

PLAT OF HIGH SIERRA SUBDIVISION, 7TH FILING

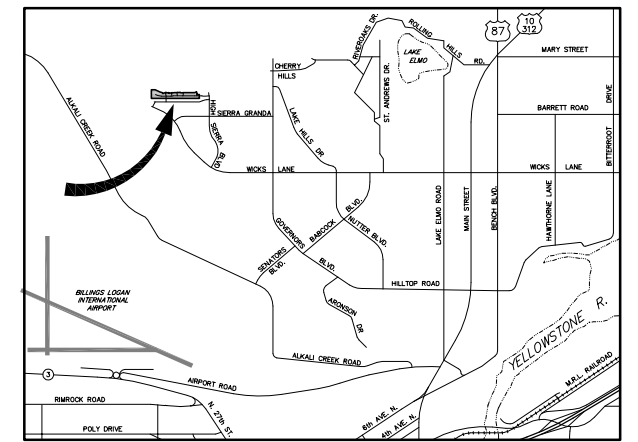
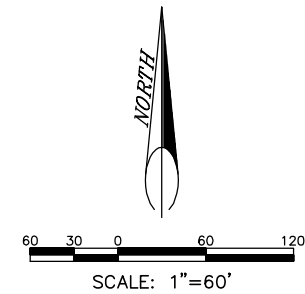
BEING LOT 1 OF BLOCK 1, LOT 1 OF BLOCK 2, LOTS 1 & 38 OF BLOCK 3, & LOT 1 OF BLOCK 5 OF HIGH SIERRA SUBDIVISION, 5TH FILING AND LOT 1A OF AMENDED PLAT OF LOTS 1, 21, 22, 23, & 24 OF BLOCK 4, HIGH SIERRA SUBDIVISION, 5TH FILING, SITUATED IN THE NW1/4 OF SECTION 17, T. 1 N., R. 26 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.

JUNE, 2013

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE

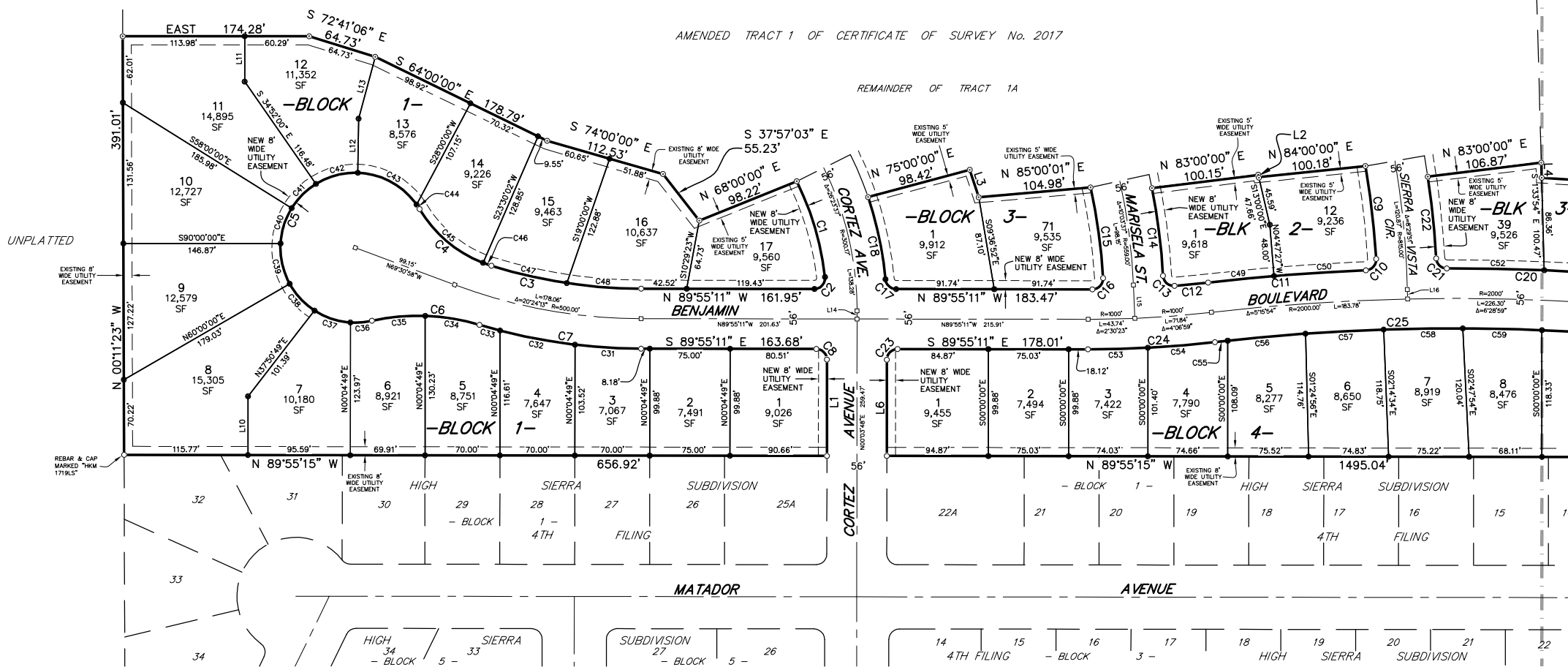
Line #	Bearing	Distance
L1	S 00°00'37" E	89.90'
L2	S 13°00'00" E	2.07'
L3	S 18°00'00" E	26.97'
L4	S 01°33'54" E	14.11'
L5	S 04°35'47" W	76.40'
L6	N 00°00'37" W	89.87'
L7	S 03°00'00" W	116.87'
L8	N 04°35'47" E	76.39'
L9	S 01°16'57" E	27.08'

