



# PLAT OF HIGH SIERRA SUBDIVISION, 14TH FILING

BEING TRACT A1-1 OF AMENDED TRACT A1,  
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.

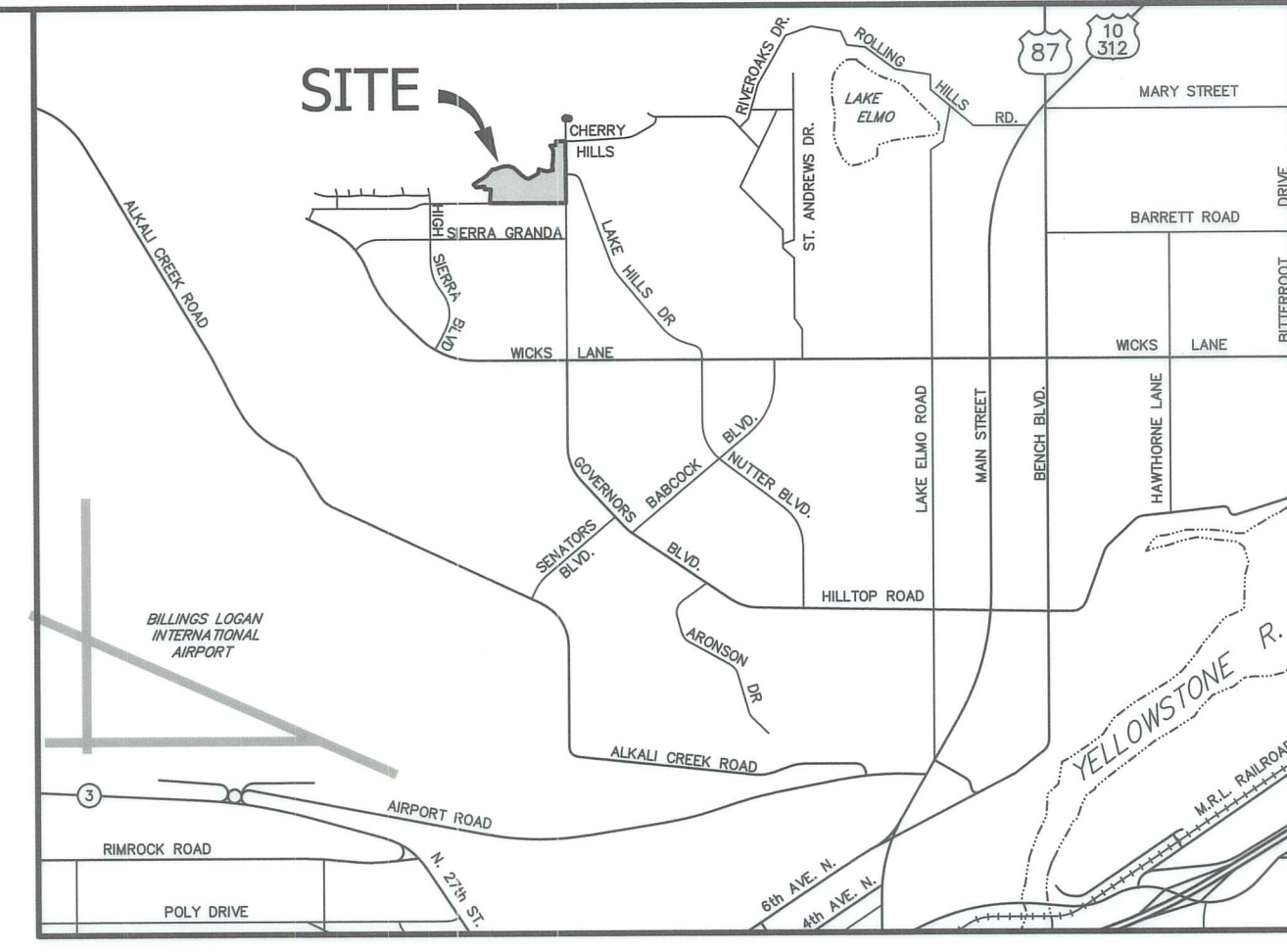
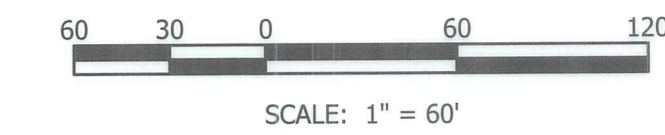
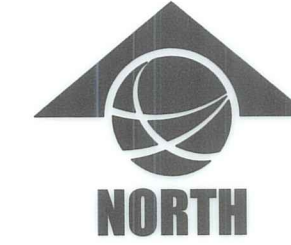
JULY, 2020

