

PRELIMINARY PLAT OF

HIGH SIERRA SUBDIVISION, 17TH FILING

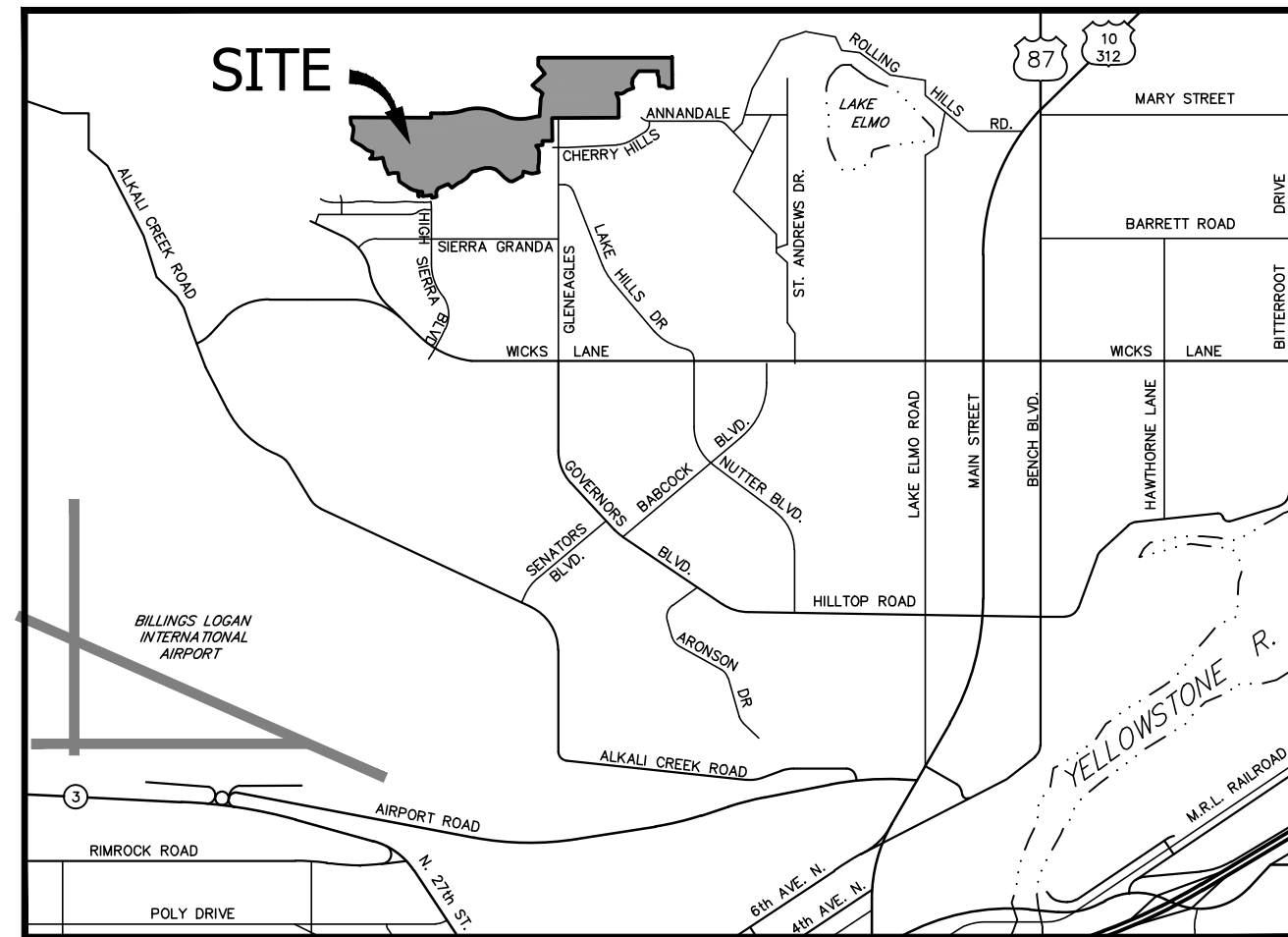
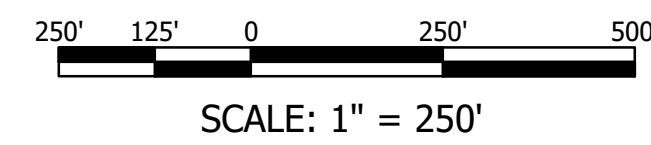
BEING LOT 1A, BLOCK 33 OF AMENDED PLAT OF LOT 1, BLOCK 33 HIGH SIERRA SUBDIVISION, 14TH FILING
SITUATED IN THE SE1/4 OF SECTION 8, THE SW1/4 OF SECTION 9 AND NE1/4 AND NW1/4 OF SECTION 17, T.1N., R. 26 E., P.M.M.,
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.

