

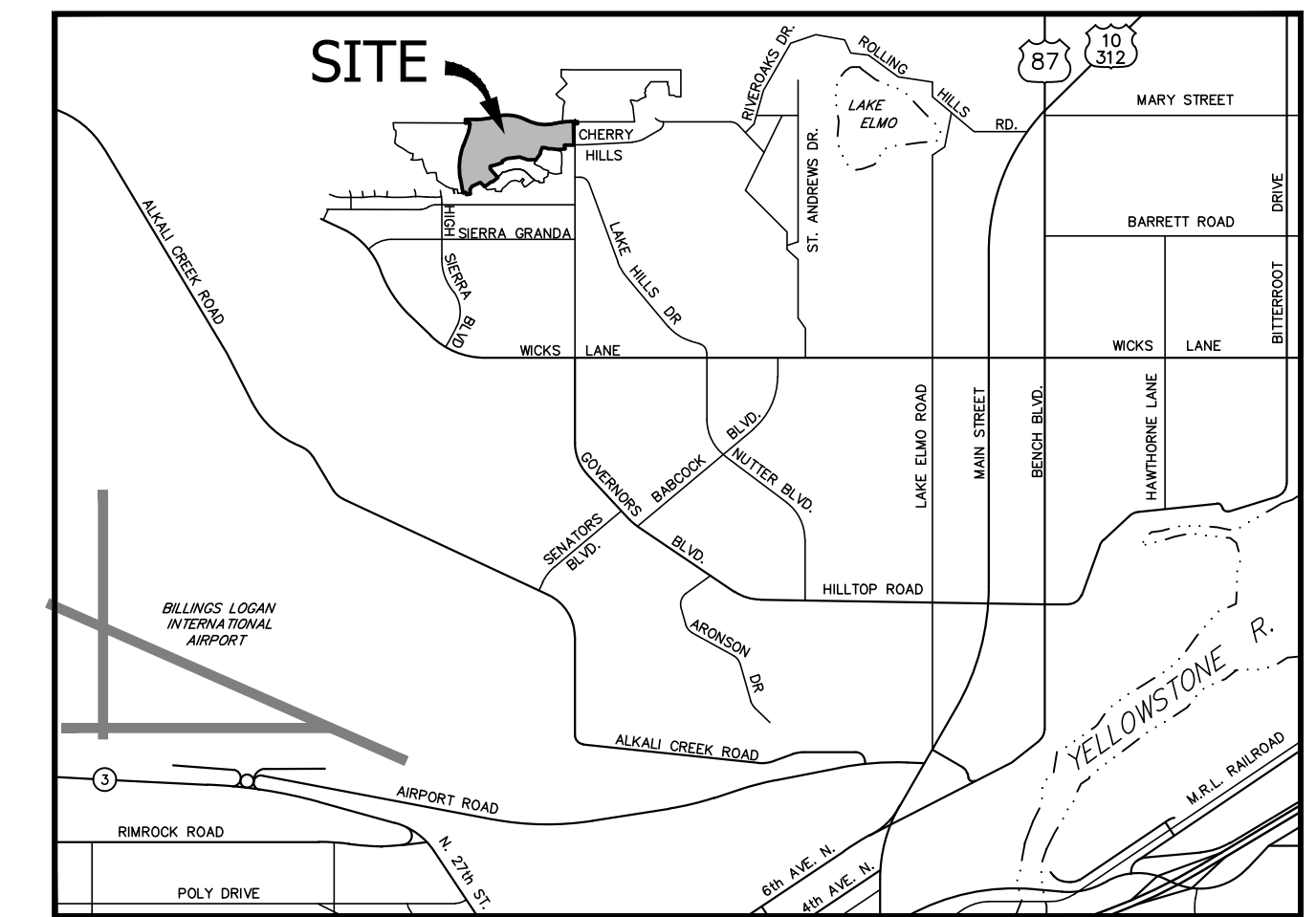
PRELIMINARY PLAT OF
HIGH SIERRA SUBDIVISION, 19TH FILING
 BEING THE PROPOSED LOT 5, BLOCK 31 HIGH SIERRA SUBDIVISION, 18TH FILING
 SITUATED IN THE SE1/4 OF SECTION 8, THE SW1/4 OF SECTION 9 AND NE1/4 AND NW1/4 OF SECTION 17, T.1N., R. 26 E., P.M.M.,
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.
 PREPARED BY : SANDERSON STEWART

JULY 2021
 BILLINGS, MONTANA



300' 75' 0 150' 300'
 SCALE: 1" = 150'



