

PLAT OF HIGH SIERRA SUBDIVISION, 14TH FILING

BEING AMENDED TRACT A1-1 OF AMENDED TRACT A1 OF CERTIFICATE OF SURVEY NO. 3573
SITUATED IN THE NE1/4 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.

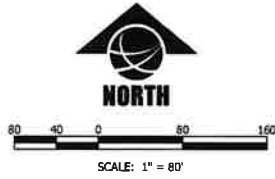
DECEMBER, 2019

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

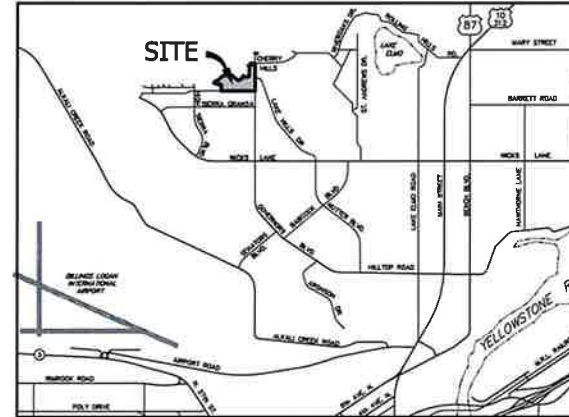
PLAT DATA

GROSS AREA	=	±37.3 ACRES
NET AREA	=	±26.5 ACRES
NUMBER OF LOTS	=	90
MINIMUM LOT SIZE	=	7,040 S.F.
MAXIMUM LOT SIZE	=	307,427 S.F.
LINEAL FEET OF STREETS	=	5,628 L.F.
PARKLAND REQUIREMENT	=	1.87 AC.
PARKLAND DEDICATION	=	231,325 S.F.
EXISTING ZONING	=	R7000R
SURROUNDING ZONING:		
NORTH	=	R7000R
SOUTH	=	R9600/PUBLIC
EAST	=	R9600/R5000/RMF
WEST	=	R7000R
EXISTING LAND USE	=	AGRICULTURE/GRAZING
PROPOSED LAND USE	=	R7000R



BASIS OF BEARING: (ORIGINAL PLAT/C.O.S.) ON 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 [monument description] IS x.xxxxxxxx; THE CONVERGENCE ANGLE IS -x'x'x". DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- FOUND SURVEY MONUMENT, 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.



- NOTES:
- ALL INTERNAL STREETS SHALL BE BUILT TO CITY OF BILLINGS STANDARDS
34' BACK TO BACK IN A 56' WIDE R.O.W.
 - STORM DRAIN STORAGE WILL BE PROVIDED IN A TEMP. STORMWATER DETENTION POND LOCATED NORTH OF THE SUBDIVISION. MAIN AND INLETS WILL BE PROVIDED AS NECESSARY.
 - IT IS ANTICIPATED THAT PRIVATE UTILITIES AND EASEMENT WILL BE LOCATED ON THE FRONT LOT LINES. THIS WILL BE CONFIRMED WITH THE PRIVATE UTILITY COMPANIES.

