

AMENDED TRACT A1  
**CERTIFICATE OF SURVEY No. 3573**

SITUATED IN THE SE1/4 OF SECTION 8, THE SW1/4 OF SECTION 9, AND THE NE1/4 AND 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, LLC

AUGUST 2019

PREPARED BY : SANDERSON STEWART 

BILLINGS, MONTANA

**PURPOSE OF SURVEY - CREATE AGRICULTURAL TRACT**

The undersigned hereby certifies that the purpose of this survey is to create Tract A1-1 as shown hereon as an AGRICULTURAL TRACT and that a covenant has been entered into between the undersigned and the governing body that said tract will be used exclusively for agricultural purposes.

Therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(c), M.C.A.

The undersigned further certifies that TRACT A1-1 as shown hereon is not subject to review by the Department of Environmental Quality pursuant to 76-4-125(2)(c), M.C.A. and ARM 17.36.805(2)(a) since it is an agricultural tract and TRACT A1-2 as shown hereon is an irregularly shaped parcel greater than 160 acres in size and is not subject to review as a subdivision.

DOVER RANCH

By: *John Sanderson-Thompson*  
Title: President

STATE OF MONTANA )  
                                  ) ss  
County of Yellowstone )

On this 1<sup>th</sup> day of October, 2019, before me, the undersigned Notary Public for the State of Montana, personally appeared John Sanderson-Thompson, known to me to be the persons who signed the foregoing instrument as President of DOVER RANCH, and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

*Jennifer L. Brocman*  
Notary Public in and for the State of Montana  
 JENNIFER L. BROCMAN  
NOTARY PUBLIC for the  
State of Montana  
Residing at Billings, Montana  
My Commission Expires  
October 27, 2022

**ERRORS AND OMISSIONS REVIEW**

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting.

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 COUNTY TREASURER**

I hereby certify that all real property taxes and special assessments have been paid per 76-3-811(1)(b)/76-3-207(3), M.C.A.

Date: \_\_\_\_\_

Yellowstone County Treasurer

By: \_\_\_\_\_  
Deputy

**CERTIFICATE OF SURVEYOR**

STATE OF MONTANA )  
                                  ) ss  
County of Yellowstone )

The undersigned, a Montana Registered Land Surveyor, being first duly sworn, deposes and says that during the month of August 2019, a survey was performed under his supervision of a tract of land situated in the SE1/4 of Section 8, the SW1/4 of Section 9, and the NE1/4 and NW1/4 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:

Tract A1 of Amended Tract A, Certificate of Survey No 3573, according to the official plat thereof on file in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3732586; said described tract containing a gross area and a net area of 286.5509 acres, more or less, subject to all easements of record or apparent on the ground.

That the monuments found and set are of the character and occupy the positions shown hereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

SANDERSON STEWART

By: *Peter B. Zipp*  
Montana License No. B3779  
Date: October 2, 2019



**AGRICULTURAL COVENANT**

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

# AMENDED TRACT A1 CERTIFICATE OF SURVEY No. 3573

SITUATED IN THE SE1/4 OF SECTION 8, THE SW1/4 OF SECTION 9, AND THE NE1/4 AND 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, LLC

AUGUST 2019

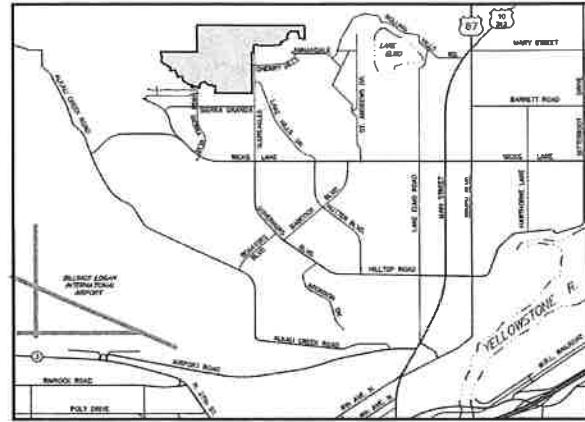
PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