JULY 2021

PREPARED BY : SANDERSON STEWART

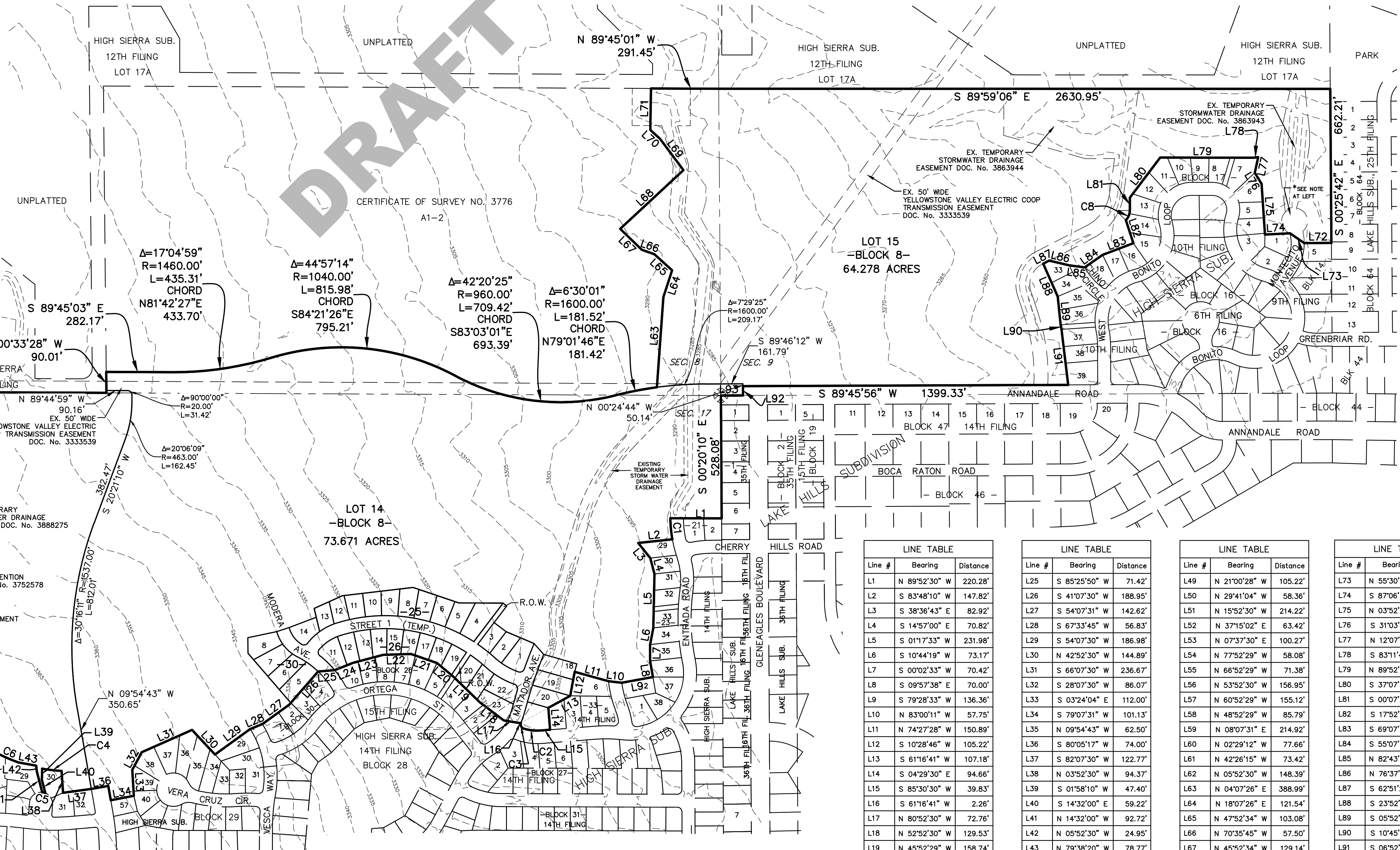
BILLINGS, MONTANA



VICINITY MAP

NOT TO SCALE

DRAFT



*NOTE: EX. TEMPORARY TURN AROUND EASEMENT. DOC No 3863941.

