

PLAT OF
HIGH SIERRA SUBDIVISION, 12th FILING
 BEING LOT 17A OF AMENDED PLAT OF LOT 17, BLOCK 6 OF HIGH SIERRA SUBDIVISION 11TH FILING,
 SITUATED IN THE S1/2 OF SECTION 8, THE SW1/4 OF SECTION 9, AND 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.

NOVEMBER, 2018

PREPARED BY : SANDERSON STEWART 

BILLINGS, MONTANA

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 APPROVAL: CITY COUNCIL

STATE OF MONTANA)
 :ss
 County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT OF HIGH SIERRA SUBDIVISION, 12th 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 ENGINEER'S OFFICE

I hereby certify that annexed and foregoing plat conforms with Section 76-4-125(1)(d), M.C.A., for divisions located within jurisdictional areas that have adopted growth policies pursuant to chapter 1 or within first-class or second-class municipalities for which the governing body certifies, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided.

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 CITY ATTORNEY

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

Date: _____

Reviewed by: _____

CERTIFICATE OF APPROVAL: COUNTY COMMISSIONERS

STATE OF MONTANA)
 :ss
 County of Yellowstone)

We hereby certify that we have examined the annexed PLAT OF HIGH SIERRA SUBDIVISION, 12th FILING, and find that said plat conforms with the requirements of the laws of the State of Montana and that the requirements for park donation have been met to the satisfaction 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 Yellowstone County, Montana, this ____ day of _____, 20____.

BOARD OF COUNTY COMMISSIONERS

By: _____ Commissioner

YELLOWSTONE COUNTY, MONTANA

By: _____ Commissioner

Attest: _____ Clerk and Recorder

By: _____ Chairman

CERTIFICATE OF CITY/COUNTY HEALTH DEPARTMENT

This Subdivision Plat has been reviewed and approved by the Yellowstone City/County Health Department.

Yellowstone City/County Health Department
 dba Riverstone Health

CERTIFICATE OF COUNTY ATTORNEY

This document has been reviewed by the County 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 76-3-511(1)(b)/76-3-207(3), M.C.A.

Date: _____

Yellowstone County Treasurer

By: _____ Deputy

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No.: _____

CONSENT TO PLATTING

Document No.: _____

STORM WATER DRAINAGE EASEMENT

Document No.: _____

TEMP. STORM WATER DRAINAGE EASEMENT

Document No.: _____

Document No.: _____

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 he 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 S1/2 of Section 8, the SW1/4 of Section 9, and the NW1/4 of Section 17, T. 1 N., R. 26 E., P.M.M., in the City of Billings and in Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Lot 17A of Amended Plat of Lot 17, Block 6, High Sierra Subdivision 11th Filing, as recorded in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3872297.

Pursuant to Section 76-3-621(1)(a), M.C.A., 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, 12th FILING, and the lands included in all street, 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)
 :ss
 County of Yellowstone)

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 _____ 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.

Notary Public in and for the State of Montana

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
 :ss
 County of Yellowstone)

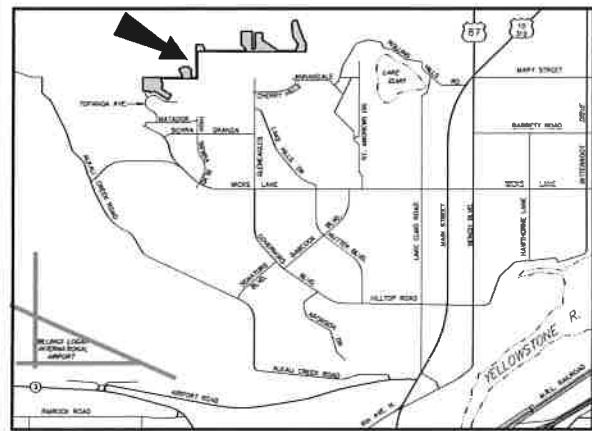
The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of November, 2018, a survey was performed under his supervision of a tract of land to be known as HIGH SIERRA SUBDIVISION, 12th FILING, in accordance with the request of the owner thereof and in conformance 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 73.853 acres and the net area is 69.776 acres.

SANDERSON STEWART

By: _____

Montana License No. _____

Date: _____



VICINITY MAP
NOT TO SCALE

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IN THE CITY OF BILLINGS & YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.

