

PLAT OF
HIGH SIERRA SUBDIVISION, 10th FILING

BEING LOT 2A-1 OF THE AMENDED PLAT OF LOT 2A, BLOCK 2, 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, 2021

PREPARED BY : SANDERSON STEWART 

BILLINGS, MONTANA

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, 10th 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: _____ Attest: _____
 Mayor City Clerk

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 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: _____

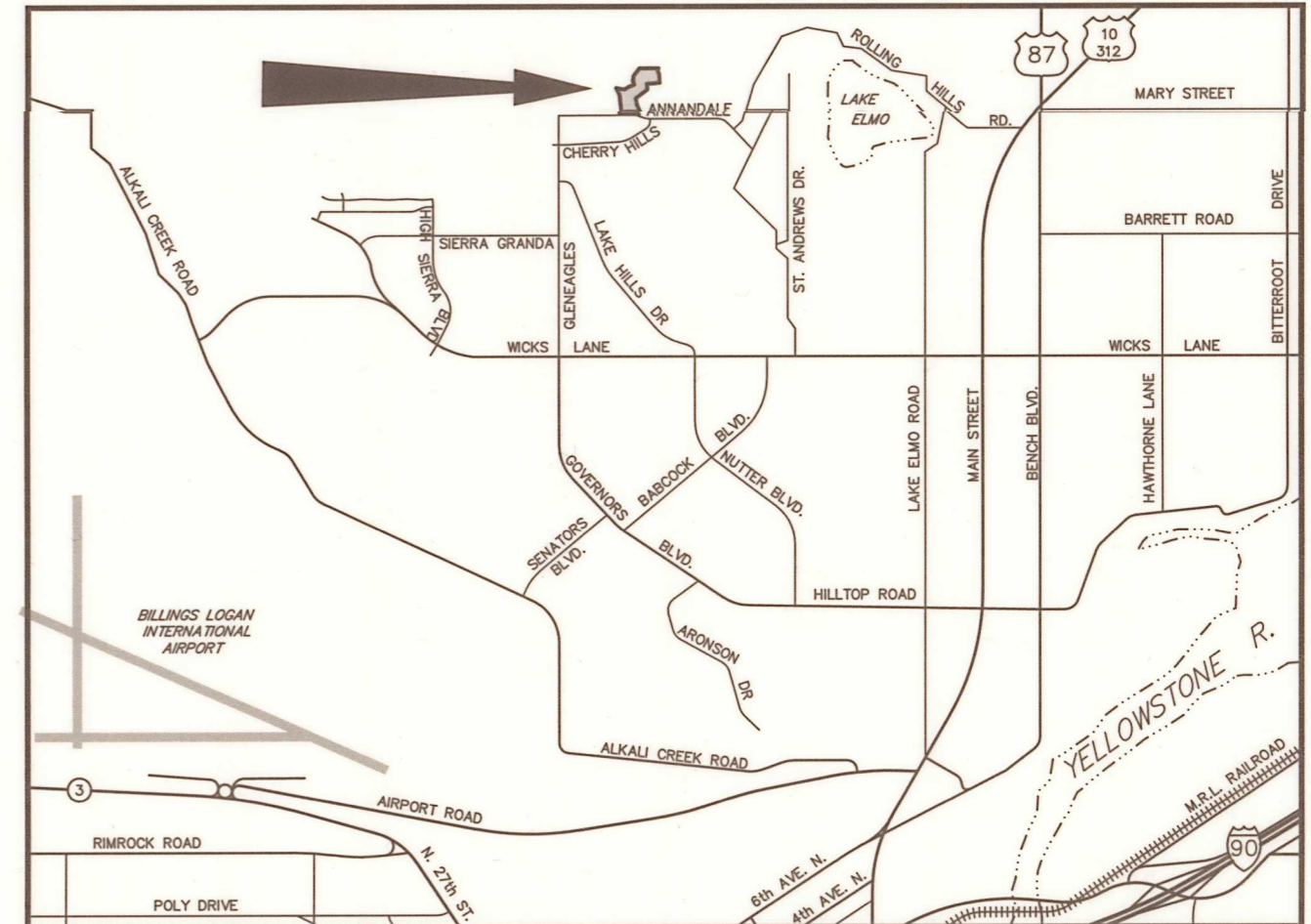
CERTIFICATE OF COUNTY TREASURER

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



VICINITY MAP
 NOT TO SCALE

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 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 2A-1 of Amended Plat of Lot 2A, Block 2, Marisela Subdivision, according to the official plat on file in the office of the clerk & recorder of Yellowstone County, Montana, under Document No. 3968495.