Curve #	Delta	Radius	Length	Chord Bearing	Chord Dist.
C1	19°44'48"	272.00'	93.74'	S 16°27'25" E	93.28'
C2	96°06'03"	10.00'	16.77'	S 41°28'01" W	14.87'
C3	17°15'19"	472.00'	142.15'	N 81°17'32" W	141.61'
C4	41°43'39"	120.00'	87.39'	N 51°48'02" W	85.48'
C5	251°56'27"	70.00'	307.81'	S 23°05'34" W	113.31'
C6	29°06'33"	200.00'	101.61'	S 87°50'45" E	100.52'
C7	16°37'43"	528.00'	153.24'	S 81°36'20" E	152.70'
C8	89°54'34"	10.00'	15.70'	S 44°59'10" E	14.14'
C9	6°21'47"	787.00'	87.40'	S 06°35'36" E	87.35'
C10	91°03'03"	10.00'	15.89'	S 42°06'49" W	14.27'

Curve #	Delta	Radius	Length	Chord Bearing	Chord Dist.
C11	41°0'53"	2028.00'	148.00'	S 85°32'54" W	147.97'
C12	1°51'19"	972.00'	31.48'	S 84°23'07" W	31.47'
C13	91°31'49"	10.00'	15.98'	N 48°55'19" W	14.33'
C14	8°03'32"	587.00'	82.57'	N 07°11'10" W	82.50'
C15	91°32'4"	531.00'	85.48'	S 07°52'28" E	85.39'
C16	93°20'35"	10.00'	16.29'	S 43°24'31" W	14.55'
C17	84°50'21"	10.00'	14.81'	N 47°30'01" W	13.49'
C18	13°44'51"	328.00'	78.70'	N 11°57'15" W	78.51'
C19	90°25'35"	10.00'	15.78'	S 49°48'34" W	14.19'
C20	51°44'4"	2028.00'	185.67'	N 87°36'00" W	185.61'

Curve #	Delta	Radius	Length	Chord Bearing	Chord Dist.
C21	87°00'00"	10.00'	15.18'	N 46°43'22" W	13.77'
C22	51°2'47"	843.00'	76.70'	N 05°49'46" W	76.67'
C23	90°05'26"	10.00'	15.72'	N 45°02'06" E	14.15'
C24	6°37'21"	1028.00'	118.82'	N 86°46'08" E	118.76'
C25	11°44'53"	1972.00'	404.34'	N 89°19'54" E	403.63'
C26	91°0'02"	1472.00'	235.52'	N 89°15'32" E	235.27'
C27	3°03'15"	140.90'	75.08'	S 16°32'55" E	74.20'
C28	88°35'04"	10.00'	15.46'	S 43°00'35" W	13.97'
C29	2°37'36"	1528.00'	70.05'	S 85°59'19" W	70.04'
C30	90°44'06"	10.00'	15.84'	N 40°46'17" W	14.23'

