

PLAT OF HIGH SIERRA SUBDIVISION, 15TH FILING

BEING THE REMAINDER OF BLOCK 28, LESS LOTS 17-24 AND DEDICATED PARKLAND,
WITHIN HIGH SIERRA SUBDIVISION, 14TH FILING, SITUATED IN THE NE1/4 OF SECTION 17,
T. 1 N., R. 26 E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.

MARCH, 2021

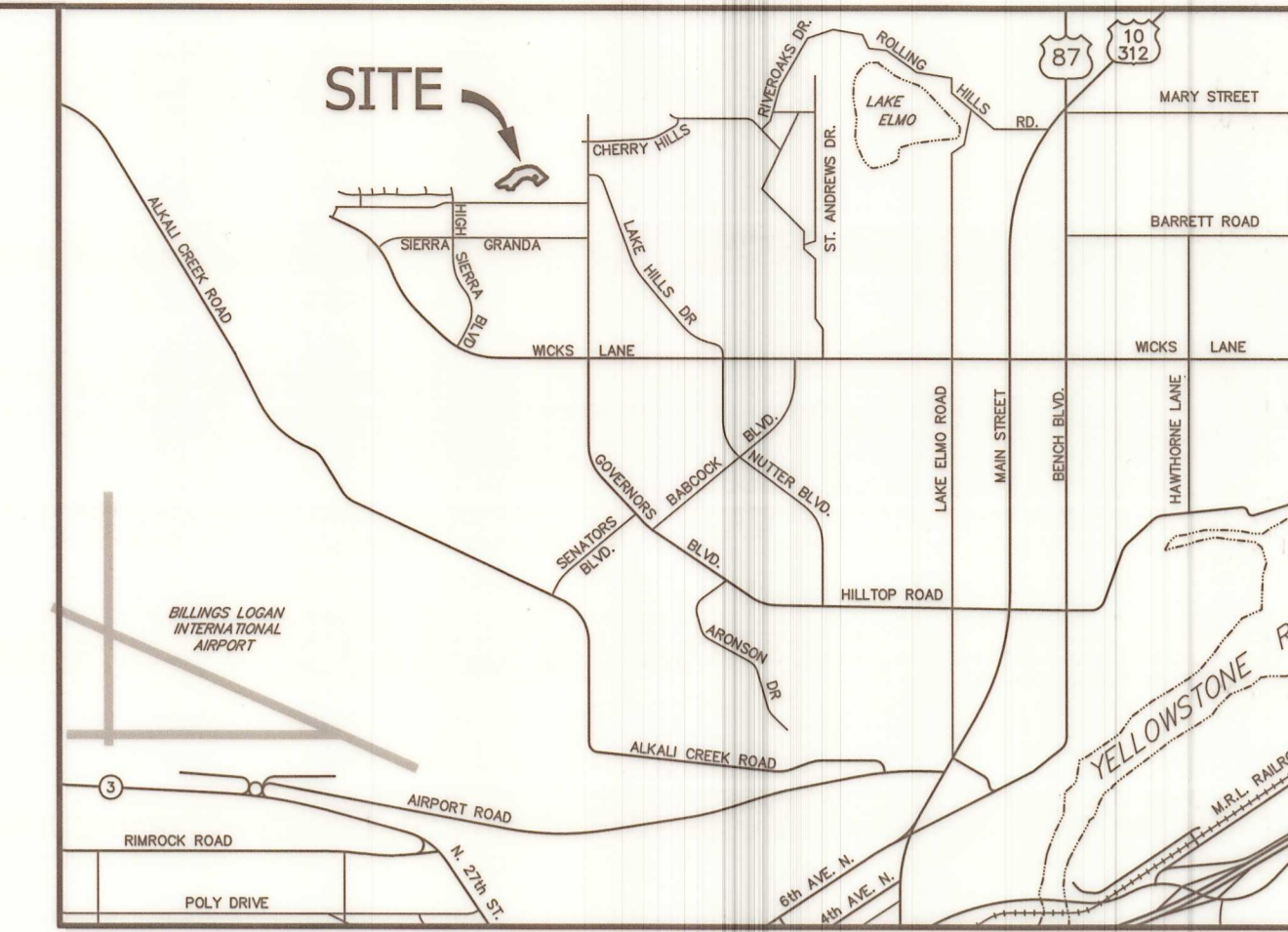
PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

AREA DATA

NET AREA (27 LOTS)	5.336 AC
DEDICATED PARKLAND	0.000 AC
ROAD DEDICATION	1.721 AC
GROSS AREA	7.057 AC

HIGH SIERRA SUB., 14TH FILING
LOT 1A, BLOCK 33.



VICINITY MAP

NOT TO SCALE

BASIS OF BEARING: PLAT OF HIGH SIERRA SUBDIVISION,
14TH FILING

- FOUND SURVEY MONUMENT, REBAR & CAP MARKED 'SANDERSON STEWART 83775', OR AS NOTED
- FOUND MONUMENT BOX
- 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.

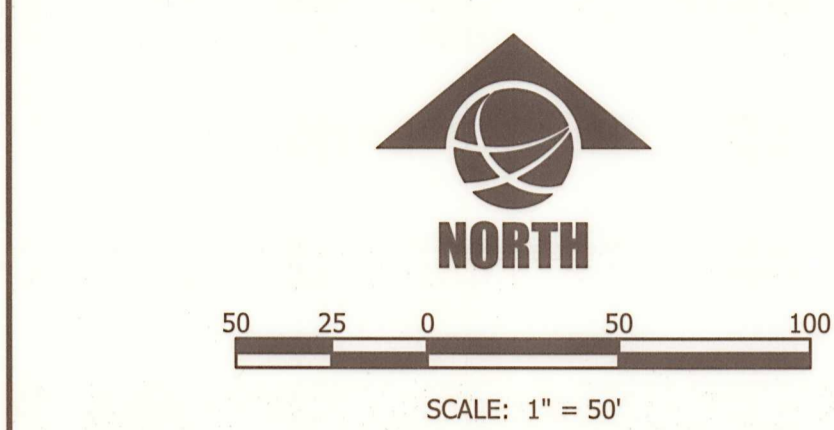
NOTES: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

EASEMENT LINES ADJACENT TO STREET FRONTS DENOTE 8' WIDE UTILITY EASEMENTS. EASEMENT LINES ALONG PROPERTY SIDE-LINES DENOTE 5' WIDE DRAINAGE EASEMENTS.