The park requirement for this subdivision has been met by a previous land donation with the platting of High Sierra Subdivision, 14th Filing.

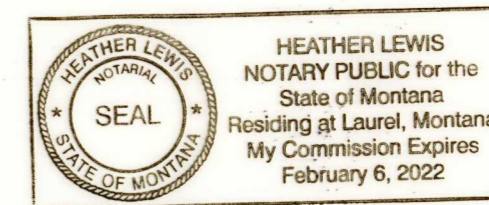
The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair and removal of their lines over, under and across the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever. Said tract to be known and designated as HIGH SIERRA SUBDIVISION, 10th 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., a Montana Corporation

By: _____
 Title: Vice President

STATE OF MONTANA)
) :ss
 County of Yellowstone)

On this 20 day of July, 2021, before me, the undersigned Notary Public for the State of Montana, personally appeared Heather Lewis, known to me to be the person who signed the foregoing instrument as Vice President of HIGH SIERRA II, INC., a Montana corporation, and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.



Heather Lewis
 Notary Public in and for the State of Montana

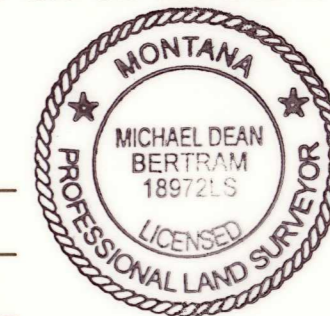
CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
) :ss
 County of Yellowstone)

The undersigned, a Land Surveyor licensed in the State of Montana, states that during February, 2021, a survey was performed under his supervision of a tract of land to be known as HIGH SIERRA SUBDIVISION, 10th 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 10.263 acres and the net area is 8.133 acres.

SANDERSON STEWART

By: Michael Dean
 Montana License No. 1897216
 Date: July 20, 2021



SUBDIVISION IMPROVEMENTS AGREEMENT

Document No.: _____

CONSENT TO PLATTING

Document No.: _____

DRAINAGE EASEMENT

Document No.: _____

TEMPORARY STORMWATER DRAINAGE & DETENTION EASEMENT

Document No.: _____

TEMPORARY TURNAROUND EASEMENT

Document No.: _____

RESERVED FOR CLERK AND RECORDER

PLAT OF HIGH SIERRA SUBDIVISION, 10th FILING

BEING LOT 2A-1 OF THE AMENDED PLAT OF LOT 2A, BLOCK 2, 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, 2021

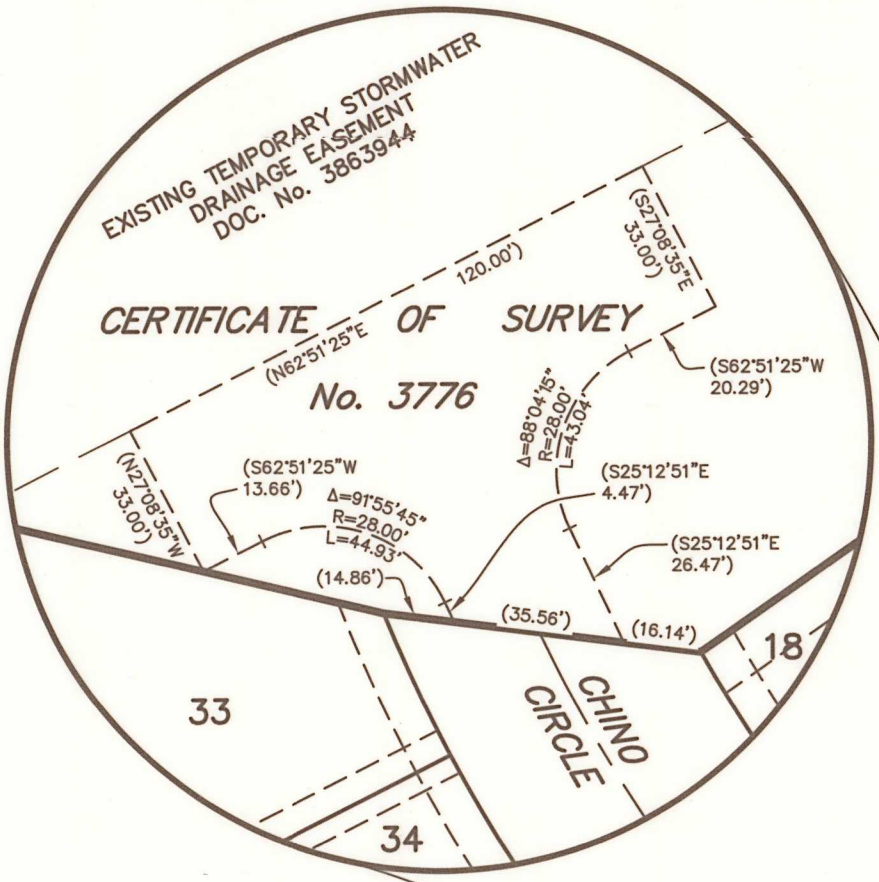
PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

