

PLAT OF
HIGH SIERRA SUBDIVISION, 20TH FILING
BEING LOT 5, BLOCK 31, HIGH SIERRA SUBDIVISION, 19TH FILING,
SITUATED IN THE NE1/4 OF SECTION 17, T. 1 N., R. 26 E., P.M.M.,
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.
PREPARED BY : sanbell

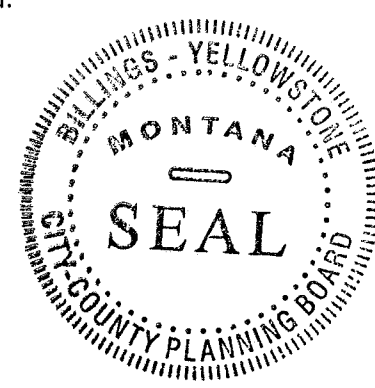
MARCH, 2025
BILLINGS, MONTANA

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.

5-5-2025 John Staley
Date President
Angela Staley
Executive Secretary

**CERTIFICATE OF CITY ENGINEER'S OFFICE**

I hereby certify that annexed and foregoing plat conforms with Section 76-4-125(1)(d)(i), M.C.A., for the removal of sanitary restrictions since the plat is inside a master planning area and said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

IN WITNESS WHEREOF, I have executed this CERTIFICATE OF APPROVAL this 6th day of May, 2025.

Chris Holt
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.

Christopher W. Kovacs 05/07/25
Examining/Land Surveyor Date

CERTIFICATE OF CITY ATTORNEY

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

Date: May 14, 2025

Reviewed by: SPall

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
) :ss
County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT OF HIGH SIERRA SUBDIVISION, 20TH 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 22nd day of May, 2025.

CITY OF BILLINGS, MONTANA

By: William A. Cole
Mayor

Attest: Anise B. Bohlerman
City Clerk

**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: 05/20/2025

Yellowstone County Treasurer

By: Eric M. Co
Deputy

SUBDIVISION IMPROVEMENT AGREEMENT

Document No. 4104863

CONSENT TO PLATTING

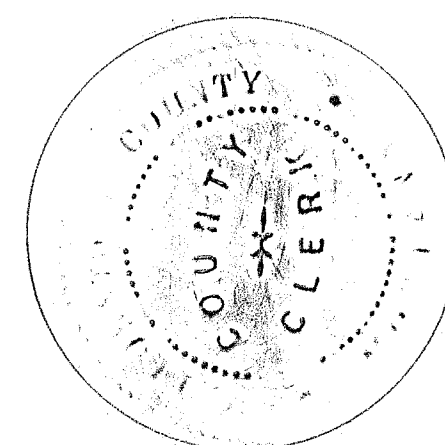
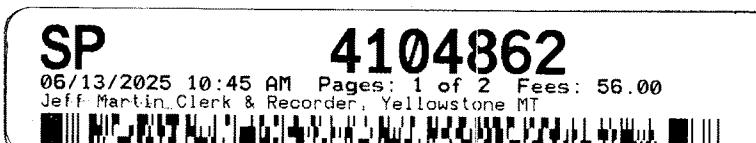
Document No. 4104864

DRAINAGE EASEMENT

Document No. 4104865

TEMPORARY STORM WATER DRAINAGE EASEMENT

Document No. 4104866

**CERTIFICATE OF DEDICATION**

STATE OF MONTANA)
) :ss
County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned owners of the following described tract of land, do hereby certify that they have 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, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Lot 5 in Block 31 of High Sierra Subdivision, 19th Filing, according to the official plat on file in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 4039949.

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 \$_____.

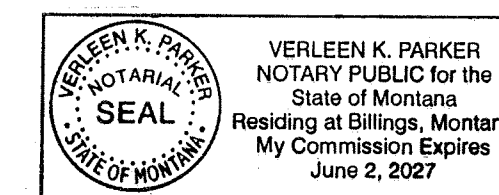
The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair and removal of their lines over, under and across the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever. Said tract to be known and designated as HIGH SIERRA SUBDIVISION, 20TH FILING, and the lands included in all streets, avenues, and parks as shown on the annexed plat are hereby granted and donated to the use of the public forever.

HIGH SIERRA II, INC.

By: Larry Leep
Title: Larry Leep, VP

STATE OF MONTANA)
) :ss
County of Yellowstone)

On this 18th day of April, 2025, before me, the undersigned Notary Public for the State of Montana, personally appeared Larry 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.



