

PLAT OF
HIGH SIERRA SUBDIVISION, 17TH FILING
 BEING LOT 6A OF THE AMENDED PLAT OF LOT 6, BLOCK 26, 15TH FILING,
 SITUATED IN THE NE1/4 OF SECTION 17, T. 1 N., R. 26 E., P.M.M.,
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.
 PREPARED BY : SANDERSON STEWART 

OCTOBER, 2022
 BILLINGS, MONTANA

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that annexed and foregoing plat conforms with Section 76-4-125(1)(d), M.C.A., for divisions located within jurisdictional areas that have adopted growth policies pursuant to chapter 1 or within first-class or second-class municipalities for which the governing body certifies, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided.

IN WITNESS WHEREOF, I have executed this CERTIFICATE OF APPROVAL this 5TH day of JANUARY, 2023.

Jim A Grant
 City Engineer's Office

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting and find that said plat conforms with the requirements of the laws of the State of Montana, and that said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as circumstances will permit.

Jim A Grant 1751325 01/05/2023
 Examining Land Surveyor Date

NOTICE OF APPROVAL

STATE OF MONTANA)
) :ss
 County of Yellowstone)

This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

10/27/2022 James Keese
 Date President
Mye B. Kelly
 Executive Secretary



CERTIFICATE OF APPROVAL: CITY COUNCIL

STATE OF MONTANA)
) :ss
 County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT OF HIGH SIERRA SUBDIVISION, 17TH FILING, and find that said plat conforms with the requirements of the laws of the State of Montana, and the requirements of The Yellowstone County Board of Planning. It is therefore approved and the dedication to public use of any and all lands shown on this plat as being dedicated to such use are accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA, this 23rd day of January, 2023.

CITY OF BILLINGS, MONTANA
 By: William A. Cole Mayor Attest: Denise B. Behrman City Clerk



CERTIFICATE OF DEDICATION

STATE OF MONTANA)
) :ss
 County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That HIGH SIERRA II, INC., the owner of the following described tract of land, does hereby certify that he has caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract being situated in the NE1/4 of Section 17, T. 1 N., R. 26 E., P.M.M., in the City of Billings and in Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Lot 6A of Amended Plat of Lot 6, Block 26, High Sierra Subdivision, 15th Filing, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 4035391.

The park requirement for this subdivision has been previously met with the platting of High Sierra Subdivision, 14th Filing.

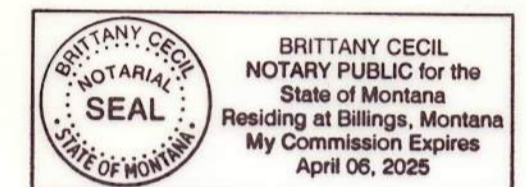
The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair and removal of their lines over, under and across the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever. Said tract to be known and designated as HIGH SIERRA SUBDIVISION, 17TH FILING, and the lands included in all street, and avenues as shown on the annexed plat are hereby granted and donated to the use of the public forever.

HIGH SIERRA II, INC.
 By: [Signature]
 Title: VP VICE PRESIDENT

STATE OF MONTANA)
) :ss
 County of Yellowstone)

On this 10th day of December, 2022, before me, the undersigned Notary Public for the State of Montana, personally appeared James Keese, known to me to be the persons who signed the foregoing instrument as Vice President of HIGH SIERRA II, INC., and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Brittany Cecil
 Notary Public in and for the State of Montana



CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b)/76-3-207(3), M.C.A.

Date: January 24, 2023
 Yellowstone County Treasurer
 By: Quinn M. Cull Deputy

CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City Attorney's office and is acceptable as to form.

Date: 01-09-2023
 Reviewed by: [Signature]

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
) :ss
 County of Yellowstone)

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of October, 2022, a survey was performed under his supervision of a tract of land to be known as HIGH SIERRA SUBDIVISION, 17TH FILING, in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that the monuments found and set are of the character and occupy the positions shown hereon and that the gross area is 38.854 acres and the net area is 36.642 acres.