Line #	Bearing	Distance
L10	N 00°04'45" E	54.88'
L11	S 00°00'00" E	42.39'
L12	S 00°50'53" W	50.56'
L13	S 15°07'20" W	59.77'
L14	N 00°03'48" E	7.69'
L15	S 02°25'34" E	31.14'
L16	S 01°16'39" E	8.70'



CERTIFICATE OF DEDICATION

STATE OF MONTANA)
County of Yellowstone) ss
KNOW ALL MEN BY THESE PRESENTS: That HIGH SIERRA II INC., the undersigned owner of the following described tract of land, does hereby certify that it 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 NW1/4 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 1 of Block 1, Lot 1 of Block 2, Lots 1 & 38 of Block 3, and Lot 1 of Block 5, High Sierra Subdivision, 5th Filing, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3641076, and Lot 1A of Amended Plat of Lots 1, 21, 22, 23, & 24 of Block 4, High Sierra Subdivision, 5th filing, on file under Document No. 3656111.

Pursuant to Section 76-3-621, M.C.A., the park requirement for this subdivision has been previously met by a cash-in-lieu donation made at the time of the approval of High Sierra Subdivision, 5th 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, 7TH FILING, and the lands included in all streets 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: _____

STATE OF MONTANA)
County of Yellowstone) ss
On this ____ day of _____, 20____, before me, the undersigned Notary Public for the State of Montana, personally appeared _____, known to me to be the person who signed the foregoing instrument as that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Notary Public for the State of Montana

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
County of Yellowstone) ss
We hereby certify that we have examined the annexed and foregoing PLAT OF HIGH SIERRA SUBDIVISION, 7TH 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 ____ day of _____, 20____.

CITY OF BILLINGS, MONTANA

By: _____ Mayor
Attest: _____ City Clerk

BASIS OF BEARING: PLAT OF HIGH SIERRA SUBDIVISION, 5TH FILING

- FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "SANDERSON STEWART 18972LS", OR AS NOTED
- FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "ENGINEERING INC 8377-S"
- FOUND MONUMENT BOX
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"

CERTIFICATE OF CITY ATTORNEY

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

Date: _____
By: _____

CONSENT TO PLATTING

Document No. _____

SUBDIVISION IMPROVEMENT AGREEMENT

Document No. _____

RESERVED FOR CLERK AND RECORDER

PLAT OF HIGH SIERRA SUBDIVISION, 7TH FILING

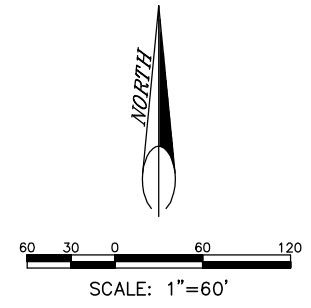
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PREPARED FOR : HIGH SIERRA II, INC.

