PLAT OF

HIGH SIERRA SUBDIVISION, 8th FILING

BEING LOT 2A, BLOCK 1 OF AMENDED PLAT OF LOT 2, BLOCK 1 AND LOTS 1, 2, & 3, BLOCK 2 OF MARISELA SUBDIVISION

SITUATED IN 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. OCTOBER, 2014

PREPARED BY : SANDERSON STEWART BILLINGS, MONTANA

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 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 N1/2 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 2A, Block 1 of Amended Plat of Lot 2, Block 1 and Lots 1, 2, & 3, Block 2 of Marisela Subdivision according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3724326.

The park requirement for this subdivision has been met by a land donation pursuant to Section 76-3-621(4)(a), M.C.A.

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, 8th 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., a Montana corporation

By: _____ Title: _____

STATE OF MONTANA)
:ss
County of Yellowstone)

On this _____ day of _____, 20____, before me, the undersigned Notary Public for the State of Montana, personally appeared _____ and _____, known to me to be the persons who signed the foregoing instrument on _____ of HIGH SIERRA II, INC., a Montana corporation, 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

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, 2014, a survey was performed under his supervision of a tract of land to be known as HIGH SIERRA SUBDIVISION, 8th 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 27.741 acres and the net area is 16.930 acres.

SANDERSON STEWART

By: _____

Montana License No. _____

Date: _____

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, 8th 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: _____ Attest: _____
Mayor City Clerk

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.

_____ _____
Date President

_____
Executive Secretary

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that annexed and foregoing plat conforms with Section 76-4-125(3)(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 complies 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

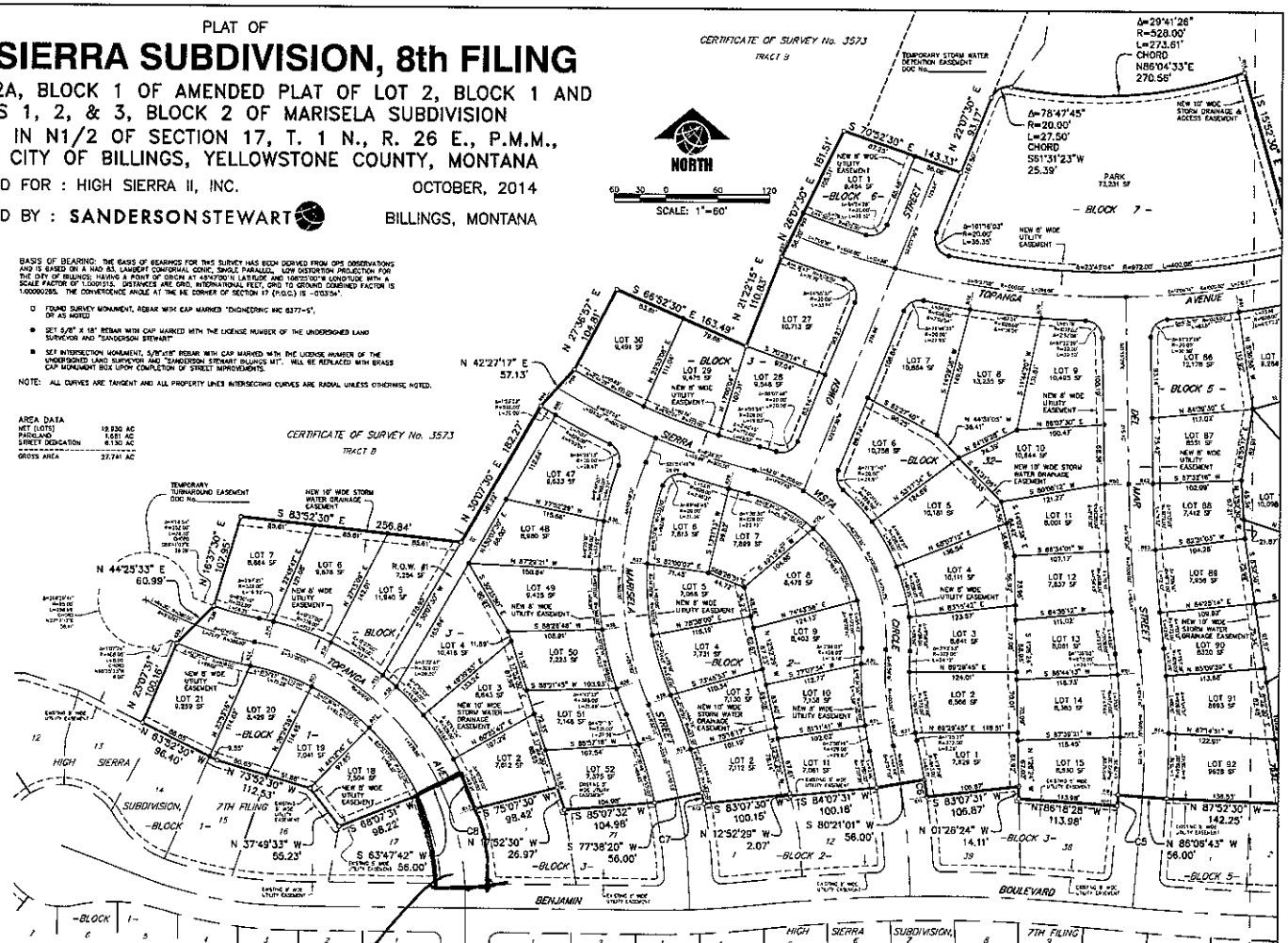
BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS; HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°30'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0000015. DISTANCES ARE GRID, INTERNATIONAL FEET; GRID TO GROUND COMBINED FACTOR IS 1.00000285. THE CONVERGENCE ANGLE AT THE NE CORNER OF SECTION 17 (P.O.C) IS -0°03'54".

- FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "ENGINEERING INC 6377-5", OR AS NOTED
- 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 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.

AREA DATA

NET (LOTS)	19.930 AC
PARKLAND	1.681 AC
STREET DEDICATION	6.130 AC
GROSS AREA	27.741 AC



CERTIFICATE OF CITY ATTORNEY

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

Date: _____

Reviewed by: _____

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

CURVE TABLE

No.	Delta	Radius	Length	Chord Bearing	Chord Dist.
C1	7°14'25"	655.00'	84.03'	N 83°25'53" W	83.96'
C2	15°40'14"	50.00'	13.68'	N 78°12'21" W	13.63'
C3	5°04'10"	665.00'	58.84'	N 68°03'35" W	58.82'
C4	16°44'22"	196.89'	57.52'	N 23°09'18" W	57.33'
C5	6°50'00"	872.00'	12.68'	S 04°18'11" W	12.68'
C6	1°20'20"	843.00'	19.70'	N 05°55'49" W	19.70'
C7	1°16'14"	587.00'	13.02'	N 11°43'33" W	13.02'
C8	7°39'06"	326.00'	43.95'	N 22°27'14" W	43.92'

CONSENT TO PLATTING

Document No.: _____

CONSENT TO PLATTING

Document No.: _____

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No.: _____

SHEET 1 OF 2

HIGH SIERRA 8th FP.DWG 82061.105 6/24/15 MDB

Cortez Avenue to re-named

PLAT OF

HIGH SIERRA SUBDIVISION, 8th FILING

BEING LOT 2A, BLOCK 1 OF AMENDED PLAT OF LOT 2, BLOCK 1 AND LOTS 1, 2, & 3, BLOCK 2 OF MARISELA SUBDIVISION
SITUATED IN N1/2 OF SECTION 17, T. 1 N., R. 26 E., P.M.M.,
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PREPARED FOR : HIGH SIERRA II, INC. OCTOBER, 2014