SANDERSON STEWART
 By: [Signature]
 Montana License No. 1897268
 Date: December 20, 2022



SUBDIVISION IMPROVEMENTS AGREEMENT

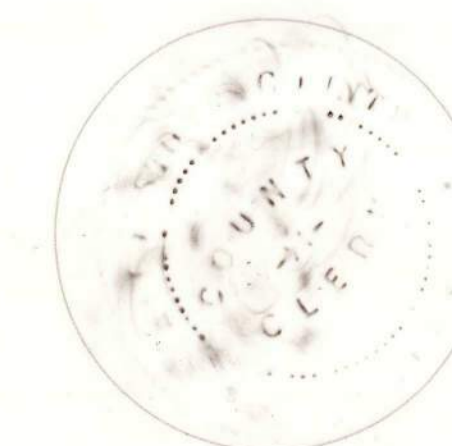
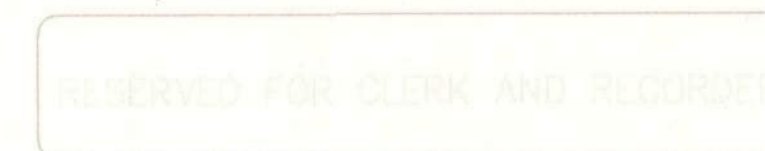
Document No.: 4039942