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

### AREA DATA

NET AREA (72 LOTS)	22.790 AC
DEDICATED PARKLAND	5.310 AC
ROAD DEDICATION	9.203 AC
GROSS AREA	37.303 AC



VICINITY MAP  
NOT TO SCALE

**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 YELLOW-CAP REBAR MARKED 'H.A. MEYERS 22015' IS 0.999962437; THE CONVERGENCE ANGLE IS -0°03'55". DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

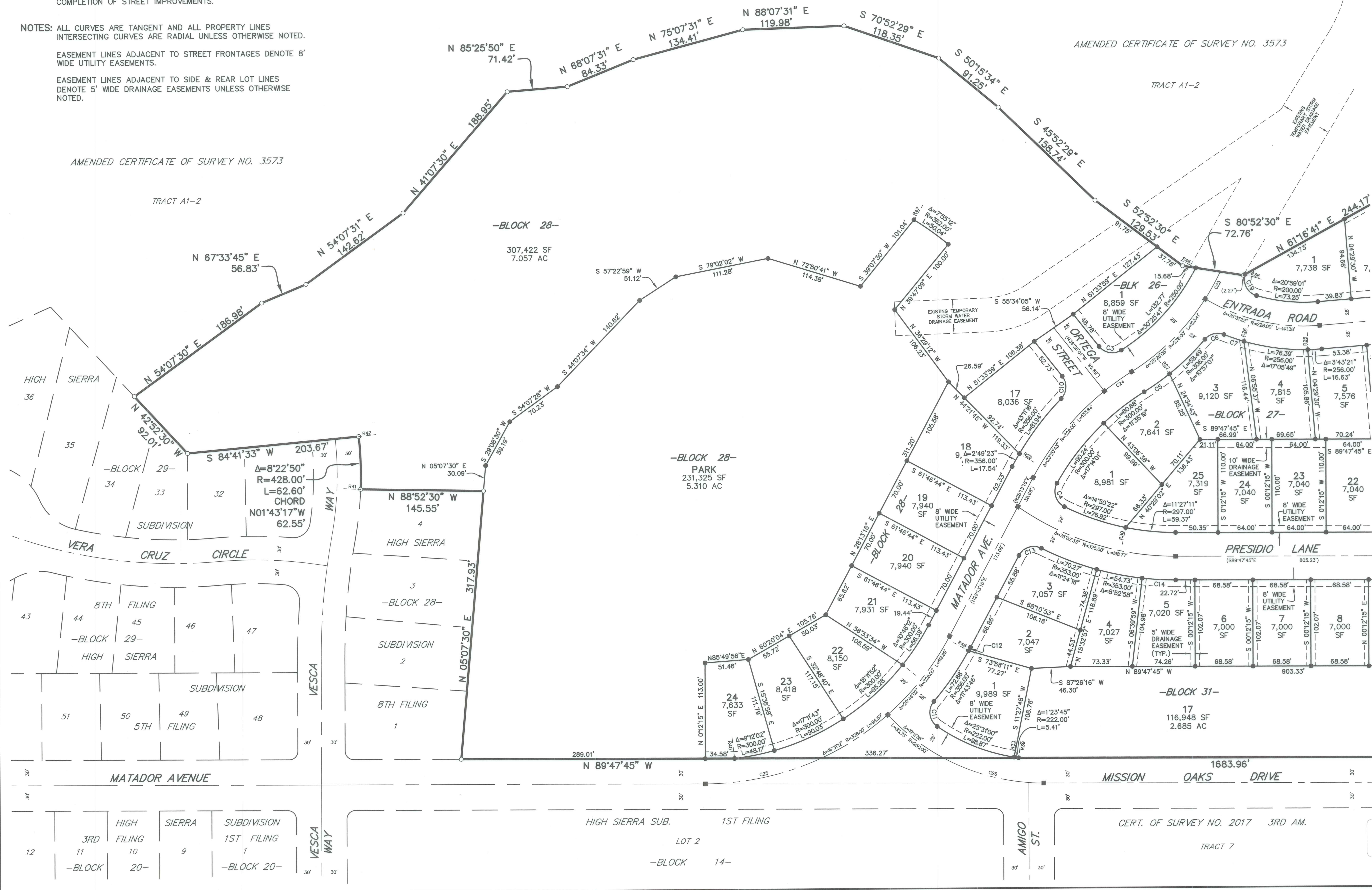
- FOUND SURVEY MONUMENT, REBAR & CAP MARKED 'SANDERSON STEWART 8377S', OR AS NOTED
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT", WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