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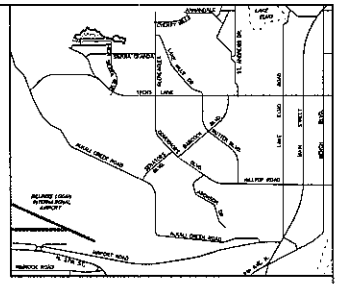

VICINITY MAP
NOT TO SCALE

RADIAL TABLE											
No.	Bearing	No.	Bearing	No.	Bearing	No.	Bearing	No.	Bearing	No.	Bearing
R1	N 43°59'55" E	R26	S 84°05'18" W	R51	N 70°49'57" E	R76	S 39°31'01" W	R101	S 43°59'47" W	R126	N 72°38'06" E
R2	N 10°01'02" E	R27	N 87°31'57" W	R52	S 70°49'57" W	R77	S 43°59'47" W	R102	N 46°00'13" E	R151	S 88°52'30" W
R3	S 21°17'55" W	R28	S 43°59'47" W	R53	S 70°49'57" W	R78	N 43°59'47" E	R103	N 46°00'13" E	R152	S 88°52'30" W
R4	S 08°57'32" W	R29	S 10°12'08" W	R54	N 70°49'57" E	R79	N 43°59'47" E	R104	N 46°00'13" E	R153	S 88°52'30" W
R5	N 14°32'31" E	R30	N 10°12'08" E	R55	S 70°49'57" W	R80	N 43°59'47" E	R105	N 46°00'13" E	R154	S 88°52'30" W
R6	N 14°32'31" E	R31	S 10°12'08" W	R56	N 70°49'57" E	R81	N 43°59'47" E	R106	N 46°00'13" E	R155	S 88°52'30" W
R7	S 14°32'31" W	R32	N 10°12'08" E	R57	S 70°49'57" W	R82	N 43°59'47" E	R107	N 46°00'13" E	R156	S 88°52'30" W
R8	S 14°32'31" W	R33	S 27°23'54" W	R58	N 70°49'57" E	R83	N 43°59'47" E	R108	N 46°00'13" E	R157	S 88°52'30" W
R9	N 14°32'31" E	R34	N 46°00'04" E	R59	N 70°49'57" E	R84	N 43°59'47" E	R109	N 46°00'13" E	R158	S 88°52'30" W
R10	S 14°32'31" W	R35	S 27°23'54" W	R60	S 70°49'57" W	R85	N 43°59'47" E	R110	N 46°00'13" E	R159	S 88°52'30" W
R11	N 14°32'31" E	R36	N 46°00'04" E	R61	N 70°49'57" E	R86	N 43°59'47" E	R111	N 46°00'13" E	R160	S 88°52'30" W
R12	S 14°32'31" W	R37	S 27°23'54" W	R62	S 70°49'57" W	R87	N 43°59'47" E	R112	N 46°00'13" E	R161	S 88°52'30" W
R13	N 14°32'31" E	R38	N 46°00'04" E	R63	N 70°49'57" E	R88	N 43°59'47" E	R113	N 46°00'13" E	R162	S 88°52'30" W
R14	S 14°32'31" W	R39	S 27°23'54" W	R64	S 70°49'57" W	R89	N 43°59'47" E	R114	N 46°00'13" E	R163	S 88°52'30" W
R15	N 14°32'31" E	R40	N 46°00'04" E	R65	N 70°49'57" E	R90	N 43°59'47" E	R115	N 46°00'13" E	R164	S 88°52'30" W
R16	S 14°32'31" W	R41	S 27°23'54" W	R66	S 70°49'57" W	R91	N 43°59'47" E	R116	N 46°00'13" E	R165	S 88°52'30" W
R17	N 14°32'31" E	R42	N 46°00'04" E	R67	N 70°49'57" E	R92	N 43°59'47" E	R117	N 46°00'13" E	R166	S 88°52'30" W
R18	S 14°32'31" W	R43	S 27°23'54" W	R68	S 70°49'57" W	R93	N 43°59'47" E	R118	N 46°00'13" E	R167	S 88°52'30" W
R19	N 14°32'31" E	R44	N 46°00'04" E	R69	N 70°49'57" E	R94	N 43°59'47" E	R119	N 46°00'13" E	R168	S 88°52'30" W
R20	S 14°32'31" W	R45	S 27°23'54" W	R70	S 70°49'57" W	R95	N 43°59'47" E	R120	N 46°00'13" E	R169	S 88°52'30" W
R21	N 14°32'31" E	R46	N 46°00'04" E	R71	N 70°49'57" E	R96	N 43°59'47" E	R121	N 46°00'13" E	R170	S 88°52'30" W
R22	S 14°32'31" W	R47	S 27°23'54" W	R72	S 70°49'57" W	R97	N 43°59'47" E	R122	N 46°00'13" E	R171	S 88°52'30" W
R23	N 14°32'31" E	R48	N 46°00'04" E	R73	N 70°49'57" E	R98	N 43°59'47" E	R123	N 46°00'13" E	R172	S 88°52'30" W
R24	S 14°32'31" W	R49	S 27°23'54" W	R74	S 70°49'57" W	R99	N 43°59'47" E	R124	N 46°00'13" E	R173	S 88°52'30" W
R25	N 14°32'31" E	R50	N 46°00'04" E	R75	N 70°49'57" E	R100	N 43°59'47" E	R125	N 46°00'13" E	R174	S 88°52'30" W