VICINITY MAP
 NOT TO SCALE

Line #	Bearing	Distance
L1	N 00°24'44" W	50.14'
L2	N 89°45'56" E	95.00'
L3	S 89°52'30" E	220.28'
L4	N 83°48'10" E	147.82'
L5	S 83°23'49" E	189.02'
L6	N 88°03'35" E	80.18'
L7	S 68°40'06" E	63.98'
L8	S 84°41'41" E	84.94'
L9	N 24°54'31" E	100.00'
L10	N 06°00'59" E	58.74'
L11	N 37°12'11" E	200.50'
L12	S 89°41'37" E	190.15'
L13	S 71°21'58" E	207.86'
L14	N 83°16'17" E	306.95'
L15	N 65°46'06" E	132.41'
L16	N 131°7'13" W	38.88'
L17	N 69°09'25" E	124.56'
L18	N 71°49'10" E	56.08'
L19	N 78°07'31" E	127.55'
L20	N 00°52'29" W	67.11'

Line #	Bearing	Distance
L21	N 40°48'24" W	281.53'
L22	N 41°07'30" E	10.00'
L23	N 54°07'31" E	142.29'
L24	N 67°33'43" E	56.83'
L25	N 54°07'30" E	187.31'
L26	S 42°52'30" E	144.89'
L27	N 66°07'30" E	236.67'
L28	N 28°07'30" E	86.07'
L29	N 03°24'04" W	112.00'
L30	N 79°07'31" E	101.13'
L31	S 09°54'43" E	62.50'
L32	N 80°05'17" E	74.00'
L33	N 00°15'01" E	30.50'
L34	S 89°44'59" E	90.16'
L35	S 00°33'28" E	79.88'

Curve #	Delta	Radius	Length
C1	92°15'2"	556.00'	90.87'
C2	90°00'00"	20.00'	31.42'