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

EASEMENT LINES ADJACENT TO STREET FRONTAGES DENOTE 8' WIDE UTILITY EASEMENTS.

EASEMENT LINES ADJACENT TO SIDE & REAR LOT LINES DENOTE 5' WIDE DRAINAGE EASEMENTS UNLESS OTHERWISE NOTED.

AMENDED CERTIFICATE OF SURVEY NO. 3573



RADIAL TABLE			
Radial#	Bearing	Radial#	Bearing
R1	S 89°21'53" W	R25	S 00°46'09" E
R2	S 80°00'01" W	R26	S 16°19'40" W
R3	S 72°43'15" W	R27	S 38°25'50" E
R4	N 82°48'52" E	R28	N 58°57'21" W
R5	N 88°05'11" E	R29	S 51°00'32" E
R6	S 83°34'47" E	R30	S 11°39'27" W
R7	N 82°48'58" W	R31	S 78°09'09" W
R8	N 86°07'00" W	R32	S 73°04'23" W
R9	N 87°22'06" W	R33	S 09°17'49" W
R10	N 87°26'09" W	R34	N 59°09'03" E
R11	S 88°16'46" W	R35	N 72°32'50" E
R12	S 87°55'53" W	R36	N 79°20'20" E
R13	S 83°57'11" W	R37	N 85°01'24" E
R14	S 83°19'09" W	R38	N 72°41'07" W
R15	S 79°37'39" W	R39	N 07°54'03" E
R16	S 78°39'55" W	R40	N 08°24'55" W
R17	S 88°37'30" W	R41	N 87°31'52" W
R18	S 85°50'52" E	R42	S 84°05'18" W
R19	S 74°29'53" E	R43	N 89°16'47" E
R20	S 59°16'25" E	R44	N 82°00'00" E
R21	S 57°32'04" E	R45	N 83°41'32" E
R22	S 05°07'16" E	R46	N 62°38'28" W
R23	N 05°53'13" E	R47	S 31°51'57" W
R24	N 01°32'28" W	R48	N 61°00'45" W

CURVE TABLE			
Curve #	Delta	Radius	Length
C1	90°40'05"	20.00'	31.65'
C2	90°25'46"	20.00'	31.57'
C3	83°46'44"	20.00'	29.24'
C4	93°09'32"	20.00'	32.52'
C5	6°54'30"	306.00'	36.90'
C6	71°19'13"	20.00'	24.90'
C7	5°36'37"	256.00'	25.07'
C8	92°46'05"	20.00'	32.38'
C9	90°32'25"	20.00'	31.60'
C10	82°39'56"	20.00'	28.86'
C11	95°54'12"	20.00'	33.48'
C12	0°45'59"	356.00'	4.76'
C13	88°43'59"	20.00'	30.97'
C14	6°27'44"	353.00'	39.81'
C15	89°27'35"	20.00'	31.23'
C16	93°02'48"	20.00'	32.48'
C17	72°19'19"	20.00'	25.25'
C18	4°38'26"	328.00'	26.57'
C19	90°49'23"	20.00'	31.70'
C20	104°17'53"	20.00'	36.41'
C21	2°08'41"	528.00'	19.76'
C22	3°35'11"	260.00'	16.27'
C23	7°34'30"	278.00'	36.75'
C24	6°54'42"	328.00'	39.57'
C25	24°41'46"	328.00'	141.38'
C26	28°21'27"	250.00'	123.73'

