

**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. THE GRID TO GROUND COMBINED SCALE FACTOR AT THE S1/4 CORNER OF SECT. 9, T1N, R26E, P.M.M., A 3-1/4" ALUM. CAP MARKED "ENG INC 17791LS" IS 1.00000192; THE CONVERGENCE ANGLE IS -0°03'28". DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- 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.

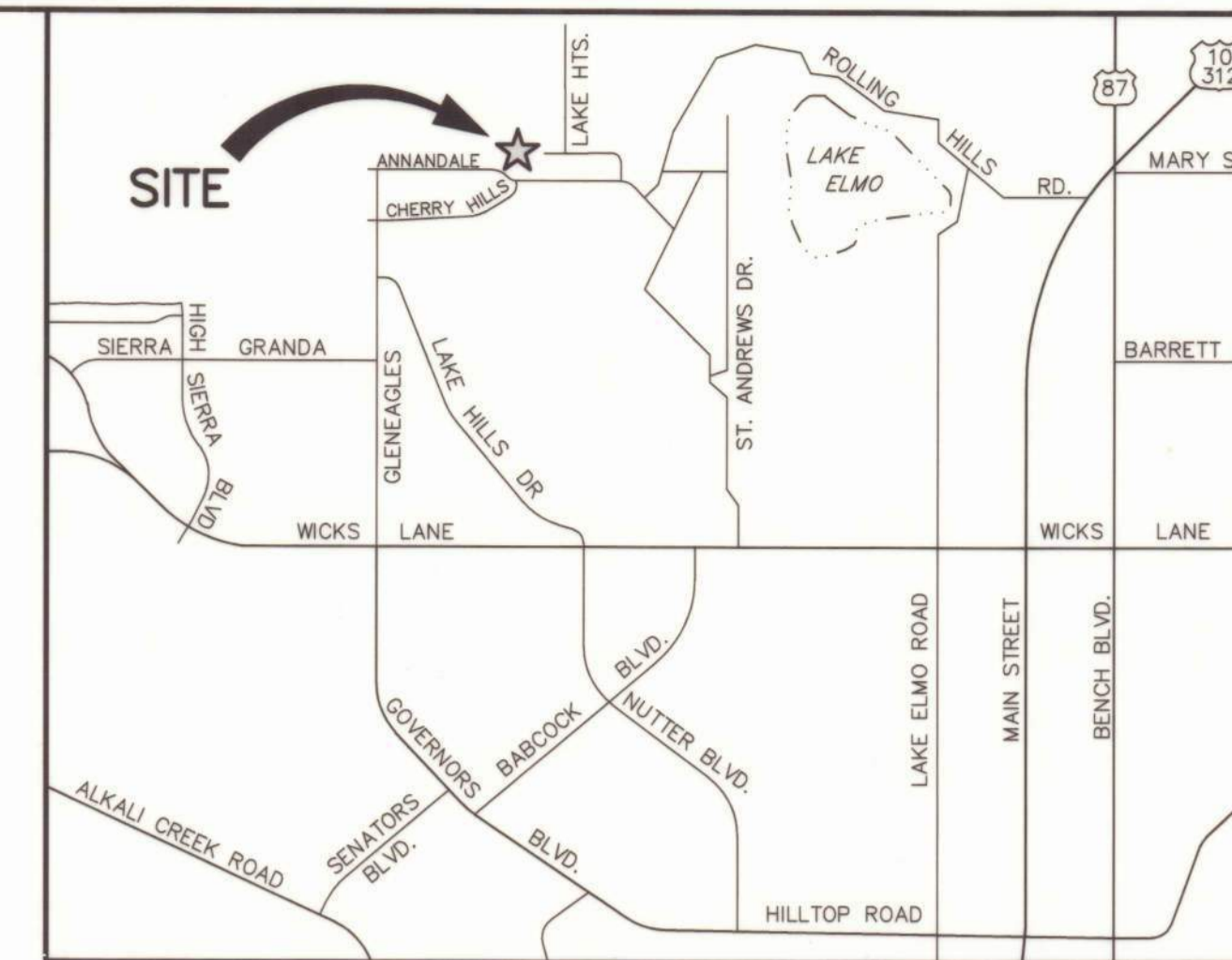
# PLAT OF HIGH SIERRA SUBDIVISION, 6TH FILING BEING LOT 1A, BLOCK 2 OF AMENDED PLAT OF LOT 2, BLOCK 1 AND LOTS 1, 2, & 3, BLOCK 2 OF MARISELA SUBDIVISION SITUATED IN THE SW1/4 OF SECTION 9, T. 1 N., R. 26 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II INC.