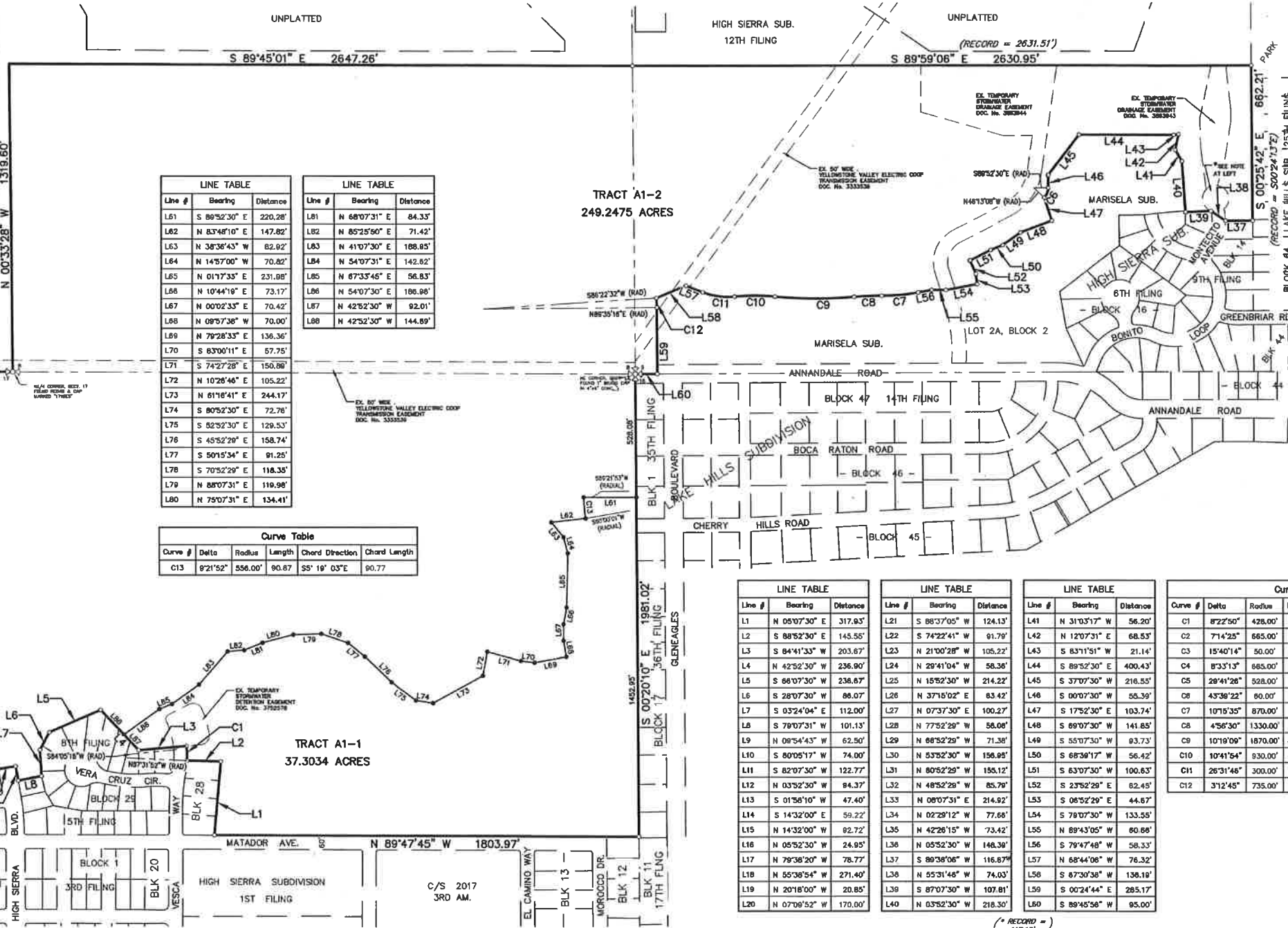


250 125 0 250 500

SCALE: 1" = 250'



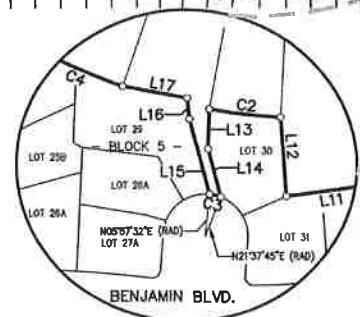
VICINITY MAP  
NOT TO SCALE



LINE TABLE			LINE TABLE		
Line #	Bearing	Distance	Line #	Bearing	Distance
L61	S 89°52'30" E	220.28'	L61	N 68°07'31" E	84.33'
L62	N 83°48'10" E	147.82'	L62	N 85°25'00" E	71.42'
L63	N 38°36'43" W	82.92'	L63	N 41°07'30" E	188.85'
L64	N 14°57'00" W	70.82'	L64	N 54°07'31" E	142.82'
L65	N 01°17'33" E	231.88'	L65	N 67°33'45" E	56.83'
L66	N 10°44'19" E	73.17'	L66	N 54°07'30" E	186.98'
L67	N 00°02'33" E	70.42'	L67	N 42°52'30" W	92.01'
L68	N 08°57'38" W	70.00'	L68	N 42°52'30" W	144.89'
L69	N 79°28'33" E	136.36'			
L70	S 83°00'11" E	57.75'			
L71	S 74°27'28" E	150.98'			
L72	N 10°28'46" E	105.22'			
L73	N 61°16'41" E	244.17'			
L74	S 80°52'30" E	72.78'			
L75	S 82°32'30" E	129.53'			
L76	S 45°52'28" E	158.74'			
L77	S 50°15'34" E	91.25'			
L78	S 70°52'29" E	118.35'			
L79	N 88°07'31" E	119.98'			
L80	N 75°07'31" E	134.41'			