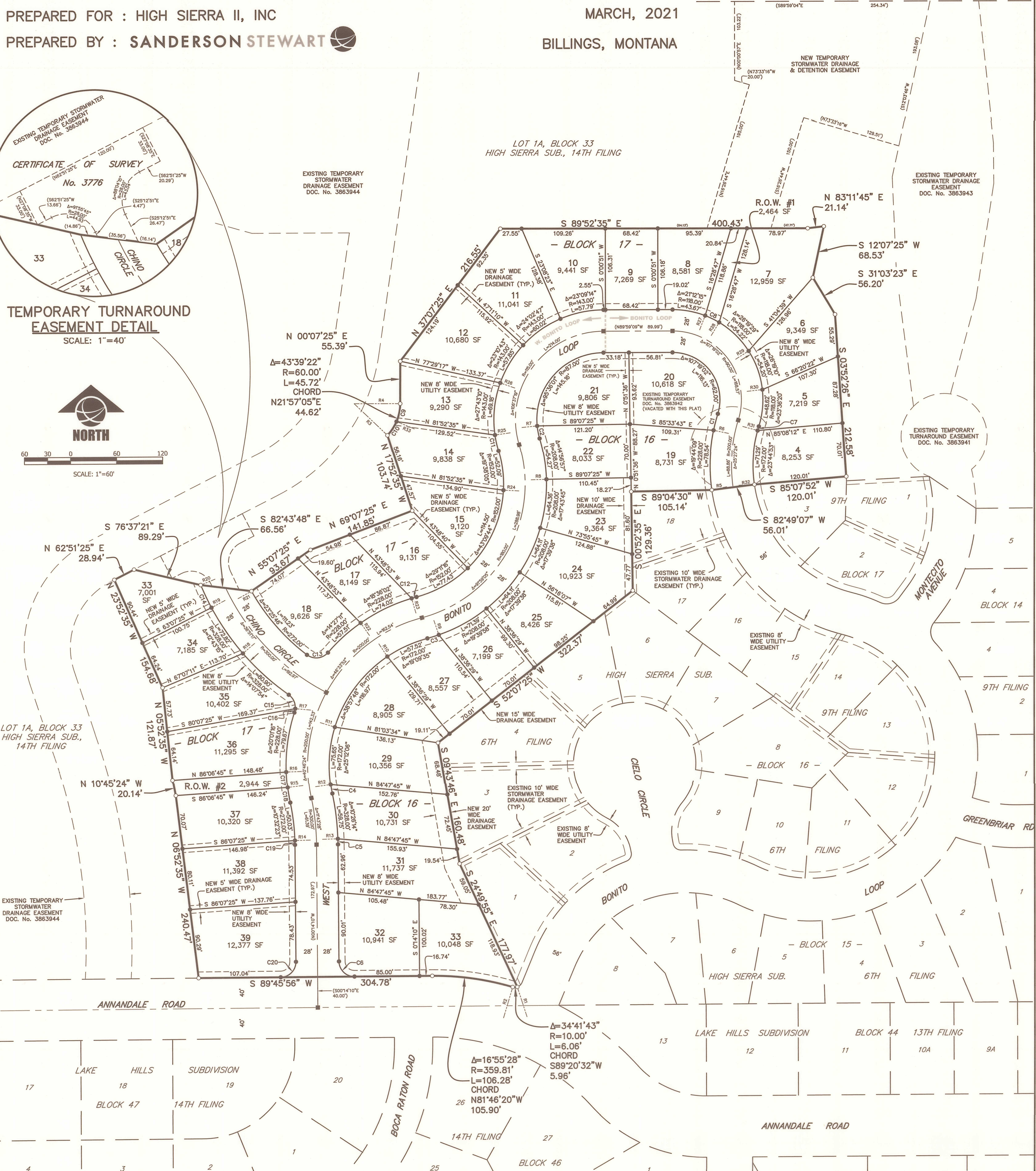
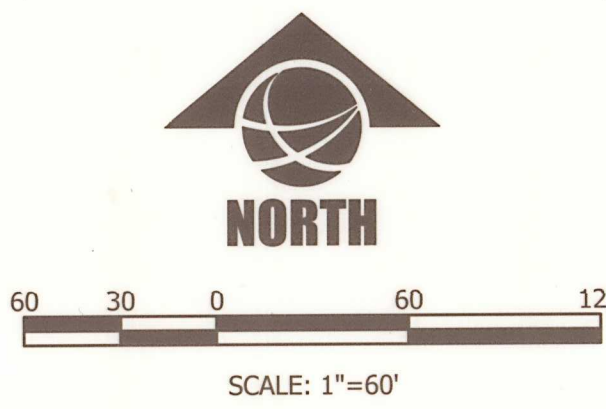
AREA DATA

