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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 along Buffalo Trail Road and a sixty (60) foot access and utility easement centered on the road shown hereon as Wineglass Road. Since these 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 the Certified Corner Recordation form for 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 boundary of this subdivision is the distance shown on the Certified Corner Recordation form recorded on page 70 of Book _____.

All lot corners are monumented with 5/8 in. dia. rebar, 24" long, set 20"-22" in the ground, with 2 1/2 in. dia. aluminum caps marked with the lot number shown hereon. The corners are monumented with the lot line shown hereon. The corners 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 of easement line intersections are monumented with 1/2" dia. rebar, 24" long, set 20"-22" in the ground, with yellow plastic caps marked "W...chua 630515".

LEGAL DESCRIPTION OF LANDS SUBDIVIDED

Tracts 4A through 7A, 12B and 13A through 27A of Certificate of Survey No. 484B in Park County, Montana, as shown on the Plat of Subdivision No. 162, 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 this plat, are hereby dedicated to the public use. Buffalo 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,
Notary Public for the State of Montana, residing at Livingston, MT
My commission expires 10-26-94
By Commission Expires December 73, 1994

CERTIFICATE OF SURVEYOR

I, Warren P. Latvola, Montana Land Surveyor Registration No. 630515, hereby certify that the survey and plating of Buffalo Trail Estates was performed under my direct supervision in 1993 and 1994 in accordance with the Montana Subdivision and Platting Act, 76-5-101 through 76-5-614 M.C.A., and the Park County Board of Commissioners' regulations.

Warren P. Latvola, U.S. GEOLOGICAL SURVEY, LAND SURVEYOR, MONTANA
Date 10-26-94

INGRESS-EGRESS EASEMENTS

All of the lots shown hereon are served by the access easements to Billings Road recorded on Roll 32, pages 1158 and to U.S. Highway No. 89 (south) recorded on Roll 35, pages 346-348.

ADDITIONAL UTILITY EASEMENTS

In addition to the access and utility easements shown graphically hereon, 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 southern 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 northeasterly 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 (Painted Lance Trail), including the cul-de-sac, along the 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 northeasterly edge of the driveway (serving lot 28) 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 the subdivision and an easement for a utility easement (Wineglass Loop North) along the east boundary of the subdivision, both easements being shown on the plat. The easement for the overhead power line extends 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 B. Holland
Bert Holland, Treasurer
Date Oct. 26 - 1994

CERTIFICATE OF COUNTY COMMISSIONERS

I, the Chairman of the Park County Board of Commissioners, hereby certify that the survey and plat of Buffalo Trail Estates, 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.

[Signature]
Chairman, Park County Board of Commissioners
Date 11-2-94

Filed this 2 day of November, A.D., 1994, at 9:30 o'clock A. m.
[Signature] by [Signature]
Park County Clerk & Recorder Deputy
Document No. 242885

	BUFFALO TRAIL ESTATES PHASE I
	SUBDIVISION PLAT NO. 162
LATVOLA AND ASSOCIATES LAND SURVEYING AND CONSULTING WARREN P. LATVOLA, P.L.S. ROUTE 65, BOX 6544 BILLINGS, MONTANA 59104 PHONE: (406) 251-1334	
DATE OF SURVEY: 10-26-94	NO. OF SHEETS: 2
CHECKED BY: W.P.L. & C.T.B.	DATE: 11-2-94

October 27, 1994

TO: PARK COUNTY COMMISSIONERS

FROM: ELLEN WOODBURY, PLANNING DIRECTOR

RE: BUFFALO TRAILS, PHASE I FINAL APPROVAL

Buffalo Springs Partnership has applied for final approval for the Buffalo Trails Subdivision, Phase I. It appears that they have met the following conditions for final plat approval.