CURVE TABLE					
No.	Delta	Radius	Length	Chord Bearing	Chord Dist.
C1	71°43'23"	663.00'	84.63'	N 83°23'53" W	83.98'
C2	15°40'14"	50.00'	13.68'	N 78°23'24" W	13.63'
C3	6°24'11"	803.00'	56.84'	N 83°13'33" W	56.82'
C4	18°46'22"	196.89'	57.52'	N 23°04'48" W	57.32'
C5	0°56'00"	872.00'	12.88'	S 84°18'13" W	12.88'
C6	120°29'	843.00'	19.70'	N 08°54'48" W	19.70'
C7	11°11'47"	547.00'	13.02'	N 11°43'23" W	13.02'
C8	7°30'08"	328.00'	42.95'	N 22°27'14" W	42.92'

LINE TABLE		
No.	Bearing	Distance
L1	N 12°52'30" W	67.49'
L2	S 79°07'30" W	101.13'
L3	N 09°54'43" W	62.00'
L4	S 80°05'17" W	34.00'
L5	N 09°54'43" W	64.27'
L6	S 01°58'10" W	47.40'
L7	S 14°32'00" E	58.22'
L8	N 14°32'00" W	92.32'
L9	N 05°52'30" W	24.95'
L10	N 79°38'22" W	18.77'
L11	S 02°07'30" W	69.62'
L12	S 61°18'07" E	11.34'
L13	S 02°07'31" W	29.50'
L14	S 09°54'43" E	62.16'
L15	N 79°07'31" E	63.42'

BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL. LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS, HAVING A POINT OF ORIGIN AT 45°47'00" N LATITUDE AND 108°30'00" W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. DISTANCES ARE GRID, INTERNATIONAL FEET, GRID TO GROUND COMBINED FACTOR IS 1.00000265. THE CONVERGENCE ANGLE AT THE NE CORNER OF SECTION 17 (P.O.C.) IS -0°03'54".

