

PRELIMINARY PLAT OF HIGH SIERRA SUBDIVISION, EIGHTH FILING

BEING LOT 2A, BLOCK 1 OF AMENDED PLAT OF LOT 2, BLOCK 1 AND
LOTS 2 & 3, BLOCK 2 OF MARISELA SUBDIVISION
SITUATED IN THE N1/2 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.

MAY, 2014

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

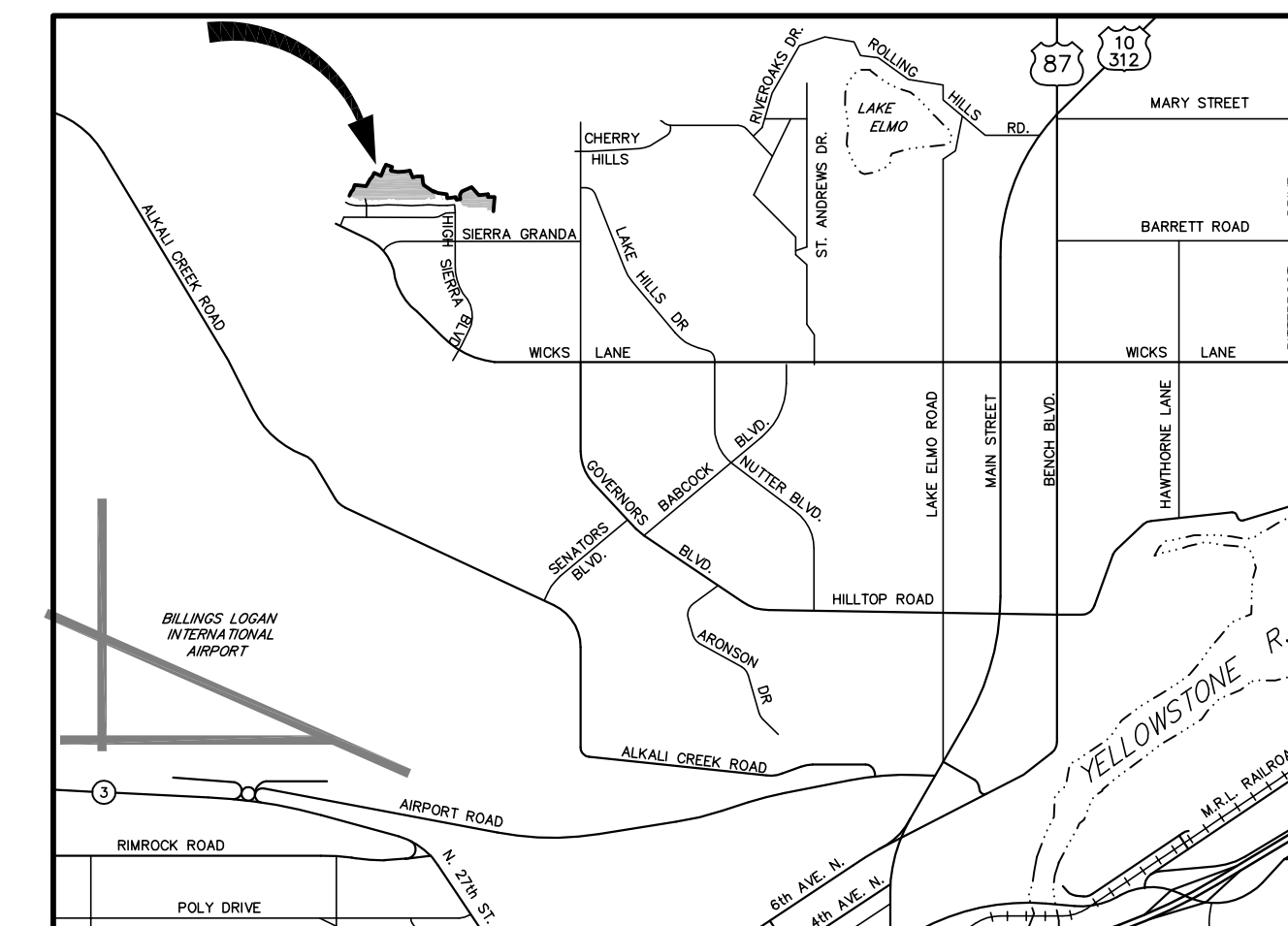
PLAT DATA

GROSS AREA = 26.067 AC
NET AREA = ±19.932 AC
NUMBER OF LOTS = 95*
*(94 buildable lots & 1 non-conforming lot-Lot 33, Block 5)