Line #	Bearing	Distance
L1	N 89°52'30" W	220.28'
L2	S 83°48'10" W	147.82'
L3	S 38°36'43" E	82.92'
L4	S 14°57'00" E	70.82'
L5	S 01°17'33" W	231.98'
L6	S 10°44'19" W	73.17'
L7	S 00°02'33" W	70.42'
L8	S 09°57'38" E	70.00'
L9	S 79°28'33" W	136.36'
L10	N 83°00'11" W	57.75'
L11	N 74°27'28" W	150.89'
L12	S 10°28'46" W	105.22'
L13	S 61°16'41" W	107.18'
L14	S 04°29'30" E	94.66'
L15	S 85°30'30" W	39.83'
L16	S 61°16'41" W	2.26'
L17	N 80°52'30" W	72.76'
L18	N 52°52'30" W	129.53'
L19	N 45°52'29" W	158.74'
L20	N 50°15'34" W	91.25'
L21	N 70°52'29" W	118.35'
L22	S 88°07'31" W	119.98'
L23	S 75°07'31" W	134.41'
L24	S 68°07'31" W	84.33'

Line #	Bearing	Distance
L25	S 85°25'50" W	71.42'
L26	S 41°07'30" W	188.95'
L27	S 54°07'31" W	142.62'
L28	S 67°33'45" W	56.83'
L29	S 54°07'30" W	186.98'
L30	N 42°52'30" W	144.89'
L31	S 66°07'30" W	236.67'
L32	S 28°07'30" W	86.07'
L33	S 03°24'04" E	112.00'
L34	S 79°07'31" W	101.13'
L35	N 09°54'43" W	62.50'
L36	S 80°05'17" W	74.00'
L37	S 82°07'30" W	122.77'
L38	N 03°52'30" W	94.37'
L39	S 01°58'10" W	47.40'
L40	S 14°32'00" E	59.22'
L41	N 14°32'00" W	92.72'
L42	N 05°52'30" W	24.95'
L43	N 79°38'20" W	78.77'
L44	N 55°38'54" W	271.40'
L45	N 20°18'00" W	20.85'
L46	N 07°09'52" W	170.00'
L47	S 88°37'05" W	124.13'
L48	S 74°22'41" W	91.79'

Line #	Bearing	Distance
L49	N 21°00'28" W	105.22'
L50	N 29°41'04" W	58.36'
L51	N 15°52'30" W	214.22'
L52	N 37°15'02" E	63.42'
L53	N 07°37'30" W	100.27'
L54	N 77°52'29" W	58.08'
L55	N 66°52'29" W	71.38'
L56	N 53°52'30" W	156.95'
L57	N 60°52'29" W	155.12'
L58	N 48°52'29" W	85.79'
L59	N 08°07'31" E	214.92'
L60	N 02°29'12" W	77.66'
L61	N 42°26'15" W	73.42'
L62	N 05°52'30" W	148.39'
L63	N 04°07'26" E	388.99'
L64	N 18°07'26" E	121.54'
L65	N 47°52'34" W	103.08'
L66	N 70°35'45" W	57.50'
L67	N 45°52'34" W	129.14'
L68	N 47°07'26" E	370.96'
L69	N 36°43'59" W	167.89'
L70	N 47°43'24" W	56.85'
L71	N 00°57'00" E	178.69'
L72	S 89°35'42" W	116.87'