SEE SHEET 3

RESERVED FOR CLERK AND RECORDER

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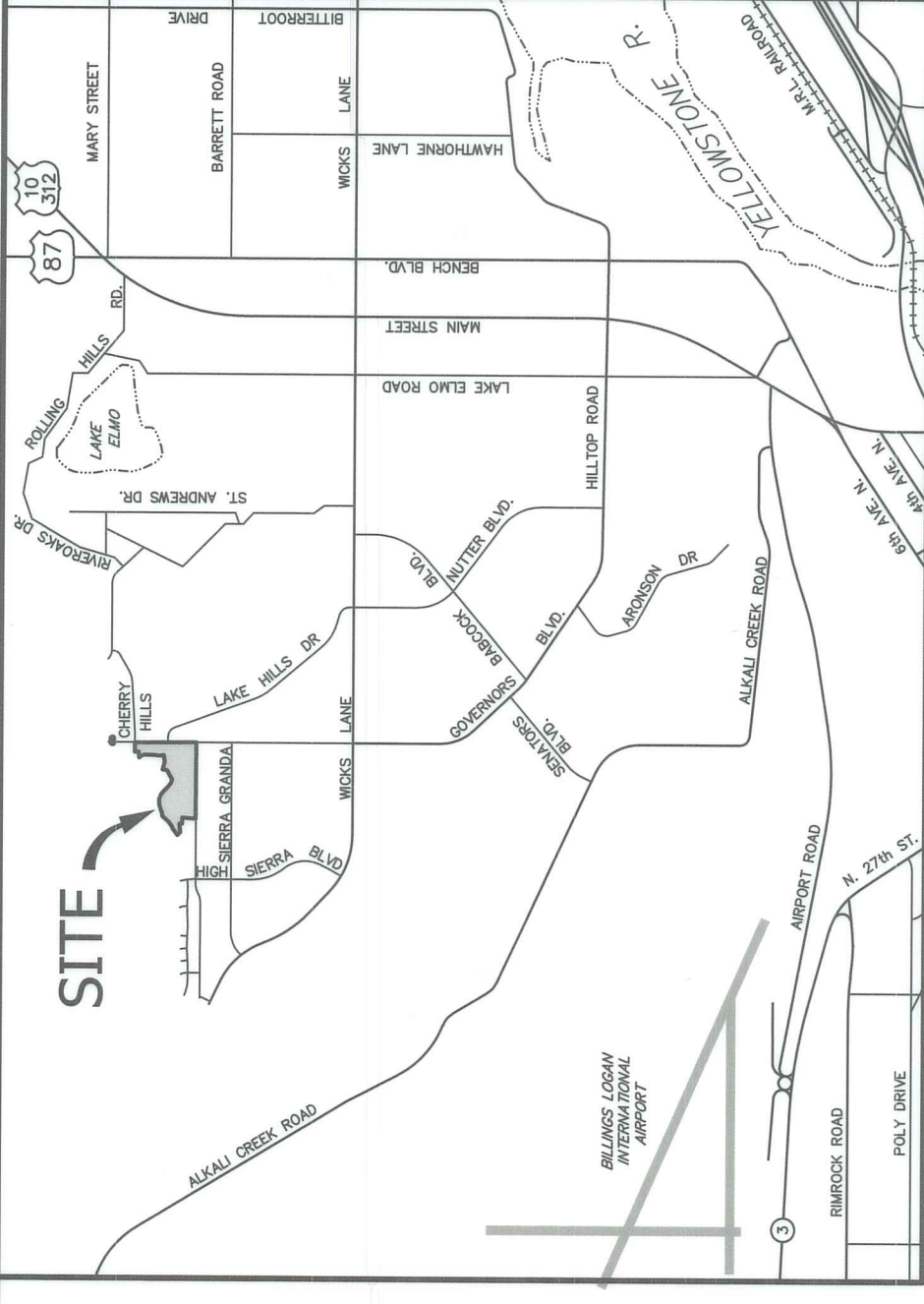