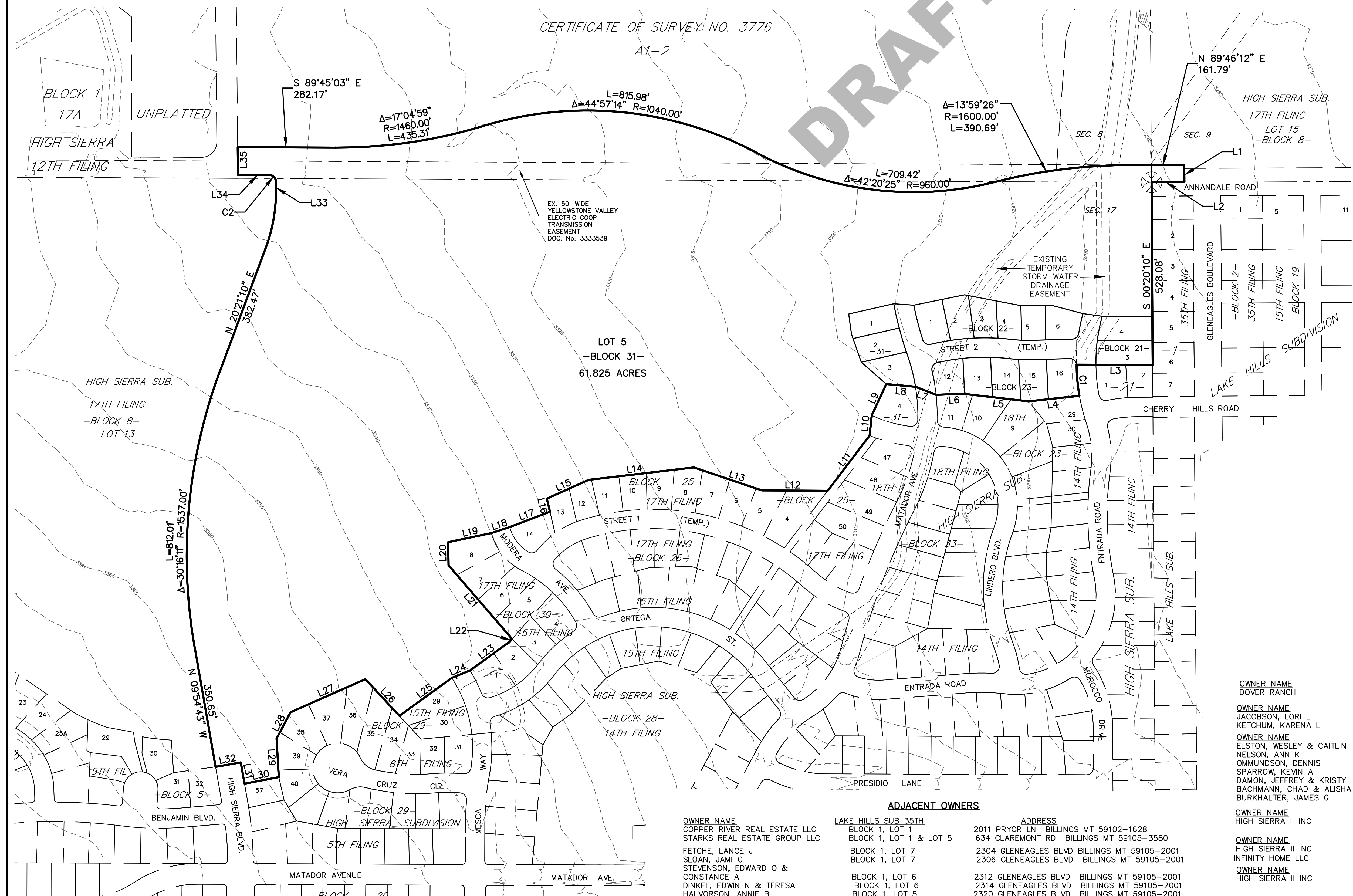
ADJACENT OWNERS

CERTIFICATE OF SURVEY 3776 TRACT A1-2	ADDRESS PO BOX 51389 BILLINGS, MT 59105-1361
HIGH SIERRA SUB 5TH FIL BLOCK 5, LOT 32 BLOCK 29, LOT 57	ADDRESS 622 W HARVARD PL ONTARIO, CA 91762-1904 2117 HIGH SIERRA BLVD. BILLINGS, MT. 59105-5455
HIGH SIERRA SUB 8TH FIL BLOCK 29, LOT 40 BLOCK 29, LOT 39 BLOCK 29, LOT 38 BLOCK 29, LOT 37 BLOCK 29, LOT 36 BLOCK 29, LOT 35 BLOCK 29, LOT 34	ADDRESS 1130 VERA CRUZ CIR BILLINGS, MT 59105-8503 1134 VERA CRUZ CIR BILLINGS, MT 59105-8503 1129 VERA CRUZ CIR BILLINGS, MT 59105-8503 1125 VERA CRUZ CIR BILLINGS, MT 59105-8503 1121 VERA CRUZ CIR BILLINGS, MT 59105-8503 1117 VERA CRUZ CIR BILLINGS, MT 59105-8503 1113 VERA CRUZ CIR BILLINGS, MT 59105-8503
HIGH SIERRA SUB 12TH FIL BLOCK 1, LOT 17A	ADDRESS 175 N 27TH ST STE 940 BILLINGS MT 59101-2048
HIGH SIERRA SUB 14TH FIL BLOCK 21, LOTS 1-2 BLOCK 23, LOT 29	ADDRESS 175 N 27TH ST STE 940 BILLINGS MT 59101-2048 PO BOX 20174 BILLINGS MT 59104-0174
HIGH SIERRA SUB 15TH FIL BLOCK 30, LOTS 1-3 BLOCK 29, LOT 29	ADDRESS 175 N 27TH ST STE 940 BILLINGS MT 59101-2048
HIGH SIERRA SUB 17TH FIL BLOCK 25, LOTS 4-14 BLOCK 30, LOTS 5-8 BLOCK 8, LOTS 13 & 15	ADDRESS 175 N 27TH ST STE 940 BILLINGS MT 59101-2048 175 N 27TH ST STE 900 BILLINGS MT 59101-2048
HIGH SIERRA SUB 18TH FIL BLOCK 23, LOTS 9-11 BLOCK 25, LOTS 47-49 BLOCK 31, LOT 4	ADDRESS 175 N 27TH ST STE 940 BILLINGS MT 59101-2048