Line #	Bearing	Distance
L73	N 55°30'08" W	74.06'
L74	S 87°06'28" W	107.80'
L75	N 03°52'26" W	218.30'
L76	S 31°03'23" E	56.20'
L77	N 12°07'25" E	68.53'
L78	S 83°11'45" W	21.14'
L79	N 89°52'35" W	400.43'
L80	S 37°07'25" W	216.55'
L81	S 00°07'25" W	55.39'
L82	S 17°52'35" E	103.74'
L83	S 69°07'25" W	141.85'
L84	S 55°07'25" W	93.67'
L85	N 82°43'48" W	66.56'
L86	N 76°37'21" W	89.29'
L87	S 62°51'25" W	28.94'
L88	S 23°52'35" E	154.68'
L89	S 05°52'35" E	121.87'
L90	S 10°45'24" E	20.15'
L91	S 06°52'35" E	240.47'
L92	S 00°24'44" E	40.00'
L93	S 89°45'56" W	95.00'

Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	92°1'52"	556.00'	90.87'	S 05°19'03" E	90.77'
C2	20°59'01"	200.00'	73.25'	N 84°00'00" W	72.84'
C3	90°49'23"	20.00'	31.70'	N 28°05'48" W	28.49'
C4	7°14'25"	665.00'	84.03'	N 83°25'52" W	83.98'
C5	15°40'14"	50.00'	13.68'	N 76°12'21" W	13.63'
C6	8°33'13"	665.00'	99.28'	N 66°19'01" W	99.19'
C7	28°41'26"	528.00'	273.61'	S 86°04'33" W	270.56'
C8	4°33'92"	60.00'	45.72'	S 21°57'05" W	44.62'

HIGH SIERRA SUBDIVISION, 17TH FILING

BEING LOT 1A, BLOCK 33 OF AMENDED PLAT OF LOT 1, BLOCK 33 HIGH SIERRA SUBDIVISION, 14TH 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