CONSENT TO PLATTING

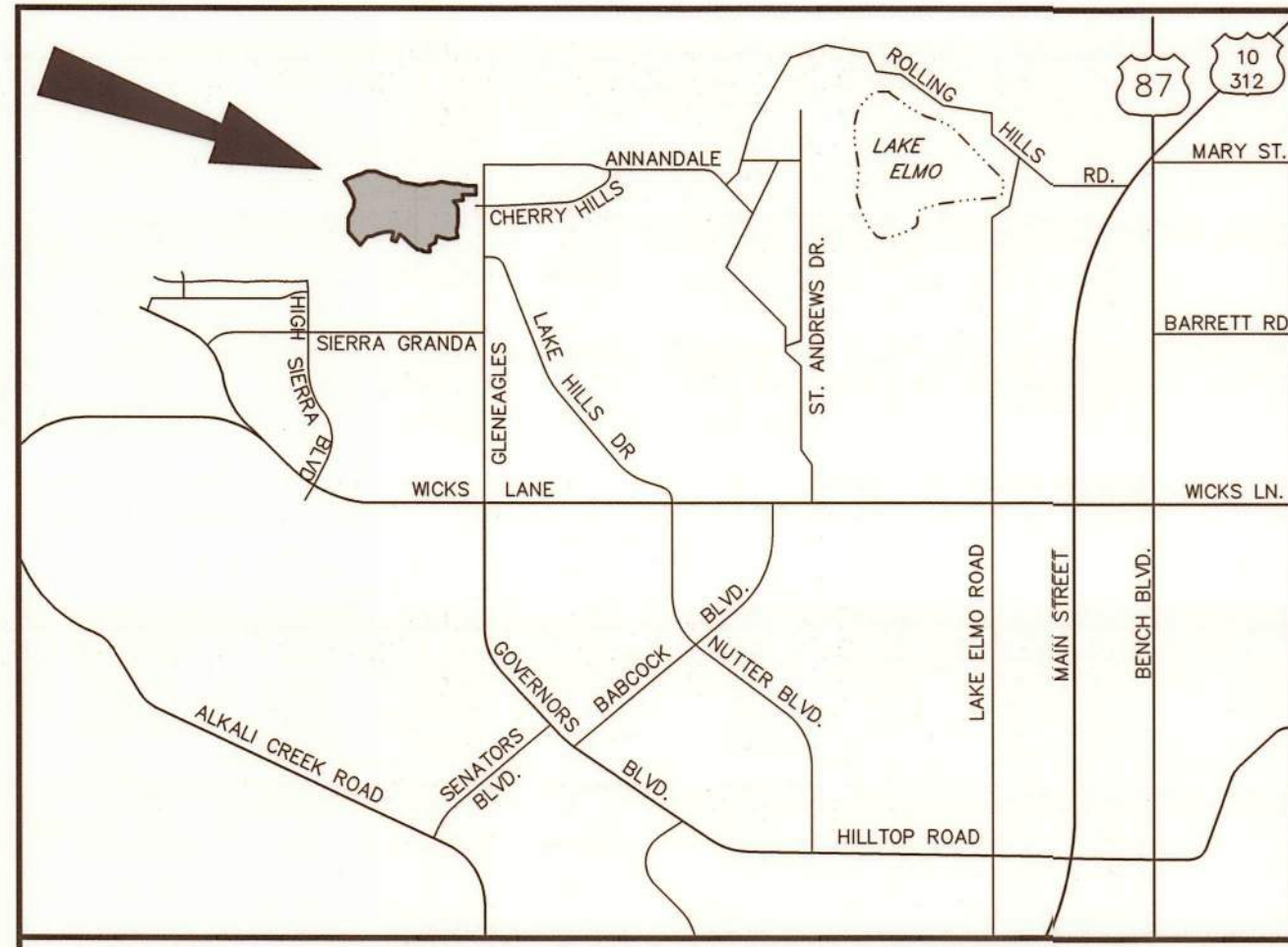
Document No.: 4039943

DRAINAGE EASEMENT

Document No.: 4039944



SP **4039941**
 02/03/2023 10:30 AM Pages: 1 of 3 Fees: 43.50
 Jeff Martin Clerk & Recorder - Yellowstone

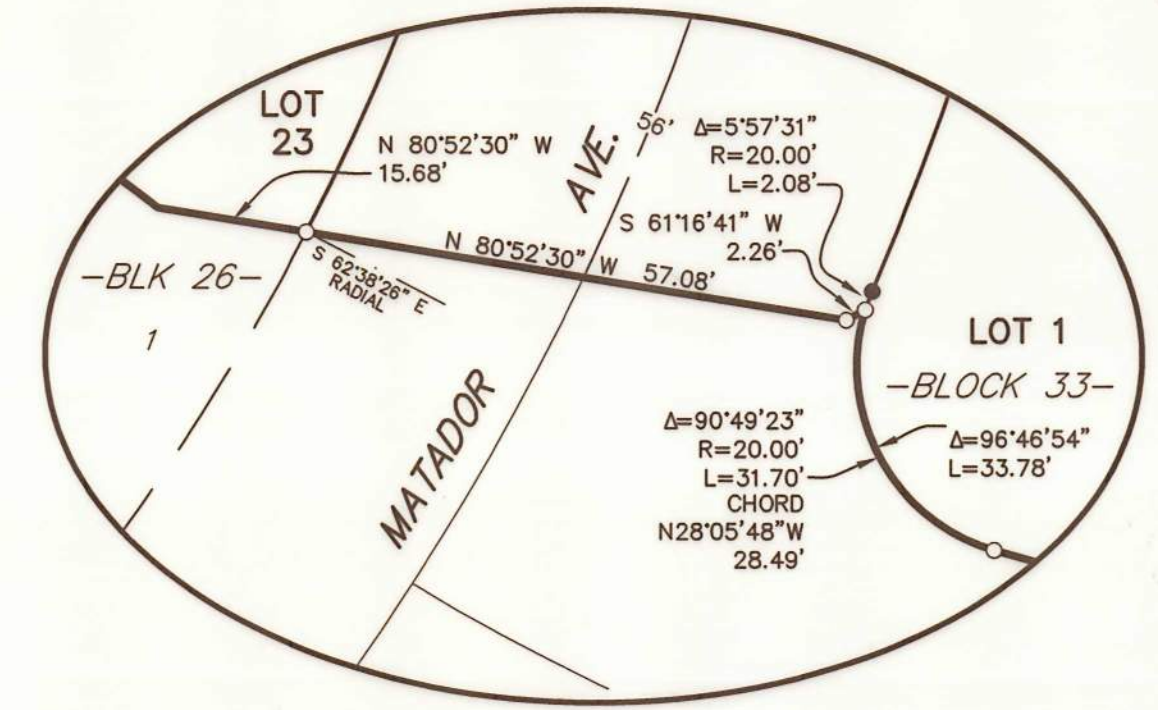


VICINITY MAP
NOT TO SCALE

PLAT OF
HIGH SIERRA SUBDIVISION, 17TH FILING
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 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.
 PREPARED BY : SANDERSON STEWART