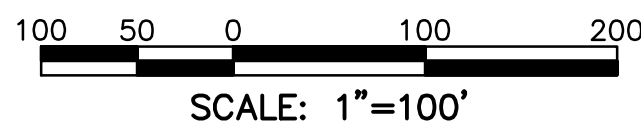
MINIMUM LOT SIZE = ±7,041 SF
MAXIMUM LOT SIZE = ±14,939 SF
LINEAL FEET OF STREETS = ±4,524
PARKLAND REQUIREMENT = ±2.192 AC
PARKLAND DEDICATION = CASH-IN-LIEU
EXISTING ZONING = R-7000 RESTRICTED

SURROUNDING ZONING:
NORTH = R-7000R
SOUTH = R-7000R/R-9600
EAST = R-7000R
WEST = R-7000R

EXISTING LAND USE = VACANT
PROPOSED LAND USE = RESIDENTIAL DEVELOPMENT



VICINITY MAP
NOT TO SCALE



Curve #	Delta	Radius	Length	Chord Bearing	Chord Dist.
C1	90°00'00"	10.00'	15.71'	N 44°47'45" W	14.14'
C2	71°42'25"	665.00'	84.03'	N 83°25'52" W	83.98'
C3	15°40'14"	50.00'	13.68'	N 76°12'21" W	13.63'
C4	5°04'10"	665.00'	58.84'	N 68°03'33" W	58.82'
C5	16°44'22"	196.89'	57.52'	N 23°09'18" W	57.32'
C6	0°50'00"	872.00'	12.68'	S 04°18'17" W	12.68'
C7	1°20'20"	843.00'	19.70'	N 08°58'49" W	19.70'
C8	1°16'14"	587.00'	13.02'	N 11°43'33" W	13.02'
C9	7°30'08"	328.00'	42.95'	N 22°27'14" W	42.92'
C10	101°16'03"	20.00'	35.35'	S 28°30'31" E	30.92'

Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N 89°47'45" W	127.51'	L22	S 88°07'30" W	213.74'	L43	N 44°25'33" E	60.99'
L2	N 00°12'15" E	92.95'	L23	N 89°52'27" W	137.26'	L44	N 16°37'30" E	107.85'
L3	N 79°54'31" W	124.76'	L24	N 87°52'30" W	142.25'	L45	N 42°27'17" E	57.13'
L4	N 30°52'30" W	70.94'	L25	N 86°06'43" W	58.00'	L46	N 27°36'57" E	104.61'
L5	N 12°52'30" W	67.89'	L26	N 86°18'28" W	113.98'	L47	S 22°07'30" W	74.33'
L6	S 79°07'31" W	101.13'	L27	N 01°26'24" W	14.11'	L48	N 74°22'41" E	91.79'
L7	N 09°54'43" W	62.50'	L28	S 83°07'31" W	106.87'	L49	S 20°18'00" E	20.85'
L8	S 80°05'17" W	74.00'	L29	S 80°21'01" W	56.00'	L50	N 46°59'28" E	12.48'
L9	S 82°07'30" W	122.77'	L30	S 84°07'31" W	100.18'	L51	S 79°38'20" E	95.04'
L10	N 03°52'30" W	94.37'	L31	N 12°52'29" W	2.07'	L52	S 03°52'30" E	90.92'
L11	S 01°58'10" W	47.40'	L32	S 83°07'30" W	100.15'	L53	N 82°07'30" E	100.97'
L12	S 14°32'00" E	59.22'	L33	S 77°38'20" W	56.00'	L54	N 80°05'17" E	93.64'
L13	N 14°32'00" W	92.72'	L34	S 85°07'32" W	104.98'	L55	S 09°54'43" E	62.16'
L14	N 05°52'30" W	24.95'	L35	N 17°52'30" W	26.97'	L56	N 79°07'31" E	83.42'
L15	N 79°38'20" W	78.77'	L36	S 75°07'30" W	98.42'	L57	N 03°24'04" W	91.83'
L16	S 02°07'30" W	89.82'	L37	S 63°47'42" W	56.00'			
L17	S 61°18'57" W	11.34'	L38	S 68°07'31" W	98.22'			
L18	S 02°07'31" W	11.34'	L39	N 37°49'33" W	55.23'			
L19	S 74°25'49" W	114.93'	L40	N 73°52'30" W	112.53'			
L20	S 58°53'30" W	56.00'	L41	N 63°52'30" W	96.40'			
L21	S 89°00'17" W	45.83'	L42	N 23°07'31" E	100.16'			