OWNER NAME DOVER RANCH	ADDRESS 2011 PRYOR LN BILLINGS MT 59102-1628 634 CLAREMONT RD BILLINGS MT 59105-3580
OWNER NAME JACOBSON, LORI L KETCHUM, KARENA L	ADDRESS 2304 GLENEAGLES BLVD BILLINGS MT 59105-2001 2306 GLENEAGLES BLVD BILLINGS MT 59105-2001
OWNER NAME ELSTON, WESLEY & CAITLIN NELSON, ANN K OMMUNDSON, DENNIS SPARROW, KEVIN A DAMON, JEFFREY & KRISTY BACHMANN, CHAD & ALISHA BURKHALTER, JAMES G	ADDRESS 2312 GLENEAGLES BLVD BILLINGS MT 59105-2001 2314 GLENEAGLES BLVD BILLINGS MT 59105-2001 2320 GLENEAGLES BLVD BILLINGS MT 59105-2001
OWNER NAME HIGH SIERRA II INC	ADDRESS 2322 GLENEAGLES BLVD BILLINGS MT 59105-2001 2344 GLENEAGLES BLVD BILLINGS MT 59105-2001
OWNER NAME HIGH SIERRA II INC	ADDRESS 2346 GLENEAGLES BLVD BILLINGS MT 59105-2001 5234 GOLDEN HOLLOW RD BILLINGS MT 59101-8958 2336 GLENEAGLES BLVD BILLINGS MT 59105-2001 2338 GLENEAGLES BLVD BILLINGS MT 59105-2001 3625 DRURY LN BILLINGS MT 59105-5120
OWNER NAME HIGH SIERRA II INC	ADDRESS 2346 GLENEAGLES BLVD BILLINGS MT 59105-2001 5234 GOLDEN HOLLOW RD BILLINGS MT 59101-8958 2336 GLENEAGLES BLVD BILLINGS MT 59105-2001 2338 GLENEAGLES BLVD BILLINGS MT 59105-2001 3625 DRURY LN BILLINGS MT 59105-5120
OWNER NAME HIGH SIERRA II INC	ADDRESS 2346 GLENEAGLES BLVD BILLINGS MT 59105-2001 5234 GOLDEN HOLLOW RD BILLINGS MT 59101-8958 2336 GLENEAGLES BLVD BILLINGS MT 59105-2001 2338 GLENEAGLES BLVD BILLINGS MT 59105-2001 3625 DRURY LN BILLINGS MT 59105-5120

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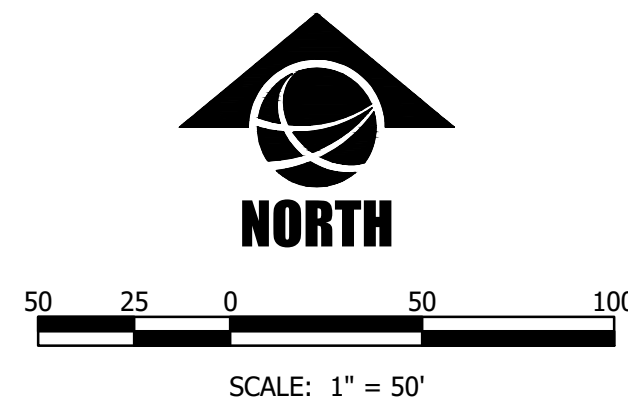
OWNER NAME COPPER RIVER REAL ESTATE LLC STARKS REAL ESTATE GROUP LLC	ADDRESS 2011 PRYOR LN BILLINGS MT 59102-1628 634 CLAREMONT RD BILLINGS MT 59105-3580
FETCHE, LANCE J SLOAN, JAMI G STEVENSON, EDWARD O & CONSTANCE A DINKEL, EDWIN N & TERESA HALVORSON, ANNIE B NOYES, LACY & SETH & RESELAND, MOLLY LIPTAC, JOYCE M & PHIL DUTCHER, HELEN J & FOSNES, DREW K STEWART, MATT BUCHER, ROCHELLE J TURK, DEBORAH PARKS, JAYSON R & KIMBERLY R	ADDRESS 2304 GLENEAGLES BLVD BILLINGS MT 59105-2001 2306 GLENEAGLES BLVD BILLINGS MT 59105-2001
OWNER NAME LAKE HILLS SUB 35TH	ADDRESS 2312 GLENEAGLES BLVD BILLINGS MT 59105-2001 2314 GLENEAGLES BLVD BILLINGS MT 59105-2001 2320 GLENEAGLES BLVD BILLINGS MT 59105-2001
OWNER NAME LAKE HILLS SUB 35TH	ADDRESS 2322 GLENEAGLES BLVD BILLINGS MT 59105-2001 2344 GLENEAGLES BLVD BILLINGS MT 59105-2001
OWNER NAME LAKE HILLS SUB 35TH	ADDRESS 2346 GLENEAGLES BLVD BILLINGS MT 59105-2001 5234 GOLDEN HOLLOW RD BILLINGS MT 59101-8958 2336 GLENEAGLES BLVD BILLINGS MT 59105-2001 2338 GLENEAGLES BLVD BILLINGS MT 59105-2001 3625 DRURY LN BILLINGS MT 59105-5120