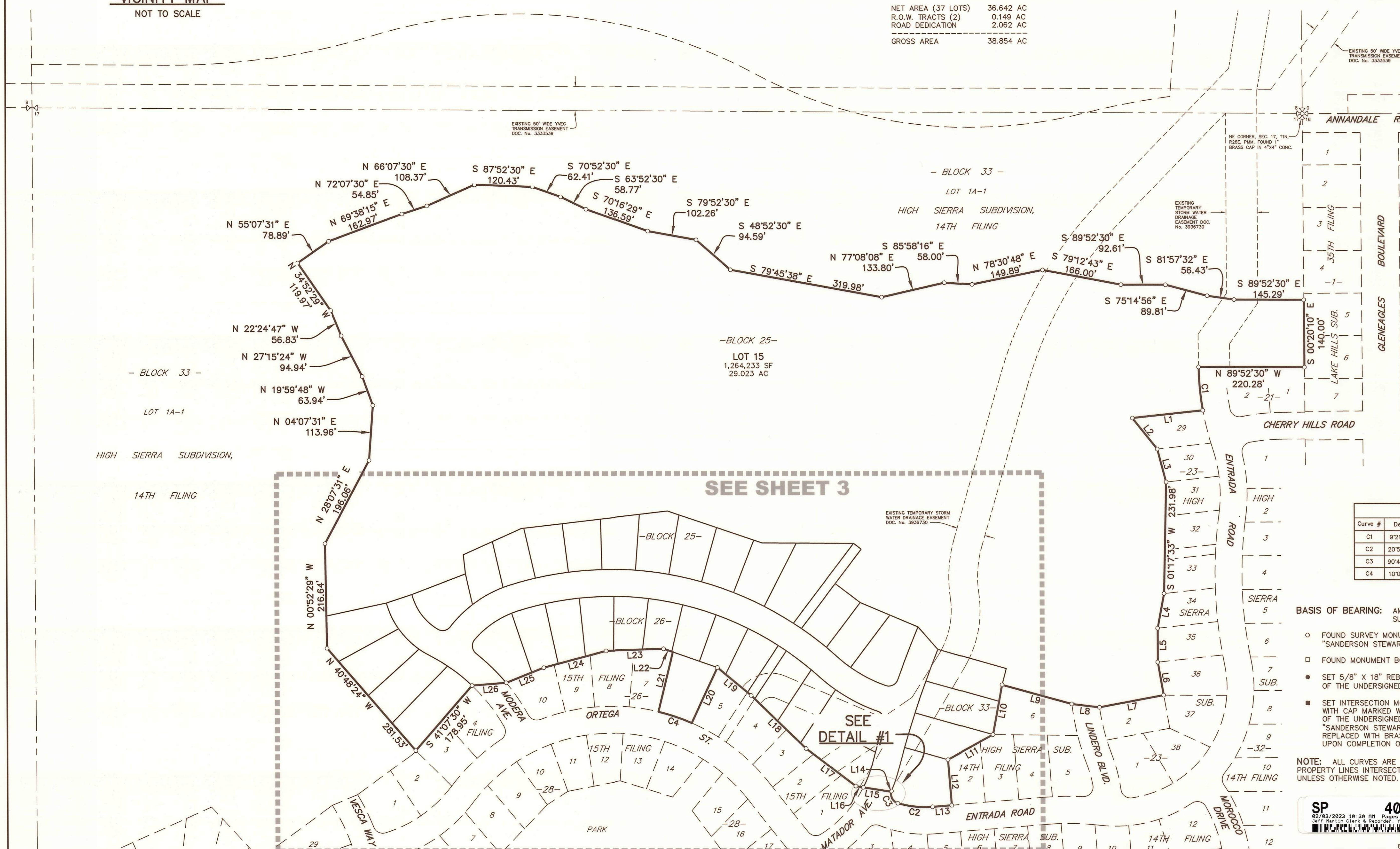
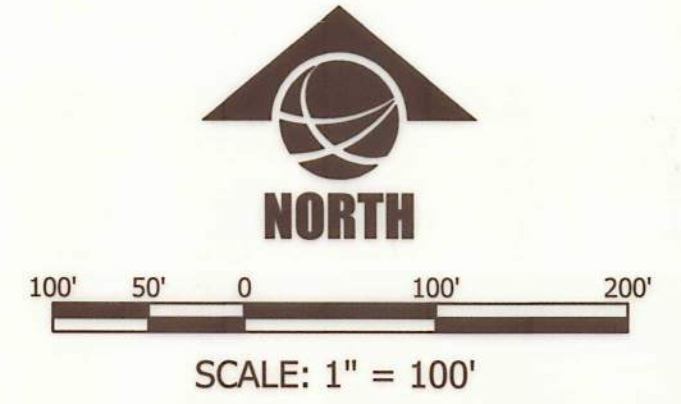
OCTOBER, 2022
 BILLINGS, MONTANA