Curve Table					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C13	82°15'2"	556.00'	90.87'	S5° 19' 03"E	90.77'

LINE TABLE			LINE TABLE			LINE TABLE			Curve Table					
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance	Curve #	Delta	Radius	Length	Chord Direction	Chord Length
L1	N 05°07'30" E	317.93'	L21	S 88°37'05" W	124.13'	L1	N 31°03'17" W	56.20'	C1	82°22'50"	428.00'	62.80'	N1° 43' 17"W	62.55'
L2	S 88°52'30" E	145.55'	L22	S 74°22'41" W	91.79'	L2	N 12°07'31" E	68.53'	C2	71°42'5"	665.00'	84.03'	N83° 25' 52"W	83.98'
L3	S 84°41'33" W	203.67'	L23	N 21°00'28" W	105.22'	L3	S 83°11'51" W	21.14'	C3	15°40'14"	50.00'	13.88'	N76° 12' 21"W	13.83'
L4	N 42°52'30" W	236.90'	L24	N 29°41'04" W	58.38'	L4	S 89°52'30" E	400.43'	C4	83°31'3"	865.00'	99.28'	N66° 19' 01"W	99.19'
L5	S 68°07'30" W	238.87'	L25	N 18°52'30" W	214.22'	L5	S 37°07'30" W	216.55'	C5	28°41'28"	928.00'	273.61'	S86° 04' 33"W	270.56'
L6	S 28°07'30" W	86.07'	L26	N 37°18'02" E	83.42'	L6	S 00°07'30" W	55.39'	C6	43°38'22"	90.00'	45.72'	S21° 57' 11"W	44.82'
L7	S 03°24'04" E	112.00'	L27	N 07°37'30" E	100.27'	L7	S 17°52'30" E	103.74'	C7	107°15'35"	870.00'	155.79'	S84° 55' 35"W	155.58'
L8	S 78°07'31" W	101.13'	L28	N 77°52'29" W	58.08'	L8	S 89°07'30" W	141.85'	C8	4°56'30"	1330.00'	114.71'	S87° 35' 08"W	114.67'
L9	N 09°54'43" W	62.50'	L29	N 68°52'29" W	71.38'	L9	S 55°07'30" W	93.73'	C9	101°19'09"	1870.00'	336.78'	N89° 43' 32"W	336.34'
L10	S 80°05'17" W	74.00'	L30	N 53°52'30" W	158.89'	L10	S 68°38'17" W	56.42'	C10	10°41'54"	930.00'	173.65'	N89° 54' 56"W	173.40'
L11	S 82°07'30" W	122.77'	L31	N 80°52'29" W	185.12'	L11	S 63°07'30" W	100.63'	C11	26°31'48"	300.00'	138.91'	N81° 59' 59"W	137.67'
L12	N 03°52'30" W	84.37'	L32	N 48°52'29" W	85.79'	L12	S 23°52'29" E	82.45'	C12	31°24'5"	735.00'	41.21'	S2° 01' 08"E	41.20'
L13	S 01°56'10" W	47.40'	L33	N 08°07'31" E	214.92'	L13	S 06°52'29" E	44.67'						
L14	S 14°32'00" E	59.22'	L34	N 02°29'12" W	77.68'	L14	S 78°07'30" W	133.55'						
L15	N 14°32'00" E	92.72'	L35	N 42°28'15" W	73.42'	L15	N 89°43'05" W	80.88'						
L16	N 05°52'30" W	24.95'	L36	N 05°52'30" W	148.39'	L16	S 79°47'48" W	58.33'						
L17	N 79°38'20" W	78.77'	L37	S 80°38'06" W	116.879'	L17	N 68°44'08" W	76.32'						
L18	N 55°38'54" W	271.40'	L38	N 55°31'48" W	74.03'	L18	S 87°30'38" W	136.19'						
L19	N 20°18'00" W	20.85'	L39	S 87°07'30" W	107.81'	L19	S 00°24'44" E	285.17'						
L20	N 07°09'52" W	170.00'	L40	N 03°52'30" W	218.30'	L20	S 88°45'58" W	95.00'						



DETAIL  
1" = 100'

- BASIS OF BEARINGS: AMENDED TRACT A, CERTIFICATE OF SURVEY No. 3573.
- FOUND SURVEY MONUMENT, REBAR WITH "SANDERSON STEWART" CAP OR AS NOTED
  - SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"