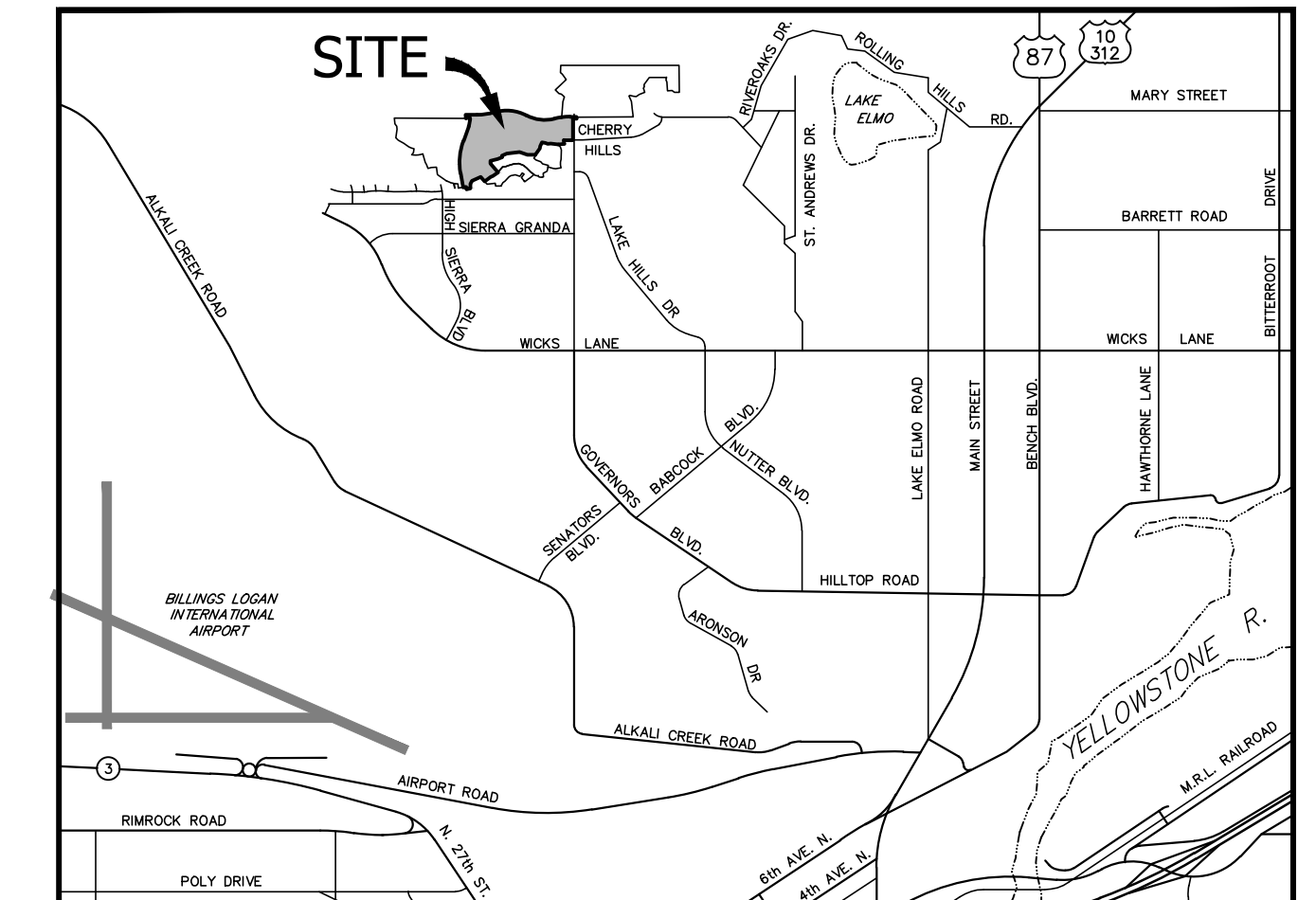
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DRAFT



VICINITY MAP
 NOT TO SCALE

PLAT DATA

GROSS AREA	=	66.298 ACRES
NET AREA	=	65.218 ACRES
NUMBER OF LOTS	=	17
MINIMUM LOT SIZE	=	7,053 S.F.
MAXIMUM LOT SIZE	=	61,825 ACRES
LINEAL FEET OF STREETS	=	±878 L.F.
PARKLAND REQUIREMENT	=	0.630 ACRES
PARKLAND DEDICATION	=	MET WITH HIGH SIERRA 14TH FILING AND A CASH CONTRIBUTION
EXISTING ZONING	=	N3
SURROUNDING ZONING:		
NORTH	=	N3
SOUTH	=	N3
EAST	=	N3 AND N2
WEST	=	N3
EXISTING LAND USE	=	AGRICULTURE
PROPOSED LAND USE	=	N3

NOTES:

1. ALL INTERNAL STREETS SHALL BE BUILT TO CITY OF BILLINGS STANDARDS
2. 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.
3. 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.