DETAIL #1
1" = 20'

AREA DATA

NET AREA (37 LOTS)	36.642 AC
R.O.W. TRACTS (2)	0.149 AC
ROAD DEDICATION	2.062 AC
GROSS AREA	38.854 AC



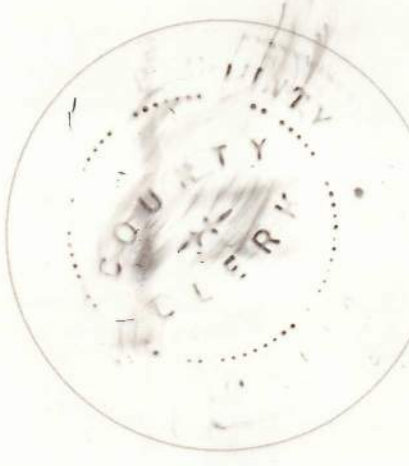
Line #	Bearing	Distance
L1	S 83°48'10" W	147.82'
L2	S 38°36'43" E	82.92'
L3	S 14°57'00" E	70.82'
L4	S 10°44'19" W	73.17'
L5	S 00°02'33" W	70.42'
L6	S 09°57'38" E	70.00'
L7	S 79°28'33" W	136.36'
L8	N 83°00'11" W	57.75'
L9	N 74°27'28" W	150.89'
L10	S 10°28'46" W	105.22'
L11	S 61°16'41" W	107.18'
L12	S 04°29'30" E	94.68'
L13	S 85°30'30" W	39.83'
L14	S 61°16'41" W	2.26'
L15	N 80°52'30" W	57.08'
L16	N 80°52'30" W	15.68'
L17	N 52°52'30" W	129.53'
L18	N 45°52'29" W	158.74'
L19	N 50°15'34" W	91.25'
L20	S 24°57'51" W	127.31'
L21	N 13°39'31" E	127.81'
L22	N 70°52'29" W	20.21'
L23	S 88°07'31" W	119.98'
L24	S 75°07'31" W	134.41'
L25	S 68°07'31" W	84.33'
L26	S 85°25'50" W	71.42'

Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	9°21'52"	556.00'	90.87'	S 05°19'03" E	90.77'
C2	20°59'01"	200.00'	73.25'	N 84°00'00" W	72.84'
C3	90°49'23"	20.00'	31.70'	N 28°05'48" W	28.49'
C4	10°01'15"	418.00'	73.11'	N 71°19'52" W	73.01'

- BASIS OF BEARING:** AMENDED PLAT OF LOT 1, BLOCK 33, HIGH SIERRA SUBDIVISION, 14TH FILING
- FOUND SURVEY MONUMENT, REBAR WITH YELLOW CAP MARKED "SANDERSON STEWART", OR AS NOTED
 - FOUND MONUMENT BOX
 - SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
 - SET INTERSECTION MONUMENT, 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

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 1417 North Clark & Records Yellowstone MT



