adjacent to the northwesterly edge of the driveway (serving lot 2B) along the easterly portion of lot 14.
6. A 20 ft. wide easement adjacent to the easterly edge of the access and utility easement (Painted Lance Trail), including the cul-de-sac, along the westerly portions of lots 24 and 29.
7. A 20 ft. wide easement adjacent to the access and utility easement (Lookout Trail), including the cul-de-sac, along the southwesterly portions of lots 32 and 33.
8. A 25 ft. wide easement east of and adjacent to the westerly lot line of lot 37.
9. Ten (10) ft. wide easements adjacent to all other access and utility easements and interior and exterior lot lines not specified as being wider in numbers 1 through 8 above.

For visual clarity, the additional utility easements described in numbers 1-9 above are not graphically represented on this plat, nor have the lot corner and lot line monuments described in the surveyor's notes been established at the limits of these additional utility easements.

### OTHER EASEMENTS

The lands within this subdivision are also subject to an easement for an overhead power line along the east boundary of section 27 (an unrecorded blanket easement to Park Electric, no specified width), an easement 50 ft. wide extending 25 ft. either side of the centerline of the Livingston Ditch, and all other existing easements of record and fact.

### CERTIFICATE OF TREASURER

I, Bert Holland, Treasurer of Park County, hereby certify that this subdivision plat has been duly examined, and that no real property taxes assessed and levied on the lands divided are delinquent.

Bert R. Holland Oct. 26 - 1994  
Bert Holland, Treasurer Date  
By Joyce Williams

### CERTIFICATE OF COUNTY COMMISSIONERS

I, the Chairman of the Park County Board of Commissioners, hereby certify that the subdivision on this plat has been reviewed and approved by the Park County Board of Commissioners, and that the public access easements shown hereon have been inspected by the County Road Superintendent and been found to be constructed according to Park County specifications.

Jim Hunt 11-2-94  
Chairman, Park County Board of Commissioners Date

Filed this 2 day of November, A.D., 1994, at 9:00 o'clock A m.  
David W. Viers by 242895  
Park County Clerk & Recorder Deputy Document No.  
See 8/16/94

	BUFFALO TRAIL ESTATES PHASE I SUBDIVISION PLAT NO. _____ LATVALA AND ASSOCIATES LAND SURVEYING AND CONSULTING WARREN P. LATVALA, P.L.S. ROUTE 85, BOX 4644 LIVINGSTON, MT 59047
	DATE: SEPTEMBER 19, 1994 JOB NO.: _____ CHECKED BY: W.P.L. & C.Y.R. DRAWN BY: CTR