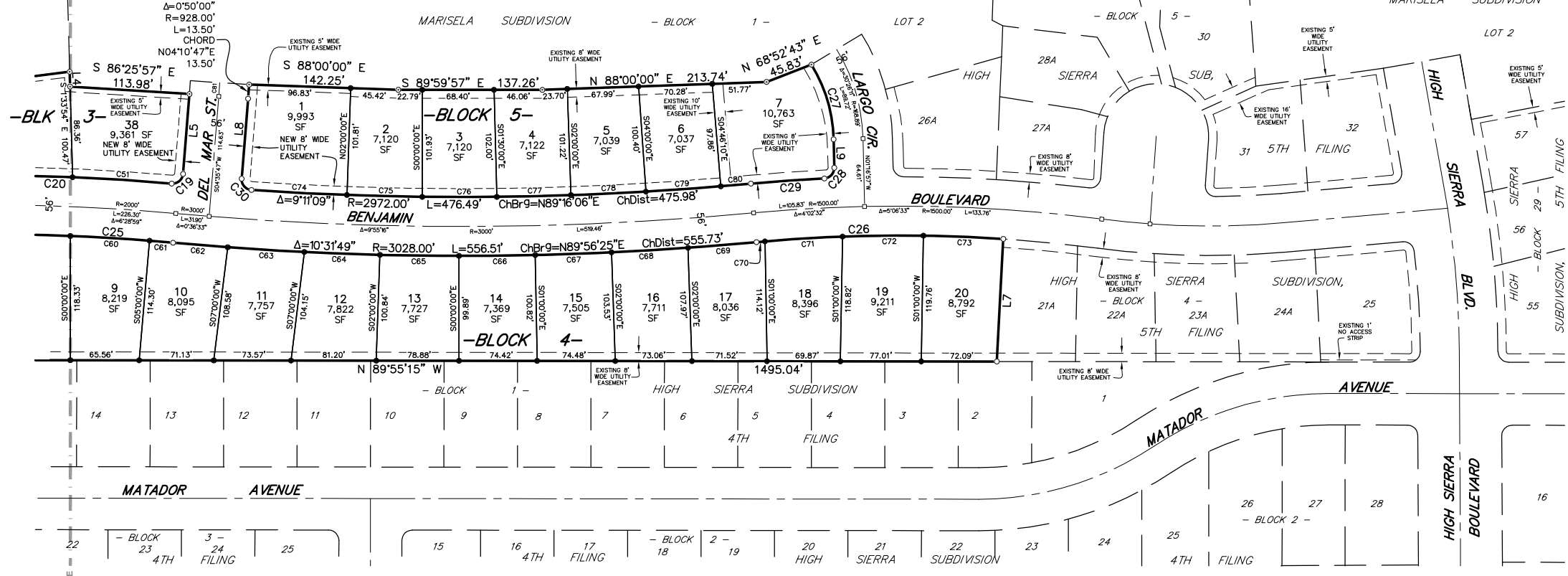
JUNE, 2013

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



LOT CURVE TABLE					LOT CURVE TABLE					LOT CURVE TABLE							
Curve #	Delta	Radius	Length	Chord Bearing	Chord Dist.	Curve #	Delta	Radius	Length	Chord Bearing	Chord Dist.	Curve #	Delta	Radius	Length	Chord Bearing	Chord Dist.
C31	6°43'27"	528.00'	61.97'	S 86°33'28" E	61.93'	C48	8°28'22"	472.00'	69.80'	N 85°41'00" W	69.73'	C65	1°25'34"	3028.00'	75.37'	S 89°14'35" E	75.37'
C32	7°44'01"	528.00'	71.27'	S 79°19'44" E	71.21'	C49	1°45'06"	2028.00'	62.00'	S 84°20'00" W	62.00'	C66	1°22'30"	3028.00'	72.66'	N 89°21'23" E	72.66'
C33	2°10'15"	528.00'	20.00'	N 74°22'36" W	20.00'	C50	2°25'47"	2028.00'	86.00'	S 86°25'27" W	86.00'	C67	1°22'30"	3028.00'	72.67'	N 87°58'53" E	72.67'
C34	14°45'53"	200.00'	51.54'	N 80°40'25" W	51.40'	C51	2°40'26"	2028.00'	94.64'	N 86°18'51" W	94.63'	C68	1°22'55"	3028.00'	73.04'	N 86°36'10" E	73.04'
C35	14°20'40"	200.00'	50.07'	S 84°46'18" W	49.94'	C52	2°34'19"	2028.00'	91.03'	N 88°56'13" W	91.02'	C69	1°14'11"	3028.00'	65.35'	N 85°17'37" E	65.35'
C36	16°37'47"	70.00'	20.32'	S 85°26'14" W	20.25'	C53	3°07'03"	1028.00'	55.93'	N 88°31'17" E	55.93'	C70	0°19'09"	1472.00'	8.20'	S 84°50'05" W	8.20'
C37	29°10'58"	70.00'	35.65'	S 71°39'23" E	35.27'	C54	3°30'19"	1028.00'	62.89'	N 85°12'37" E	62.88'	C71	2°53'02"	1472.00'	74.09'	N 86°26'11" E	74.08'
C38	28°11'36"	70.00'	34.44'	S 42°58'06" E	34.10'	C55	0°21'03"	1972.00'	12.07'	S 83°37'59" W	12.07'	C72	2°59'55"	1472.00'	77.04'	N 89°22'40" E	77.03'
C39	32°04'14"	70.00'	39.18'	S 12°50'11" E	38.67'	C56	2°07'14"	1972.00'	72.98'	N 84°52'07" E	72.98'	C73	2°57'56"	1472.00'	76.19'	S 87°38'25" E	76.18'
C40	28°37'32"	70.00'	34.97'	S 17°30'42" W	34.61'	C57	2°07'29"	1972.00'	73.13'	N 86°59'28" E	73.12'	C74	1°45'26"	2972.00'	91.15'	N 87°01'03" W	91.15'
C41	26°25'32"	70.00'	32.29'	N 45°02'15" E	32.00'	C58	2°09'02"	1972.00'	74.02'	N 89°07'44" E	74.01'	C75	1°23'01"	2972.00'	71.77'	N 88°35'16" W	71.76'
C42	33°39'11"	70.00'	41.12'	N 75°04'36" E	40.53'	C59	2°08'59"	1972.00'	73.99'	S 88°43'15" E	73.99'	C76	1°22'13"	2972.00'	71.08'	N 89°57'53" W	71.08'