37 LOTS	8.133 AC
DEDICATED PARKLAND	0.000 AC
RIGHT-OF-WAY DEDICATION	2.130 AC
GROSS AREA	10.263 AC

UNPLATTED



TEMPORARY TURNAROUND EASEMENT DETAIL
SCALE: 1"=40'



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 CONVERGENCE ANGLE AT THE SOUTHWEST CORNER OF LOT 39, BLOCK 17 OF THIS SURVEY IS -0°03'36". DISTANCES ARE INTERNATIONAL FEET. THE GRID TO GROUND COMBINED SCALE FACTOR IS 0.99998926; FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- FOUND SURVEY MONUMENT, REBAR WITH PLASTIC CAP MARKED "SANDERSON STEWART".
- 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.

Line #	Bearing	Line #	Bearing
R1	N 18°00'19" W	R18	N 49°24'05" E
R2	N 16°41'24" E	R19	N 62°07'20" E
R3	N 46°13'14" W	R20	N 67°50'58" E
R4	S 89°52'35" E	R21	N 60°56'46" E
R5	N 81°59'27" E	R22	S 34°53'55" E
R6	S 78°16'24" E	R23	S 16°17'53" E
R7	N 84°24'49" E	R24	N 86°58'23" W
R8	S 88°20'29" W	R25	N 81°54'57" E
R9	N 18°56'31" W	R26	S 70°21'52" E
R10	S 33°46'58" E	R27	S 21°13'05" W
R11	S 72°44'46" E	R28	S 31°04'53" W
R12	S 82°03'08" W	R29	S 57°24'23" W
R13	S 88°28'35" W	R30	S 83°43'33" W
R14	S 88°34'44" W	R31	S 74°31'51" E
R15	N 83°06'53" E	R32	N 81°43'16" E
R16	N 88°08'33" E	R33	N 66°57'00" W
R17	N 84°30'36" W		

Curve #	Delta	Radius	Length	Curve #	Delta	Radius	Length
C1	5°36'18"	228.00'	22.30'	C11	8°31'25"	143.00'	21.27'
C2	11°01'17"	87.00'	16.74'	C12	1°40'29"	228.00'	6.66'
C3	4°19'07"	208.00'	15.68'	C13	86°52'05"	20.00'	30.32'
C4	4°00'47"	172.00'	12.05'	C14	5°43'37"	328.00'	32.79'
C5	11°7'14"	328.00'	7.37'	C15	60°13'13"	20.00'	21.02'
C6	89°59'54"	20.00'	31.42'	C16	12°40'26"	20.00'	4.42'
C7	1°51'44"	172.00'	5.59'	C17	5°01'40"	228.00'	20.01'
C8	9°51'48"	118.00'	20.31'	C18	5°04'32"	228.00'	20.20'
C9	22°55'35"	60.00'	24.01'	C19	11°11'06"	272.00'	5.63'
C10	20°43'47"	60.00'	21.71'	C20	90°00'06"	20.00'	31.42'

RESERVED FOR CLERK AND RECORDER