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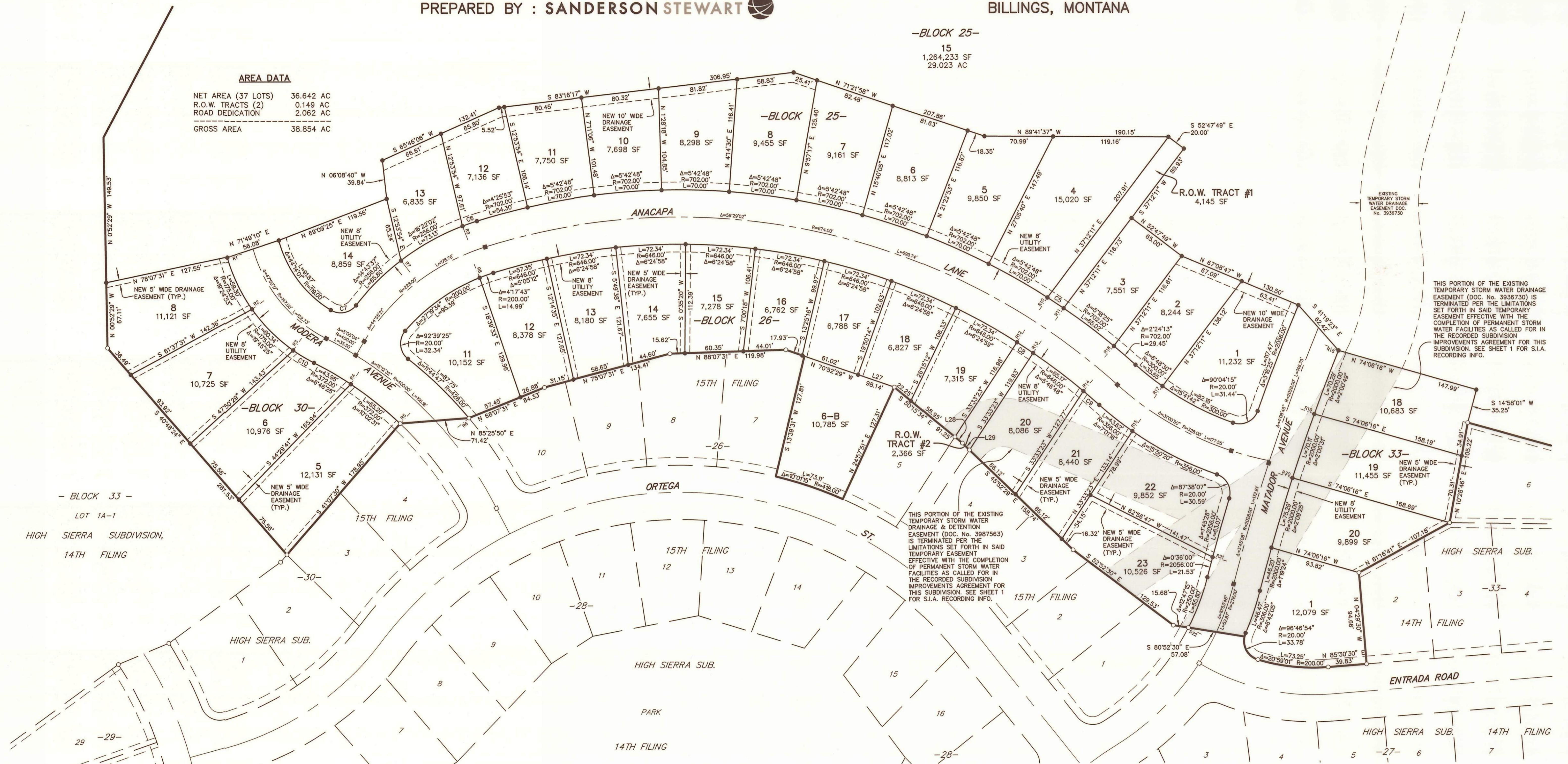
BILLINGS, MONTANA