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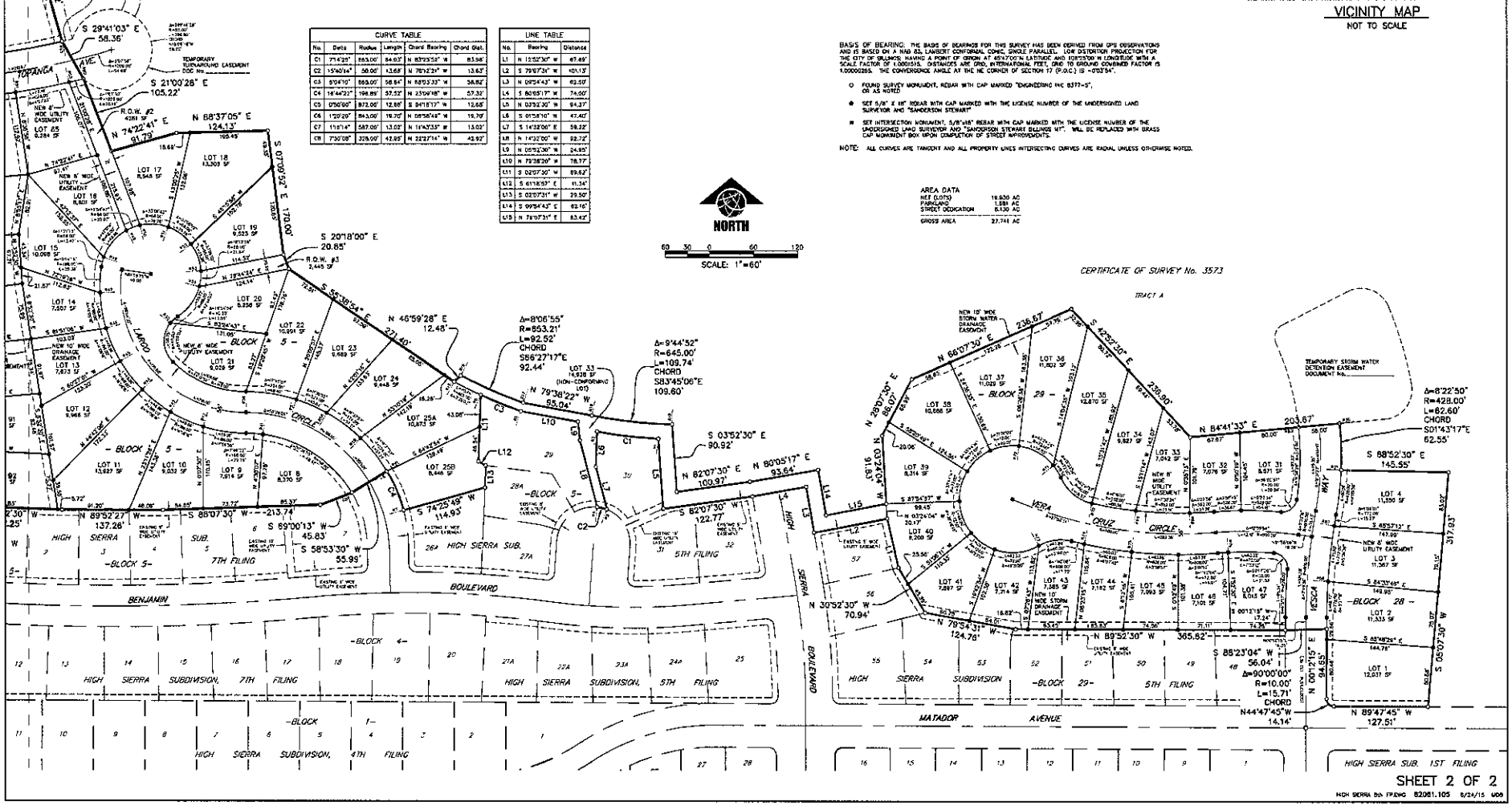
NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

AREA DATA	
NET (LOTS)	19.930 AC
PARKLAND	1.681 AC
STREET DEDICATION	6.130 AC
GROSS AREA	27.741 AC

NORTH

SCALE: 1"=60'



HIGH SIERRA 8th FILING 82081.105 8/24/15 MDB