LIST OF ADJACENT OWNERS

OWNER NAME	LAKE HILLS SUB 14TH FIL	ADDRESS	OWNER NAME	HIGH SIERRA SUB 5TH FIL	ADDRESS	OWNER NAME	HIGH SIERRA SUB 14TH FIL	ADDRESS
RON S HILL LIVING TRUST DISANTE, NORBERTO F RON S HILL LIVING TRUST RON S HILL LIVING TRUST RON S HILL LIVING TRUST SUSAN B LOVELY INC & LAURE TAYLOR INC	BLOCK 47, Lot 19 BLOCK 47, Lot 18 BLOCK 47, Lot 17 BLOCK 47, Lot 16 BLOCK 47, Lot 15 BLOCK 47, LOT 14	PO BOX 50636 BILLINGS MT 59105-0636 15 ARGOSY DR AMHERST NY 14226-1223 PO BOX 50636 BILLINGS MT 59105-0636 PO BOX 50636 BILLINGS MT 59105-0636 PO BOX 50636 BILLINGS MT 59105-0636 2519 SUNNYVIEW LN BILLINGS MT 59102-1544	SCHNELBACH, ERIC A JENSEN, ARIN ELAINE WAHL, NATHAN & KARA JACOBSON, LORI L KETCHUM, KARENA L	BLOCK 5, LOT 29 BLOCK 5, LOT 30 BLOCK 5, LOT 31 BLOCK 5, LOT 32 BLOCK 29, LOT 57	119 GLENHAVEN DR BILLINGS, MT 59105-3505 1215 BENJAMIN BLVD BILLINGS, MT 59105-5457 1207 BENJAMIN BLVD BILLINGS, MT 59105-5457 622 W HARVARD PL ONTARIO, CA 91762-1904 2117 HIGH SIERRA BLVD BILLINGS, MT 59105-545	HIGH SIERRA II INC INFINITY HOME LLC INFINITY HOME LLC HIGH SIERRA II INC HIGH SIERRA II INC UPFRONT DEVELOPMENT LLP INFINITY HOMES LLC JEFF KREITZBERG HOMES INC HIGH SIERRA II INC HIGH SIERRA II INC HIGH SIERRA II INC HIGH SIERRA II INC HIGH SIERRA II INC	BLOCK 23, Lot 2 BLOCK 23, Lot 29 BLOCK 23, Lot 30 BLOCK 23, Lot 31 BLOCK 23, Lot 32 BLOCK 23, Lot 33 BLOCK 23, Lot 34 BLOCK 23, Lot 35 BLOCK 23, Lot 36 BLOCK 23, Lot 37 BLOCK 23, Lot 38 BLOCK 21, LOTS 1 & 2 BLOCK 26, Lot 1 BLOCK 27, Lots 3-6 BLOCK 33, Lots 2-3 & 6	175 N 27TH ST STE 940 BILLINGS MT 59101-2048 PO BOX 20174 BILLINGS MT 59104-0174 PO BOX 20174 BILLINGS MT 59104-0174 175 N 27TH ST STE 940 BILLINGS MT 59101-2048 175 N 27TH ST STE 940 BILLINGS MT 59101-2048 1731 SAVONA ST BILLINGS MT 59105-4167 PO BOX 20174 BILLINGS MT 59104-0174 2454 SOUTHRIDGE DR BILLINGS MT 59102-7925 175 N 27TH ST STE 940 BILLINGS MT 59101-2048 175 N 27TH ST STE 940 BILLINGS MT 59101-2048 175 N 27TH ST STE 940 BILLINGS MT 59101-2048 175 N 27TH ST STE 940 BILLINGS MT 59101-2048 175 N 27TH ST STE 940 BILLINGS MT 59101-2048
OWNER NAME	LAKE HILLS SUB 15TH FIL	ADDRESS	OWNER NAME	HIGH SIERRA SUB 8TH FIL	ADDRESS	OWNER NAME	HIGH SIERRA SUB 15TH FIL	ADDRESS
MINER, VICTORIA L RON S HILL LIVING TRUST RON S HILL LIVING TRUST RON S HILL LIVING TRUST	BLOCK 19, Lot 5 BLOCK 47, Lot 13 BLOCK 47, Lot 12 BLOCK 47, Lot 11	155 BLACKWOOD LN DOUGLASVILLE PA 19518-9366 PO BOX 50636 BILLINGS MT 59105-0636 PO BOX 50636 BILLINGS MT 59105-0636 PO BOX 50636 BILLINGS MT 59105-0636	CITY OF BILLINGS KESSLER, KELLEN J & CAITLIN R REA, JESSE L MICHAEL, EDWARD J & CONNIE ANN