PLAT OF

HIGH SIERRA SUBDIVISION, 21ST FILING

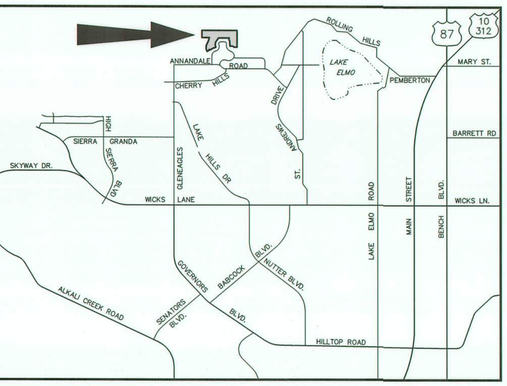
BEING LOT 33A OF AMENDED PLAT OF LOT 33, BLOCK 17, HIGH SIERRA SUBDIVISION, 10TH FILING, SITUATED IN THE SW1/4 OF SECTION 9, T. 1 N., R. 26 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.

PREPARED BY : SANDERSON STEWART

OCTOBER, 2022

BILLINGS, MONTANA



VICINITY MAP

NOT TO SCALE

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.

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.

Examining Land Surveyor — Date: 01/05/2023

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: _____ Deputy

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.

12/27/2022 — Date

President

Executive Secretary

BILLINGS - YELLOWSTONE MONTANA SEAL COUNTY PLANNING BOARD

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, 21ST 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: _____ Mayor — Attest: _____ City Clerk

CITY OF BILLINGS SEAL YELLOWSTONE COUNTY, MONTANA

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: _____

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No.: 4051302

CONSENT TO PLATTING

Document No.: 4051303

TEMPORARY STORM WATER DRAINAGE EASEMENT

Document No.: 4051304, 4051305

DRAINAGE EASEMENT

Document No.: 4041304

SP 4051301
07/11/2023 08:55 AM Pages: 1 of 2 Fees: 47.50
Jeff Martin Clerk & Recorder, Yellowstone MT

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 SW1/4 of Section 9, 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 33A of Amended Plat of Lot 33, Block 17 of High Sierra Subdivision, 10th Filing, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 4035370.

Pursuant to Section 76-3-621(1)(a). M.C.A., the park requirement for this subdivision has been met by a cash-in-lieu donation in the amount of $28,173.48.

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, 21ST 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: _____

Title: VP VICE PRESIDENT

STATE OF MONTANA)
:ss
County of Yellowstone)

On this 16th day of December, 2022, before me, the undersigned Notary Public for the State of Montana, personally appeared Landis Leep, 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.

Notary Public in and for the State of Montana

BRITTANY CECIL NOTARIAL SEAL STATE OF MONTANA

BRITTANY CECIL
NOTARY PUBLIC for the State of Montana
Residing at Billings, Montana
My Commission Expires April 06, 2025

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, 21ST 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 15.492 acres and the net area is 12.621 acres.

