PRELIMINARY PLAT OF

HIGH SIERRA SUBDIVISION, 11th FILING

BEING TRACT B OF CERTIFICATE OF SURVEY No. 3573
SITUATED IN 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.

PREPARED BY : SANDERSONSTEWART

JANUARY, 2016

BILLINGS, MONTANA

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°25'00"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".

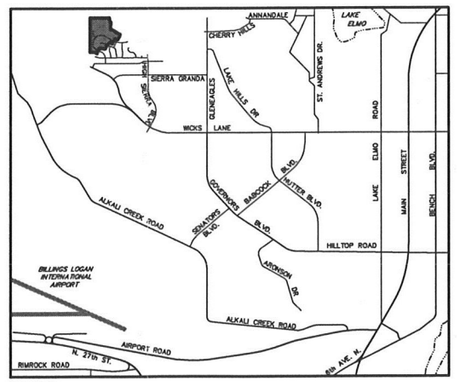
- o FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "ENGINEERING INC 8377-S", OR AS NOTED
- ● SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- ■ SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS 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.

NORTH

80 40 0 80 160

SCALE: 1"=80'



VICINITY MAP

NOT TO SCALE

PLAT DATA

GROSS AREA	=	34.59 ACRES
NET AREA = LOTS	=	30.86 ACRES
NUMBER OF LOTS	=	71
MINIMUM LOT SIZE	=	7,002 S.F.
MAXIMUM LOT SIZE	=	732,541 S.F.
PARKLAND	=	CASH-IN-LIEU (1.54 AC.)
LINEAL FEET OF STREETS	=	±2,761.45 L.F.
AREA OF STREETS	=	3.73 ACRES
EXISTING ZONING	=	R7000 RESTRICTED
SURROUNDING ZONING:		
NORTH	=	AGRICULTURE OPEN
SOUTH	=	R7000R
EAST	=	R7000R
WEST	=	AGRICULTURE OPEN
EXISTING LAND USE	=	VACANT
PROPOSED LAND USE	=	RESIDENTIAL DEVELOPMENT

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