JACKSON, RICHARD III WINNICK, JAMES EDWARD & JEANNE FRANCES VOURNAS, LINDA STIFFARM, MICHAEL A & FREDRECA J SPENCER, DONNA PAWLOWSKI, NORMA TURLEY, RACHEL ELSTON, WESLEY & CAITLIN NELSON, ANN K OMMUNDSON, DENNIS SPARRROW, KEVIN A DAMON, JEFFREY & KRISTY BACHMANN, CHAD & ALISHA BURKHALTER, JAMES G	BLOCK 7, PARK BLOCK 5, LOT 85 BLOCK 5, LOT 18 BLOCK 5, LOT 17 BLOCK 5, LOT 18 BLOCK 5, LOT 19 BLOCK 5, LOT 20 BLOCK 5, LOT 22 BLOCK 5, LOT 23 BLOCK 5, LOT 24 BLOCK 5, LOT 25A 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	PO BOX 1178 BILLINGS, MT 59103-1178 1276 TOPANGA AVE BILLINGS, MT 59105-5519 2154 LARGO CIR BILLINGS, MT 59105-5100 2158 LARGO CIR BILLINGS, MT 59105 2151 LARGO CIR BILLINGS, MT 59105-5100 2147 LARGO CIR BILLINGS, MT 59105-5100 2143 LARGO CIR BILLINGS, MT 59105-5100 2135 LARGO CIR BILLINGS, MT 59105-5100 2131 LARGO CIR BILLINGS, MT 59105-5100 2127 LARGO CIR BILLINGS, MT 59105-5100 2123 LARGO CIR BILLINGS, MT 59105-5100 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 II INC	BLOCK 26, LOTS 2-10 BLOCK 29, LOT 29 BLOCK 30, LOTS 1-4	175 N 27TH ST STE 940 BILLINGS MT 59101-2048
OWNER NAME	LAKE HILLS SUB 25TH FIL	ADDRESS	OWNER NAME	HIGH SIERRA SUB 9TH FIL	ADDRESS	OWNER NAME	HIGH SIERRA SUB 15TH FIL	ADDRESS
GAMPE, DANE M & LAUREL R BUSHMAN, BRIAN G & LEIA D WALD, NATHAN & AMBER MASOOD, AMBRIN COPELAND, NATHANIAL A & MEGAN K NOSEEP, DOUG G & JODI L JOHNSON, DAVID R & KATHLEEN E DAVIS, JOSHUA A & CANDICE M DAVIS, TIMOTHY E & KERRY L CITY OF BILLINGS (PARK)	BLOCK 64, Lot 9 BLOCK 64, Lot 8 BLOCK 64, Lot 9 BLOCK 64, Lot 6 BLOCK 64, Lot 5 BLOCK 64, Lot 4 BLOCK 64, Lot 3 BLOCK 64, Lot 2 BLOCK 64, Lot 1 SALLY ANN PARK	2440 LAKE HEIGHTS DR BILLINGS MT 59105-3509 2502 LAKE HEIGHTS DR BILLINGS MT 59105-3509 2508 LAKE HEIGHTS DR BILLINGS MT 59105-3509 2514 LAKE HEIGHTS DR BILLINGS MT 59105-3509 2520 LAKE HEIGHTS DR BILLINGS MT 59105-3509 2526 LAKE HEIGHTS DR BILLINGS MT 59105-3509 2532 LAKE HEIGHTS DR BILLINGS MT 59105-3509 2538 LAKE HEIGHTS DR BILLINGS MT 59105-3509 2544 LAKE HEIGHTS DR BILLINGS MT 59105-3509 PO BOX 1178 BILLINGS, MT 59103-1178	JKC INC BAKICH BUILDERS LLC BEJOT, ARNOLD & JEANETTE	BLOCK 14, LOT 5 BLOCK 17, LOT 1 BLOCK 17, LOT 3	2759 DOSS LN BILLINGS MT 59105-6014 4260 SMOHAWK TRAIL BILLINGS MT 59106-9646 2439 BONITO LOOP BILLINGS MT 59105-3861	HIGH SIERRA II INC	BLOCK 26, LOTS 2-10 BLOCK 29, LOT 29 BLOCK 30, LOTS 1-4	175 N 27TH ST STE 940 BILLINGS MT 59101-2048
OWNER NAME	LAKE HILLS SUB 35TH FIL	ADDRESS	OWNER NAME	HIGH SIERRA SUB 10TH FIL	ADDRESS	OWNER NAME	HIGH SIERRA SUB 12TH FIL	ADDRESS