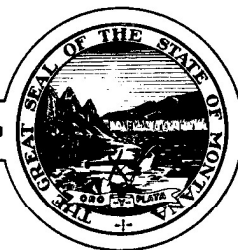
1. The final plat conforms to the Uniform Standards for Final Subdivision Plats and is accompanied by the required certificates.
2. Department of Health approval has been obtained for the subdivision.
3. The developer shall record with the final plat, a waiver of right to protest creation of Rural Improvement Districts.
4. The subdivision shall be seeded and controlled for noxious weeds. An agreement with the Park County Weed Board to control noxious weeds has been signed by the developer.
5. All utility easements are shown on the final plat.
6. A homeowner's association has been created and all roads dedicated to the homeowner's association. The interior roads are built to the standards for Community Roads for six or more lots and have been approved by the Park County Road Office.
7. The developer shall record covenants with the final plat including the following provisions.
 - a. Requiring control of county declared noxious weeds, and compliance with the approved weed control plan.
 - b. A section addressing possible problems associated with adjacent farming practices, and affirming neighboring landowner's right-to-farm.
 - c. All fences shall be maintained by the landowners, in accordance with state law.
 - d. All roads shall be maintained by the homeowner's association.
 - e. Construction traffic shall be limited during spring break-up and after heavy rains.

- f. Requiring Class A flame retardant roofs on all structures.
 - g. Requiring that all areas adjacent to structures be kept free of flammable material.
8. The Y where the emergency access road intersects with the Wineglass Road has been widened to allow a fire truck to make the turn onto the road.
 9. The developer and the Rural Fire District #1 have agreed on a fire protection plan.
 10. A \$500.00 review fee has been paid to Rural Fire Department #1.
 11. The access roads have been named and an addressing system developed in coordination with the Park County Rural Addressing Department.
 12. The Livingston Ditch easement is shown on the final plat.

C:\subdivision\buftrls.fin

DEPARTMENT OF
HEALTH AND ENVIRONMENTAL SCIENCES
WATER QUALITY BUREAU

ROOM A-201
1400 BROADWAY



STATE OF MONTANA

PHONE: (406) 444-4549
FAX: (406) 444-1374

October 21, 1994

PO BOX 200901
HELENA, MONTANA 59620-0901

Dave Vires
126 North G
Livingstone MT 59047

RE: BUFFALO TRAILS SUBDIVISION PHASE I
Park COUNTY
E.S. #34-95-L1-73

Dear Mr. Vires:

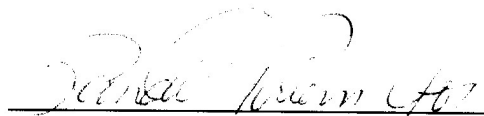
The plans and supplemental information relating to the water supply, sewage, solid waste disposal facilities, and storm drainage (if any) for the above-referenced division of land have been reviewed as required by Section 76-4-101 through 76-4-131, MCA and have been found to be in compliance with those acts.

Two copies of the Certificate of Subdivision Plat Approval are enclosed. The original is to be filed with the Plat at the office of the county clerk and recorder. The duplicate is for your personal records.

Your copy is to inform you of the conditions of the approval (Please note that you have specific responsibilities according to the plat approval statement, primarily with regard to informing any new owner as to inherent limitations which have been imposed). Since this property is in Park County, the Park County Health Department must be contacted before any water supply or sewage systems are installed or modified.

If you have any questions, please contact this office.

Sincerely,


Kenneth A Cope
Subdivision Program Manager
Water Quality Division

KAC/ar

cc: County Sanitarian
County Planning Board

PLAT.I

STATE OF MONTANA
DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES
CERTIFICATE OF SUBDIVISION PLAT APPROVAL
(Section 76-4-101 through 76-4-131, MCA 1979)

TO: County Clerk and Recorder
Park County
Livingston, Montana

No. 34-94-L1-73
181K

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **Buffalo Trails Phase I**

A 195 acre tract of land located in Section 27, Township 2 South, Range 9 East, P.M.M., in Park County, Montana

consisting of 21 lots (lot numbers 1-16, and 26-30) have been reviewed by personnel of the Water Quality Bureau, and,

THAT the documents and data required by Section 76-4-101 through 76-4-131, MCA 1979 and the rules of the Department of Health and Environmental Sciences made and promulgated pursuant thereto have been submitted and found to be in compliance therewith, and,