Verleen K. Parker
Notary Public in and for the State of Montana

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
) :ss
County of Yellowstone)

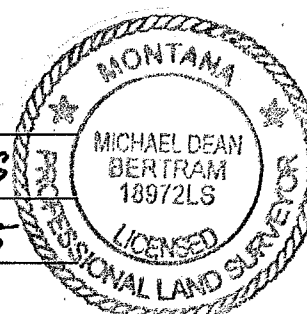
The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of September 2024 and March 2025, a survey was performed under his supervision of a tract of land to be known as HIGH SIERRA SUBDIVISION, 20TH FILING, in accordance with the request of the owner thereof and 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 17.177 acres (748,220 square feet) and the net area is 13.539 acres (589,741 square feet).

SANBELL

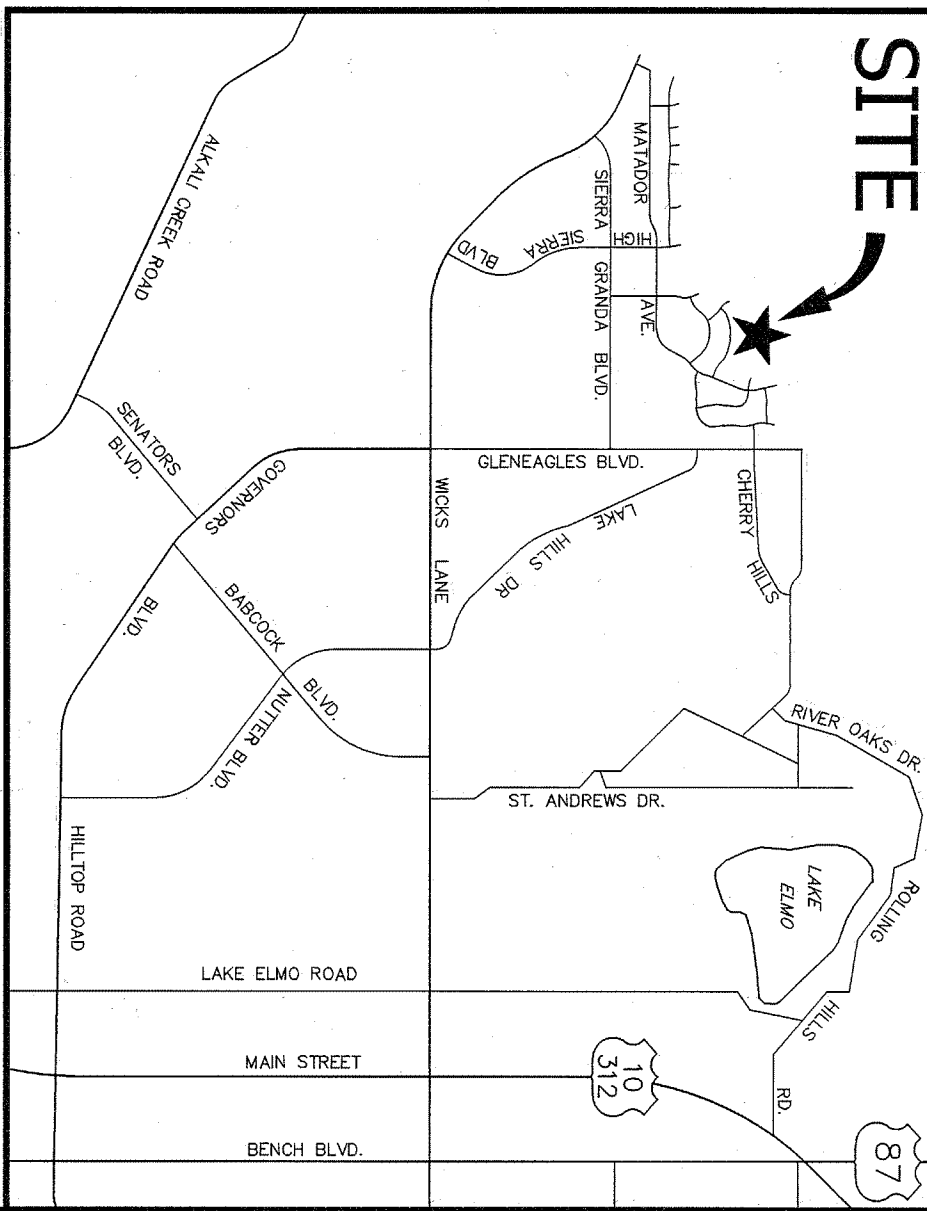
By: Michael Dean Bertram

Montana License No. 1897265

Date: April 18, 2025



SITE



VICINITY MAP

NOT TO SCALE

AREA DATA

| Line # | Bearing | Distance |
|--------|---------------|----------|
| L1 | S 01°58'51" E | 6.64' |
| L2 | S 29°49'30" E | 4.21' |
| L3 | S 10°12'17" E | 22.44' |