MARCH, 2018

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

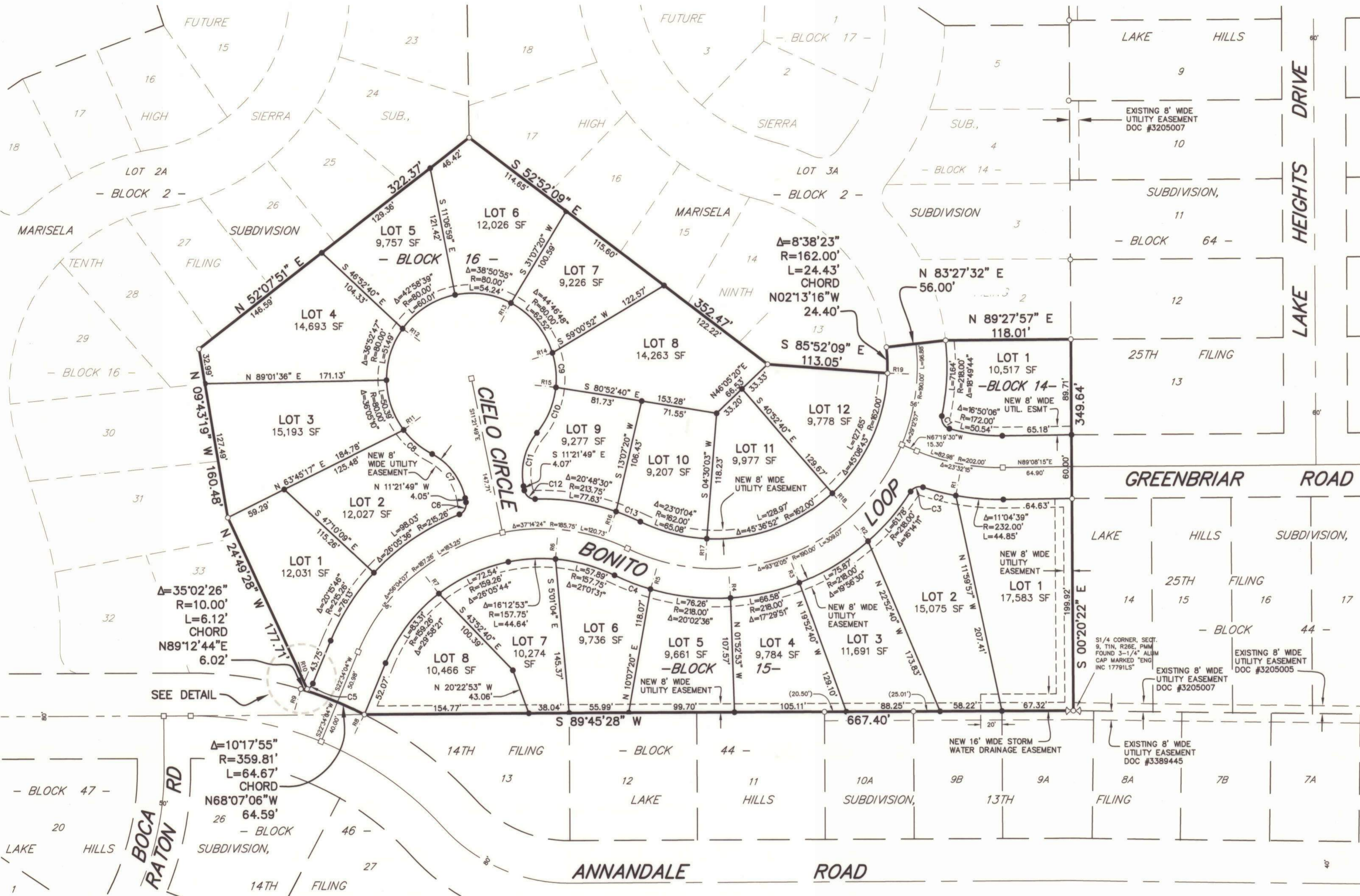


**VICINITY MAP**  
NOT TO SCALE

AREA TOTALS		
	sq. feet	acres
NET AREA (21 LOTS)	242,242	5.561
STREET DEDICATION	73,632	1.690
GROSS AREA	315,874	7.251



SCALE: 1"=60'



**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 CITY COUNCIL APPROVAL**

STATE OF MONTANA )  
County of Yellowstone )

We hereby certify that we have examined the annexed and foregoing PLAT OF HIGH SIERRA SUBDIVISION, 6TH 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 \_\_\_\_\_

**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 CITY ENGINEER'S OFFICE**

I hereby certify that annexed and foregoing plat conforms with Section 76-4-125(1)(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 \_\_\_\_\_