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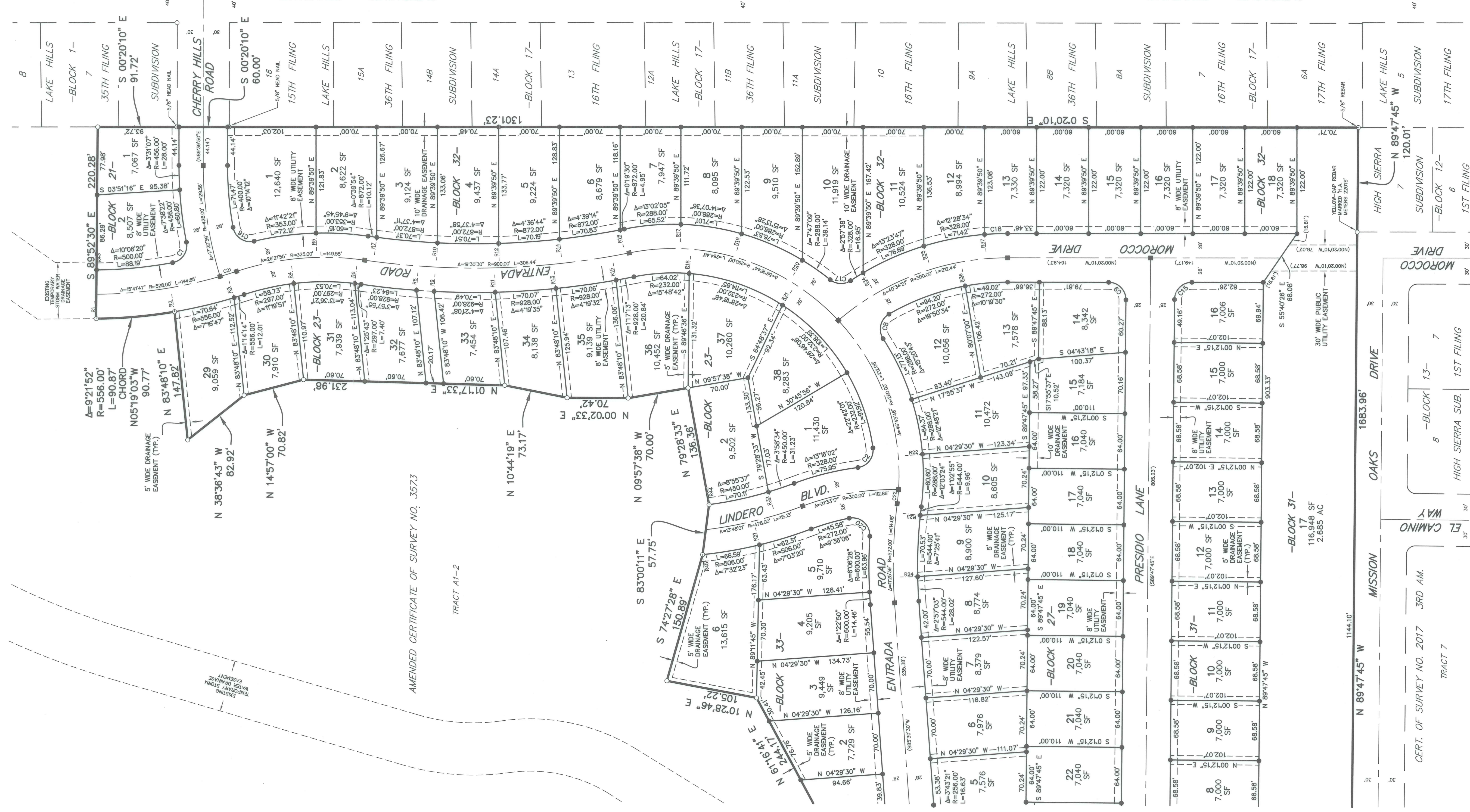
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REBAR FOR BLOCK AND REBAR FOR