NOVEMBER, 2018

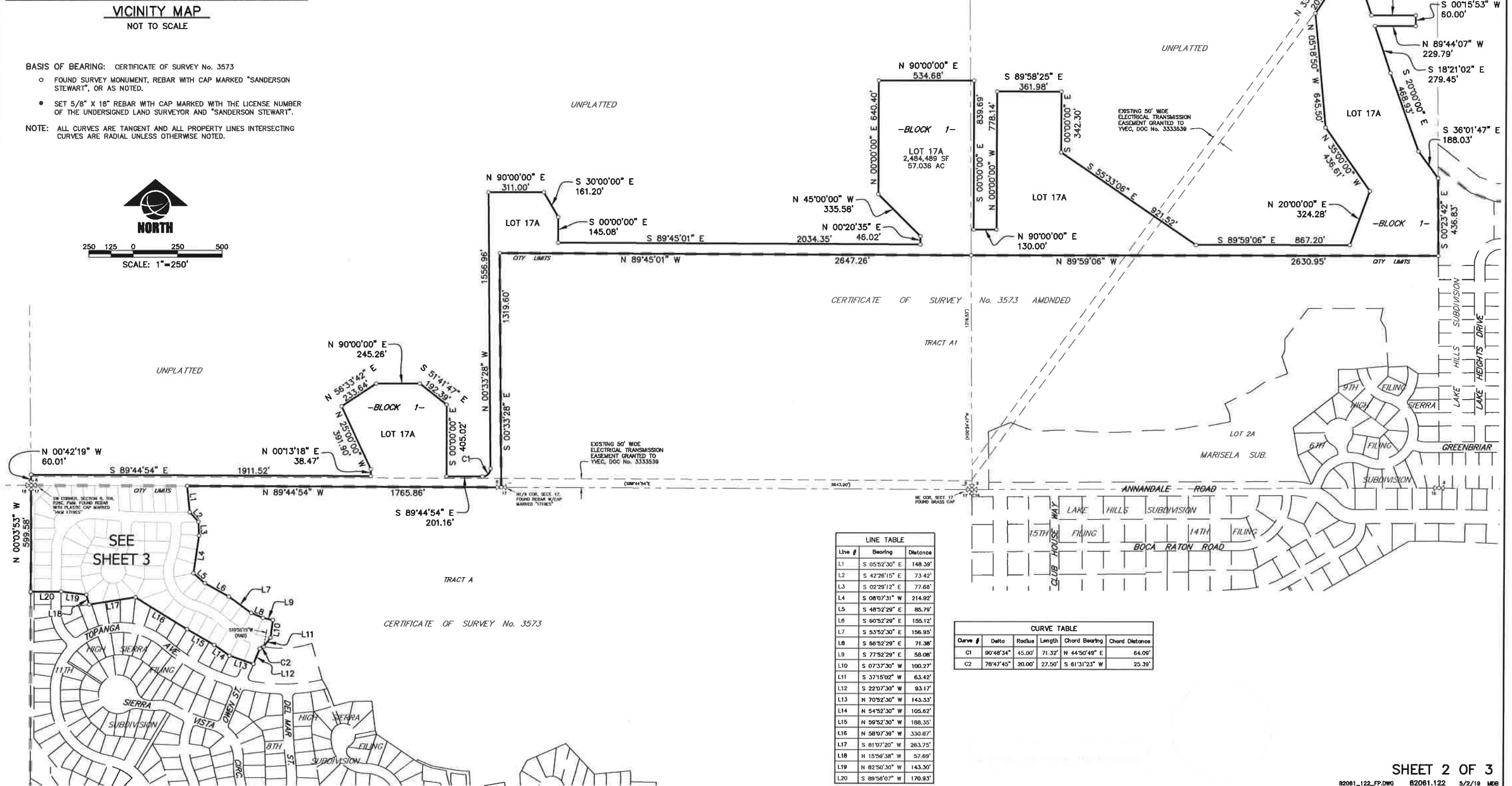
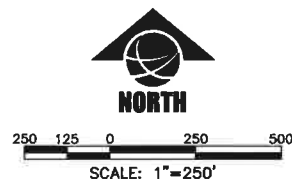
PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

BASIS OF BEARING: CERTIFICATE OF SURVEY No. 3573

- FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "SANDERSON STEWART", OR AS NOTED.
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".

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



Line #	Bearing	Distance
L1	S 05°52'30" E	148.39'
L2	S 42°26'15" E	73.42'
L3	S 02°29'12" E	77.60'
L4	S 08°07'31" W	214.92'
L5	S 48°52'29" E	85.79'
L6	S 60°52'29" E	155.12'
L7	S 53°52'30" E	156.95'
L8	S 86°52'29" E	71.38'
L9	S 77°52'29" E	58.08'
L10	S 07°37'30" W	100.27'
L11	S 37°15'02" W	63.42'
L12	S 22°07'30" W	93.17'
L13	N 70°52'30" W	143.33'
L14	N 54°52'30" W	105.62'
L15	N 59°52'30" W	188.35'
L16	N 58°07'39" W	330.87'
L17	S 81°07'20" W	263.75'
L18	N 15°59'38" W	57.69'
L19	N 82°50'30" W	143.30'
L20	S 89°58'07" W	170.93'

Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	90°48'34"	45.00'	71.32'	N 44°50'49" E	64.09'
C2	78°47'45"	20.00'	27.50'	S 81°31'23" W	25.39'

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PREPARED FOR : HIGH SIERRA II, INC.