C43	52°59'54"	70.00'	64.75'	N 61°35'51" W	62.47'	C60	2°11'54"	1972.00'	75.66'	S 86°32'49" E	75.66'	C77	1°21'42"	2972.00'	70.63'	S 88°40'09" W	70.63'
C44	4°09'41"	70.00'	5.08'	S 33°01'03" E	5.08'	C61	0°39'12"	1972.00'	22.48'	N 85°07'16" W	22.48'	C78	1°22'42"	2972.00'	71.50'	N 87°17'57" W	71.50'
C45	37°46'25"	120.00'	79.11'	S 49°49'25" E	77.69'	C62	0°59'14"	3028.00'	52.18'	S 85°17'17" E	52.18'	C79	1°22'46"	2972.00'	71.55'	S 85°55'13" W	71.55'
C46	3°57'14"	120.00'	8.28'	S 70°41'15" E	8.28'	C63	1°23'04"	3028.00'	73.17'	S 86°28'26" E	73.16'	C80	0°33'20"	2972.00'	28.81'	N 84°57'11" E	28.81'
C47	8°46'58"	472.00'	72.35'	S 77°03'21" E	72.28'	C64	1°21'50"	3028.00'	72.08'	S 87°50'53" E	72.08'	C81	0°50'00"	900.00'	13.09'	N 04°10'47" E	13.09'



- BASIS OF BEARING: PLAT OF HIGH SIERRA SUBDIVISION, 5TH FILING
- FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "SANDERSON STEWART 18972LS", OR AS NOTED
 - FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "ENGINEERING INC 8377-S"
 - FOUND MONUMENT BOX
 - SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
 County of Yellowstone)
 The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of June, 2013, a survey was performed under his supervision of a tract of land to be known as HIGH SIERRA SUBDIVISION, 7TH 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 and net area is 10.328 acres.

SANDERSON STEWART
 By: _____
 Montana License No. _____
 Date: _____

NOTICE OF APPROVAL

STATE OF MONTANA)
 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.

Date _____ President _____
 Executive Secretary _____

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: _____
 Yellowstone County Treasurer
 By: _____
 Deputy

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that annexed and foregoing plat conforms with Section 76-4-125(2)(d), 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 ____ day of _____, 20__.
 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 _____

SUBDIVISION IMPROVEMENT AGREEMENT

Document No. _____

CONSENT TO PLATTING

Document No. _____

RESERVED FOR CLERK AND RECORDER