STARKS REAL ESTATE GROUP LLC PARKS, TRENT COPPER RIVER REAL ESTATE LLC STARKS REAL ESTATE GROUP LLC 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 & PARKS, TRENTON & GRANLUND, KAYCEE FOSNES, DREW K STEWART, MATT BUCHER, ROCHELLE J TURK, DEBORAH PARKS, JAYSON R & KIMBERLY R STARKS REAL ESTATE GROUP INC	BLOCK 2, LOTS 1-7 BLOCK 2, LOT 1 BLOCK 1, LOT 1 BLOCK 1, LOT 1 & LOT 5 BLOCK 1, LOT 7 BLOCK 1, LOT 7 BLOCK 1, LOT 6 BLOCK 1, LOT 6 BLOCK 1, LOT 5 BLOCK 1, LOT 5 BLOCK 1, LOT 2 BLOCK 1, LOT 2 BLOCK 1, LOT 2 BLOCK 1, LOT 2 BLOCK 1, LOT 3 BLOCK 1, LOT 3 BLOCK 1, LOT 3 BLOCK 1, LOT 3 BLOCK 1, LOT 4 BLOCK 1, LOTS 5-7	634 CLAREMONT RD BILLINGS MT 59105-3580 2344 GLENEAGLES BLVD BILLINGS MT 59105-2001 2011 PRYOR LN BILLINGS MT 59102-1628 634 CLAREMONT RD BILLINGS MT 59105-3580 2304 GLENEAGLES BLVD BILLINGS MT 59105-2001 2306 GLENEAGLES BLVD BILLINGS MT 59105-2001 2312 GLENEAGLES BLVD BILLINGS MT 59105-2001 2314 GLENEAGLES BLVD BILLINGS MT 59105-2001 2320 GLENEAGLES BLVD BILLINGS MT 59105-2001 2322 GLENEAGLES BLVD BILLINGS MT 59105-2001 2344 GLENEAGLES BLVD BILLINGS MT 59105-2001 1439 ELAINE ST BILLINGS MT 59105-4207 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 634 CLAREMONT RD BILLINGS, MT 59105-3580	HIGH SIERRA II INC HIGH SIERRA II INC	BLOCK 17, LOTS 4-18 BLOCK 17, LOTS 33-39	175 N 27TH ST STE 940 BILLINGS MT 59101-2048 175 N 27TH ST STE 940 BILLINGS MT 59101-2048	OWNER NAME OAKLAND BUILT HOMES INC BROWER, BRANDWELL SCOTT & RACHEAL ZMOLEK, MARTIN A & SUSAN S LOWRY, ROGER & GRACE C HIGH SIERRA II INC WIERTHALER, KYLE D & KORTNEY L PAYOVICH, CHERE D HAD INC BIGLER, JASON M & JULIA D WEBER, LANCE & MEREDITH SCHWARZINGER, TAYLOR S & BRITTANY A JENNETTE, CHARLES B & MAXINE R OAKLAND BUILT HOMES INC HIGH SIERRA II INC	BLOCK 8, LOT 1 BLOCK 8, LOT 2 BLOCK 8, LOT 3 BLOCK 8, LOT 4 BLOCK 8, LOT 5 BLOCK 8, LOT 6 BLOCK 8, LOT 7 BLOCK 8, LOT 8 BLOCK 8, LOT 9 BLOCK 8, LOT 10 BLOCK 8, LOT 11 BLOCK 8, LOT 12 BLOCK 1, LOT 56 BLOCK 1, LOT 17A	175 N 27TH ST STE 900 BILLINGS, MT 59101-2065 1441 LAS PALMAS AVE BILLINGS, MT 59105-5541 1437 LAS PALMAS AVE BILLINGS, MT 59105-5541 PO BOX 51326 BILLINGS, MT 59105-1326 175 N 27TH ST STE 940 BILLINGS, MT 59101-2048 1425 LAS PALMAS AVE BILLINGS, MT 59105-5541 1421 LAS PALMAS AVE BILLINGS, MT 59105-5541 2236 BITTERROOT DR BILLINGS, MT 59105-4834 1413 LAS PALMAS AVE BILLINGS, MT 59105-5541 1409 LAS PALMAS AVE BILLINGS, MT 59105-5541 1405 LAS PALMAS AVE BILLINGS, MT 59105-5541 1401 LAS PALMAS AVE BILLINGS, MT 59105-5541 175 N 27TH ST STE 900 BILLINGS, MT 59101-2065 175 N 27TH ST STE 940 BILLINGS MT 59101-2048
OWNER NAME	CERTIFICATE OF SURVEY 3776 TRACT A1-2	ADDRESS						
DOVER RANCH		PO BOX 51389 BILLINGS, MT 59105-1361						