THAT the approval of the Plat is made with the understanding that the following conditions shall be met:

THAT the Lot sizes as indicated on the Plat to be filed with the county clerk and recorder will not be further altered without approval, and,

THAT each Lot shall be used for one single-family dwelling, and,

THAT each individual water system will consist of a well drilled to a minimum depth of 25 feet constructed in accordance with the criteria established in Title 16, Chapter 16, Sub-Chapters 1, 3, and 6 ARM and the most current standards of the Department of Health and Environmental Sciences, and,

THAT data provided indicates an acceptable water source at a depth of 400 feet, and,

THAT each individual sewage treatment system will consist of a septic tank and subsurface drainfield of such size and description as will comply with Park County Septic System Regulations and Title 16, Chapter 16, Sub-Chapters 1, 3, and 6 ARM, and,

THAT the subsurface drainfield for lot 29 shall have an absorption area of sufficient size to provide 160 square feet per bedroom, and,

THAT each subsurface drainfield for lots 16 and 18 shall have an absorption area of sufficient size to provide 190 square feet per bedroom, and,

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Buffalo Trails Phase I
Park County
E.S. #34-94-L1-73

THAT each subsurface drainfield for lots 4, 6, 10, 12, and 30 shall have an absorption area of sufficient size to provide 220 square feet per bedroom, and,

THAT the subsurface drainfield for lot 1 shall have an absorption area of sufficient size to provide 250 square feet per bedroom, and,

THAT each subsurface drainfield for lots 2 and 7 shall have an absorption area of sufficient size to provide 280 square feet per bedroom, and,

THAT each subsurface drainfield for lots 3, 5, 8, 9, 11, 13, 15, 26, and 27 shall have an absorption area of sufficient size to provide 300 square feet per bedroom, and,

THAT the subsurface drainfield for lot 14 shall have an absorption area of sufficient size to provide 340 square feet per bedroom, and,

THAT the bottom of the drainfield shall be at least four feet above the water table, and,

THAT no sewage treatment system shall be constructed within 100 feet of the maximum highwater level of a 100 year flood of any stream, lake, watercourse, or irrigation ditch, nor within 100 feet of any domestic water supply source, and,

THAT water supply and sewage treatment systems will be located as shown on the approved plans, and,

THAT plans for the proposed water and individual sewage treatment systems will be reviewed and approved by the Park County Health Department before construction is started, and,

THAT all sanitary facilities must be located as shown on the attached lot layout, and,

THAT the developer shall provide each purchaser of property with a copy of the Plat, approved location of water supply and sewage treatment system as shown on the attached lot layout, and a copy of this document, and,

THAT instruments of transfer for this property shall contain reference to these conditions, and,

THAT departure from any criteria set forth in the approved plans and specifications and Title 16, Chapter 16, Sub-Chapters 1, 3, and 6 ARM when erecting a structure and appurtenant facilities in said subdivision without Department approval, is grounds for injunction by the Department of Health and Environmental Sciences.


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Buffalo Trails Phase I
Park County
E.S. #34-94-L1-73

YOU ARE REQUESTED to record this certificate by attaching it to the
Plat filed in your office as required by law.

DATED this 21st day of October, 1994.