| Curve # | Delta | Radius | Length |
|---------|-----------|---------|--------|
| C1 | 90°00'00" | 20.00' | 31.42' |
| C2 | 2°20'52" | 272.00' | 11.15' |
| C3 | 88°41'12" | 20.00' | 30.98' |
| C4 | 51°18'19" | 17.00' | 15.22' |
| C5 | 23°14'32" | 55.00' | 22.31' |
| C6 | 51°19'04" | 17.00' | 15.23' |
| C7 | 13°33'34" | 472.00' | 15.93' |
| C8 | 90°00'00" | 20.00' | 31.42' |
| C9 | 5°04'34" | 162.00' | 14.35' |
| C10 | 4°47'57" | 162.00' | 13.57' |
| C11 | 83°55'40" | 20.00' | 29.30' |
| C12 | 0°57'45" | 572.00' | 9.61' |
| C13 | 95°28'29" | 20.00' | 33.37' |
| C14 | 0°28'57" | 511.19' | 4.31' |
| C15 | 83°41'19" | 20.00' | 29.21' |
| C16 | 9°00'37" | 167.00' | 26.26' |
| C17 | 5°15'50" | 218.00' | 20.03' |
| C18 | 3°43'37" | 328.00' | 21.34' |
| C19 | 3°21'21" | 567.19' | 33.22' |
| C20 | 1°54'54" | 567.19' | 18.96' |



SCALE: 1" = 60'

RADIAL LINE TABLE

| Line # | Bearing | Line # | Bearing |
|--------|---------------|--------|---------------|
| R1 | N 74°18'56" E | R19 | N 85°14'27" E |
| R2 | N 75°29'30" E | R20 | S 77°40'06" E |
| R3 | S 82°31'26" E | R21 | S 26°01'48" W |
| R4 | N 63°05'56" W | R22 | S 57°36'18" W |
| R5 | N 66°08'25" W | R23 | S 58°49'53" W |
| R6 | N 70°23'24" W | R24 | S 77°22'19" W |
| R7 | N 77°29'09" W | R25 | S 85°26'42" W |
| R8 | N 85°17'58" W | R26 | N 81°33'42" E |
| R9 | S 88°16'49" W | R27 | N 22°55'41" E |
| R10 | S 86°30'35" W | R28 | N 55°55'59" E |
| R11 | S 81°55'38" W | R29 | N 54°21'45" E |
| R12 | S 77°44'35" W | R30 | N 36°22'39" E |
| R13 | S 75°32'27" W | R31 | N 26°17'36" E |
| R14 | S 31°44'43" E | R32 | N 24°01'35" W |
| R15 | S 17°20'10" E | R33 | N 35°33'49" W |
| R16 | S 04°26'35" W | R34 | N 65°10'37" E |
| R17 | N 71°51'55" W | R35 | N 55°44'00" E |
| R18 | S 55°18'20" W | R36 | N 22°21'42" E |

HIGH SIERRA SUBDIVISION, 20TH FILING
BEING LOT 5, BLOCK 31, HIGH SIERRA SUBDIVISION, 19TH FILING,
SITUATED IN THE NE1/4 OF SECTION 17, T. 1 N., R. 26 E., P.M.M.,
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.
MARCH, 2025
BILLINGS, MONTANA

PREPARED BY : sanbell

- BASIS OF BEARING: THE PLAT OF HIGH SIERRA SUBDIVISION, 19TH FILING.
- FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "SANDERSON STEWART"
 - SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERGROUND LAND SURVEYOR AND "SANBELL"
 - FOUND MONUMENT BOX
 - SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERGROUND LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.
 - NEW 8" WIDE UTILITY EASEMENT
 - NEW 5" WIDE DRAINAGE EASEMENT
 - NEW 10' WIDE DRAINAGE EASEMENT
- NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