NOVEMBER, 2018

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

LINE TABLE		
Line #	Bearing	Distance
L21	N 17°45'44" W	86.94'
L22	N 04°52'30" W	79.45'
L23	N 20°22'01" E	70.13'
L24	N 27°19'51" E	37.44'
L25	N 27°19'51" E	42.18'
L26	N 27°19'51" E	31.34'

CURVE TABLE			
Curve #	Delta	Radius	Length
C3	11°40'50"	228.00'	46.48'
C4	5°42'15"	10.00'	9.58'
C5	6°03'22"	61.00'	11.39'
C6	19°06'10"	81.00'	27.01'
C7	5°42'15"	10.00'	9.58'
C8	6°37'53"	228.00'	34.35'
C9	0°44'43"	228.00'	2.97'
C10	89°19'14"	20.00'	31.18'
C11	2°53'22"	272.00'	13.72'
C12	16°51'17"	105.00'	30.89'
C13	10°37'25"	60.00'	11.12'
C14	40°03'43"	60.00'	41.95'
C15	3°48'33"	328.00'	21.81'
C16	89°19'14"	20.00'	31.18'
C17	89°19'14"	20.00'	31.18'
C18	3°25'25"	472.00'	28.20'
C19	1°52'22"	372.00'	12.16'
C20	91°05'45"	20.00'	31.80'
C21	4°00'05"	472.00'	32.96'
C22	1°50'41"	528.00'	17.77'
C23	89°19'14"	20.00'	31.18'

BASIS OF BEARING: CERTIFICATE OF SURVEY No. 3573

- FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "SANDERSON STEWART 18972LS", OR AS NOTED.
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".
- FOUND INTERSECTION MONUMENT.
- 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.
- Ⓐ EXISTING TEMPORARY TURNAROUND EASEMENT, DOC No. 3820934. VACATED WITH THIS PLAT.
- Ⓑ EXISTING STORM WATER DETENTION EASEMENT, DOC No. 3820937. VACATED WITH THIS PLAT.
- Ⓒ EXISTING TEMPORARY STORM WATER DETENTION EASEMENT, DOC No. 3752579. VACATED WITH THIS PLAT.
- Ⓓ NEW 10' WIDE STORM WATER DRAINAGE EASEMENT

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

AREA DATA

NET AREA (67 LOTS)	69.776 AC
DEDICATED R.O.W.	0.377 AC
ROAD DEDICATION	3.700 AC
GROSS AREA	73.853 AC



60 30 0 60 120
SCALE: 1"=60'

RADIAL TABLE		RADIAL TABLE	
Radial #	Bearing	Radial #	Bearing
R1	S 75°39'29" E	R24	S 39°54'48" W
R2	S 69°12'28" W	R25	S 29°03'56" W
R3	N 15°29'02" E	R26	S 18°13'02" W
R4	S 11°36'10" E	R27	N 28°58'07" E
R5	S 05°03'28" W	R28	N 46°43'25" E
R6	N 04°53'21" E	R29	N 62°58'59" E
R7	N 03°55'57" E	R30	N 79°14'33" E
R8	N 02°58'34" E	R31	S 82°00'58" E
R9	N 02°01'10" E	R32	N 73°36'51" W
R10	N 01°03'47" E	R33	N 81°36'01" W
R11	N 00°06'23" E	R34	N 00°50'06" E
R12	N 00°51'00" W	R35	N 01°49'08" E
R13	S 01°48'24" E	R36	N 80°32'02" W
R14	N 02°29'12" E	R37	N 67°21'40" W
R15	N 79°29'28" W	R38	N 76°23'09" E
R16	N 79°06'29" E	R39	S 61°09'55" E
R17	S 15°33'56" W	R40	N 42°51'28" W
R18	S 28°38'30" W	R41	N 88°31'33" W
R19	N 27°49'27" E	R42	N 79°07'43" W
R20	N 17°51'49" E	R43	N 04°48'01" E
R21	N 07°30'16" E	R44	S 05°48'11" W
R22	N 27°25'36" E	R45	S 32°45'57" E
R23	N 35°16'14" E	R46	N 68°32'26" W