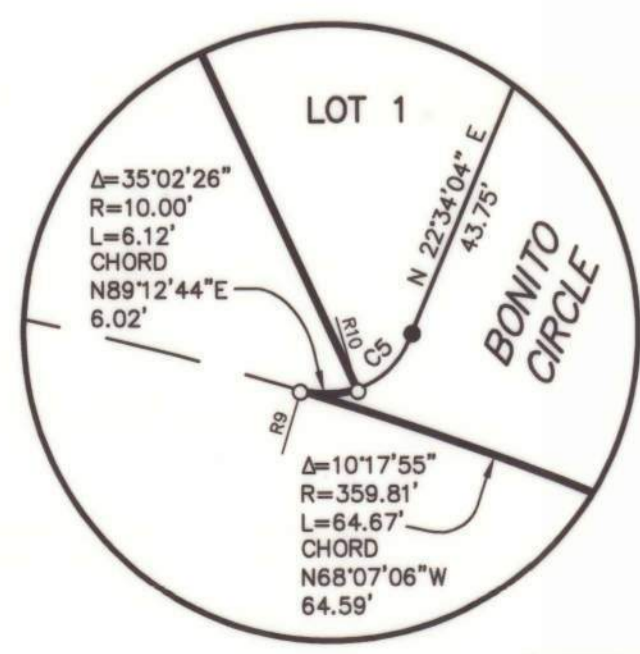
**CERTIFICATE OF COUNTY TREASURER**

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			CURVE TABLE				
Curve #	Delta	Radius	Length	Curve #	Delta	Radius	Length
C1	86°18'56"	10.00'	15.06'	C8	25°21'33"	80.00'	35.41'
C2	7°58'05"	230.00'	31.99'	C9	23°34'06"	80.00'	32.91'
C3	75°31'50"	10.00'	13.18'	C10	33°36'39"	80.00'	46.93'
C4	9°34'25"	218.00'	36.43'	C11	51°03'19"	60.00'	53.46'
C5	49°18'39"	8.84'	7.61'	C12	80°13'19"	10.00'	14.00'
C6	80°17'17"	10.00'	14.01'	C13	6°39'12"	213.75'	24.82'
C7	51°03'19"	60.00'	53.46'				

RADIAL TABLE		RADIAL TABLE	
Radial #	Bearing	Radial #	Bearing
R1	N 10°12'54" E	R11	N 52°56'26" E
R2	N 41°10'48" W	R12	S 54°05'37" E
R3	N 21°14'18" W	R13	S 27°43'56" W
R4	N 03°44'27" W	R14	S 72°30'45" W
R5	N 16°18'10" E	R15	N 83°55'09" W
R6	N 04°51'04" E	R16	S 19°13'23" W
R7	N 37°27'34" W	R17	N 02°51'30" E
R8	S 27°01'52" W	R18	N 42°45'22" W
R9	S 16°43'57" W	R19	N 87°54'05" W
R10	N 18°18'21" W		



**DETAIL**  
SCALE: 1"=20'

**CERTIFICATE OF DEDICATION**

STATE OF MONTANA )  
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 SW1/4 of Section 9, 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 1A, Block 2 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 & Recorder of Yellowstone County, Montana, under Document No. 3724339.

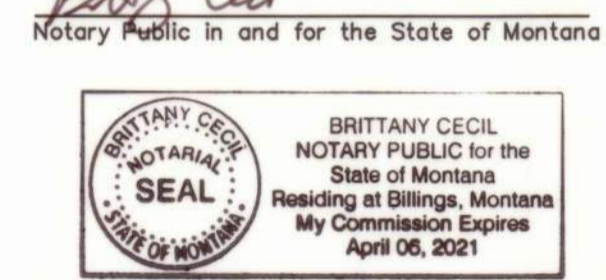
The park requirement for this subdivision has been met by a cash-in-lieu donation in the amount of \$\_\_\_\_\_.

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, 6TH 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: \_\_\_\_\_  
Title: PRESIDENT

STATE OF MONTANA )  
County of Yellowstone )

On this 2nd day of August, 2018, before me, the undersigned Notary Public for the State of Montana, personally appeared \_\_\_\_\_ known to me to be the persons who signed the foregoing instrument as \_\_\_\_\_ 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.

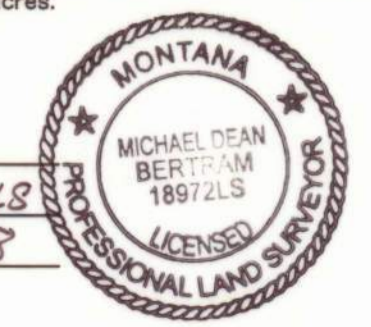


**CERTIFICATE OF SURVEYOR**

STATE OF MONTANA )  
County of Yellowstone )

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of March, 2018, a survey was performed under his supervision of a tract of land to be known as HIGH SIERRA SUBDIVISION, 6TH 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 7.251 acres and the net area is 5.561 acres.

SANDERSON STEWART  
By: \_\_\_\_\_  
Montana License No. 18972LS  
Date: August 22, 2018



**SUBDIVISION IMPROVEMENTS AGREEMENT**

Document No.: \_\_\_\_\_

**CONSENT TO PLATTING**

Document No.: \_\_\_\_\_

**STORM WATER DRAINAGE EASEMENT**

Document No.: \_\_\_\_\_