DRAFT

PRELIMINARY PLAT OF

HIGH SIERRA SUBDIVISION, 17TH FILING

BEING LOT 1A, BLOCK 33 OF AMENDED PLAT OF LOT 1, BLOCK 33 HIGH SIERRA SUBDIVISION, 14TH 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. 1 N., R. 26 E., P.M.M.,
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.

PREPARED BY : SANDERSON STEWART

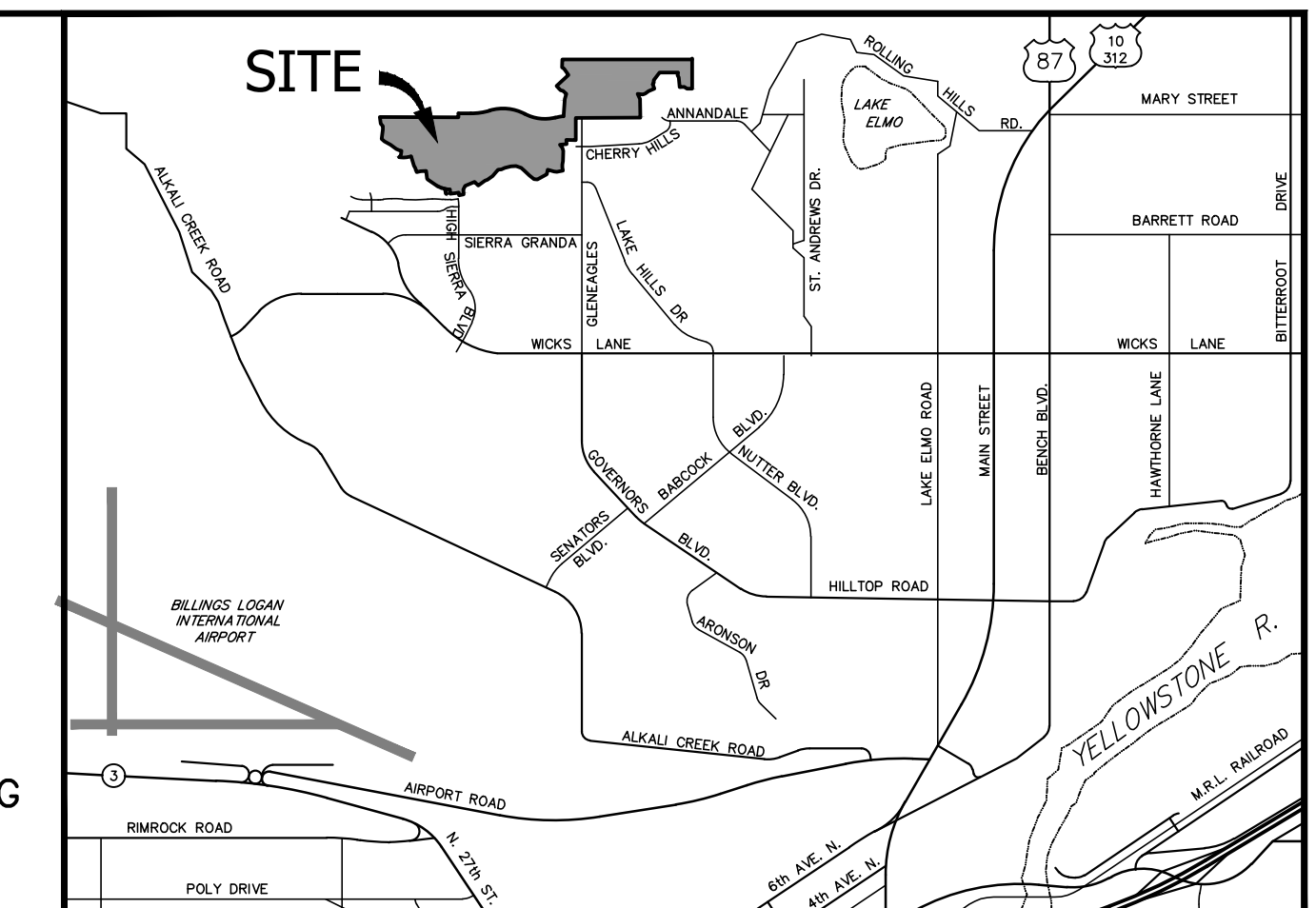
JULY 2021

BILLINGS, MONTANA

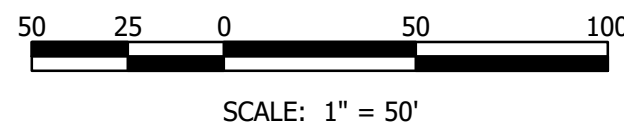
PLAT DATA

GROSS AREA	=	191.5665 ACRES
NET AREA	=	189.357 ACRES
NUMBER OF LOTS	=	38
MINIMUM LOT SIZE	=	6,762 S.F.
MAXIMUM LOT SIZE	=	73,671 ACRES
LINEAL FEET OF STREETS	=	±1,882 L.F.
PARKLAND REQUIREMENT	=	0.811 ACRES
PARKLAND DEDICATION	=	MET WITH HIGH SIERRA 14TH FILING
EXISTING ZONING	=	N3

EXISTING ZONING	=	NORTH = N3 AND AG OPEN
SURROUNDING ZONING:	=	SOUTH = N3, N2 AND NMU
	=	EAST = N3 AND N2
	=	WEST = N3
EXISTING LAND USE	=	AGRICULTURE
PROPOSED LAND USE	=	N3



VICINITY MAP
NOT TO SCALE



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.

DRAFT