AREA DATA

NET AREA (37 LOTS)	36.642 AC
R.O.W. TRACTS (2)	0.149 AC
ROAD DEDICATION	2.062 AC
GROSS AREA	38.854 AC

-BLOCK 25-

15
 1,264,233 SF
 29.023 AC

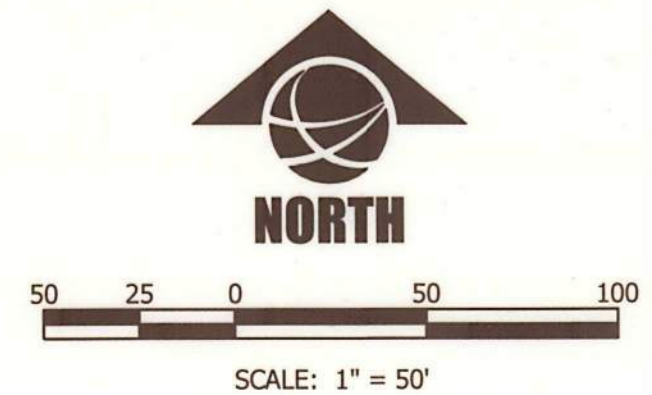


THIS PORTION OF THE EXISTING TEMPORARY STORM WATER DRAINAGE EASEMENT (DOC. No. 3936730) IS TERMINATED PER THE LIMITATIONS SET FORTH IN SAID TEMPORARY EASEMENT EFFECTIVE WITH THE COMPLETION OF PERMANENT STORM WATER FACILITIES AS CALLED FOR IN THE RECORDED SUBDIVISION IMPROVEMENTS AGREEMENT FOR THIS SUBDIVISION. SEE SHEET 1 FOR S.I.A. RECORDING INFO.

THIS PORTION OF THE EXISTING TEMPORARY STORM WATER DRAINAGE & DETENTION EASEMENT (DOC. No. 3987563) IS TERMINATED PER THE LIMITATIONS SET FORTH IN SAID TEMPORARY EASEMENT EFFECTIVE WITH THE COMPLETION OF PERMANENT STORM WATER FACILITIES AS CALLED FOR IN THE RECORDED SUBDIVISION IMPROVEMENTS AGREEMENT FOR THIS SUBDIVISION. SEE SHEET 1 FOR S.I.A. RECORDING INFO.

BASIS OF BEARING: AMENDED PLAT OF LOT 1, BLOCK 33, HIGH SIERRA SUBDIVISION, 14TH FILING

- FOUND SURVEY MONUMENT, REBAR WITH YELLOW CAP MARKED "SANDERSON STEWART", OR AS NOTED
- FOUND MONUMENT BOX
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.



LINE TABLE

Line #	Bearing	Distance
L27	N 70°52'29" W	39.39'
L28	N 50°15'34" W	10.06'
L29	N 45°52'29" W	10.17'

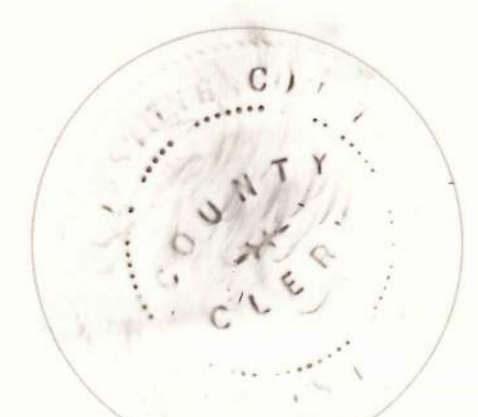
CURVE TABLE

Curve #	Delta	Radius	Length
C5	1°38'08"	702.00'	20.04'
C6	3°32'54"	256.00'	15.85'
C7	8°31'19"	20.00'	29.05'
C8	1°46'26"	646.00'	20.00'
C9	1°55'51"	646.00'	21.77'
C10	8°11'26"	175.00'	25.02'

RADIAL TABLE

Radial #	Bearing	Radial #	Bearing
R1	S 74°18'56" W	R12	N 32°40'10" E
R2	S 54°54'03" W	R13	N 34°26'36" E
R3	S 35°08'38" W	R14	N 40°13'24" E
R4	N 33°43'41" E	R15	S 35°08'00" W
R5	N 43°46'12" E	R16	N 39°45'02" E
R6	N 50°08'19" E	R17	S 35°20'45" W
R7	N 37°14'43" W	R18	N 67°55'31" W
R8	N 21°37'30" W	R19	N 69°56'21" W
R9	N 37°14'43" W	R20	N 71°56'51" W
R10	N 32°48'28" E	R21	N 74°49'40" W
R11	N 34°26'36" E	R22	S 62°38'26" E

NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.



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