ROBERT J. ROBINSON
DIRECTOR

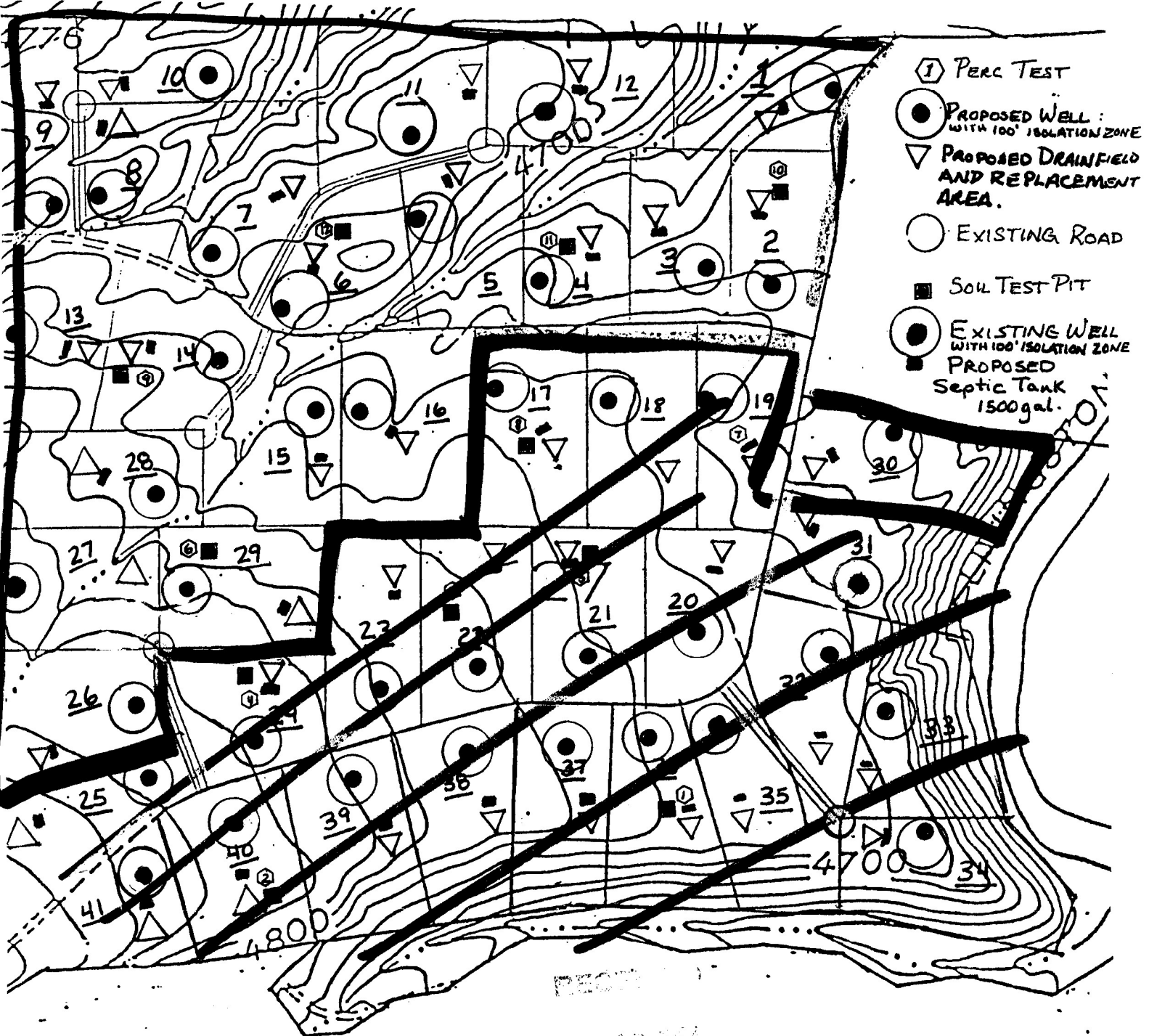
By:



Jim Melstad, P.E., Supervisor
Drinking Water/Subdivision Section
Water Quality Division
Environmental Sciences Division

Owner's Name: Dave Viers

BUFFALO TRAIL ESTATES (PHASE I)



- ① PERC TEST
- PROPOSED WELL : WITH 100' ISOLATION ZONE
- ▽ PROPOSED DRAINFIELD AND REPLACEMENT AREA.
- EXISTING ROAD
- SOIL TEST PIT
- EXISTING WELL WITH 100' ISOLATION ZONE
- PROPOSED SEPTIC TANK 1500 gal.

Montana Department of Health
and Environmental Sciences

APPROVED

Initials: *[Signature]* Date: 10-18-94

CAGNE & ASSOCIATES, INC.

SCALE



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