SANDERSON STEWART

By: _____

Montana License No. 18972LS

Date: December 20, 2022

MONTANA MICHAEL DEAN BERTOLINO 18972LS LICENSED PROFESSIONAL LAND SURVEYOR

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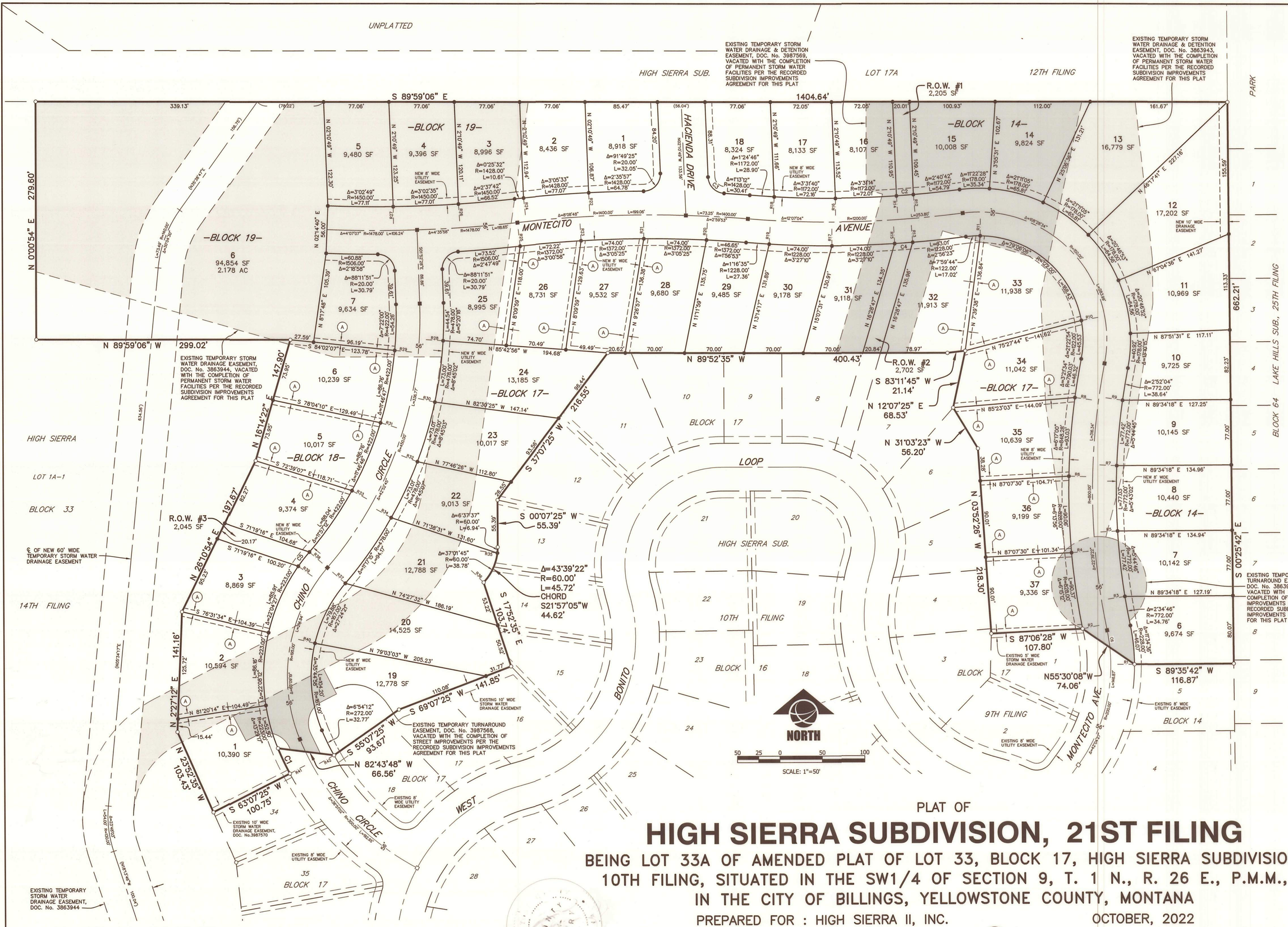

AREA DATA

NET AREA (45 LOTS)	12.621 AC
R.O.W. TRACTS (3)	0.160 AC
ROAD DEDICATION	2.711 AC
GROSS AREA	15.492 AC

BASIS OF BEARING: PLAT OF HIGH SIERRA SUBDIVISION, 17TH 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.
- (A) NEW 5' WIDE DRAINAGE EASEMENT

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

RADIAL TABLE

Radial #	Bearing
R1	S 89°56'58" W
R2	N 78°54'07" E
R3	N 80°57'09" E
R4	N 85°09'16" E
R5	N 86°41'55" E
R6	S 88°36'49" E
R7	S 87°35'04" E
R8	S 82°10'34" E
R9	S 81°50'19" E
R10	S 79°38'51" W
R11	S 00°32'55" W
R12	N 04°46'07" W
R13	N 04°30'26" W
R14	N 03°47'25" W
R15	N 03°30'39" W
R16	N 00°16'11" W
R17	N 00°03'30" W
R18	N 03°15'29" E
R19	N 03°23'40" E
R20	S 02°43'23" W
R21	S 00°22'02" E
R22	S 02°57'21" E
R23	S 03°27'28" E
R24	S 06°02'54" E
R25	S 06°28'26" E
R26	N 03°50'44" W
R27	N 00°48'09" W
R28	N 86°32'09" W
R29	N 84°30'28" W
R30	N 77°47'07" W
R31	N 72°43'40" W
R32	N 69°02'05" W
R33	N 60°56'55" W
R34	N 60°16'58" W
R35	S 83°11'31" E
R36	S 46°08'54" E
R37	N 48°59'43" W
R38	N 48°59'43" W
R39	S 54°27'07" E
R40	S 76°24'04" E
R41	S 62°07'20" W
R42	S 60°56'46" W

CURVE TABLE

Curve #	Delta	Radius	Length
C2	0°58'42"	1172.00'	20.01'
C3	84°22'09"	20.00'	29.45'
C4	0°59'46"	1228.00'	21.35'
C5	5°27'24"	223.00'	21.24'

BOUNDARY CURVE TABLE

Curve #	Delta	Radius	Length	Chord Bearing	Chord Dist.
C1	5°43'37"	328.00'	32.79'	S 25°00'51" E	32.77'

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Jeff Martin Clerk & Recorder, Yellowstone M

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HIGH SIERRA SUBDIVISION, 21ST FILING

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PREPARED FOR : HIGH SIERRA II, INC. OCTOBER, 2022

PREPARED BY : SANDERSON STEWART BILLINGS, MONTANA

SHEET 2 OF 2

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