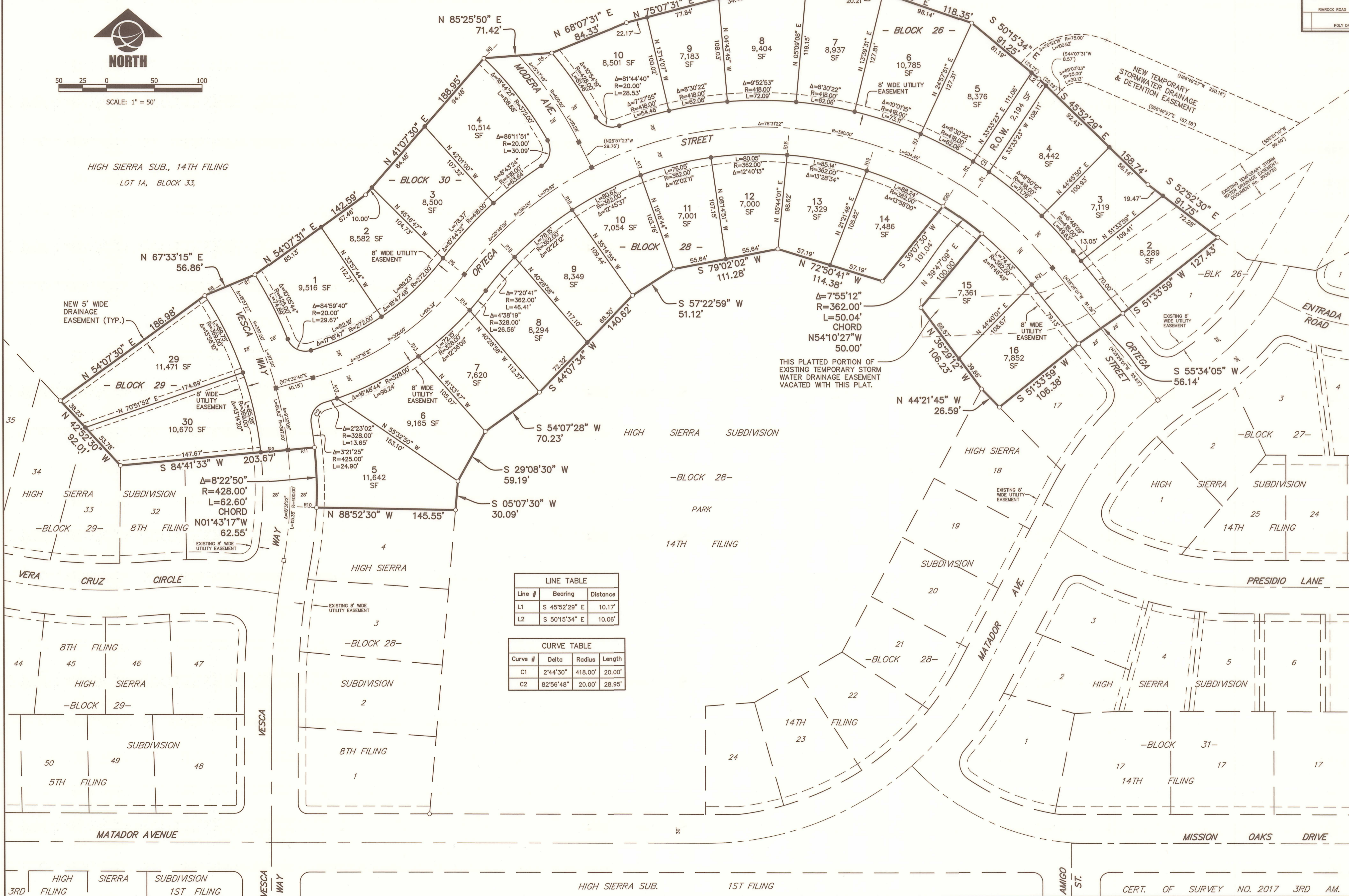
Radial #	Bearing
R1	S 34°55'38" W
R2	S 32°11'08" W
R3	S 23°40'46" W
R4	S 50°08'19" W
R5	S 43°46'12" W
R6	S 52°45'32" E
R7	S 58°14'59" W
R8	S 56°49'19" W
R9	S 83°59'50" W
R10	N 87°31'52" W
R11	S 84°05'18" W
R12	N 18°42'20" W
R13	N 35°31'03" W
R14	N 48°07'13" W
R15	S 45°24'51" E
R16	S 33°02'39" E
R17	S 20°17'02" E
R18	S 04°25'23" W
R19	S 17°53'57" W
R20	S 31°51'57" W

Line #	Bearing	Distance
L1	S 45°52'29" E	10.17'
L2	S 50°15'34" E	10.06'

Curve #	Delta	Radius	Length
C1	2°44'30"	418.00'	20.00'
C2	82°56'48"	20.00'	28.95'



HIGH SIERRA SUB., 14TH FILING
LOT 1A, BLOCK 33.



RESERVED FOR CLERK AND RECORDS