

PRELIMINARY PLAT OF HIGH SIERRA SUBDIVISION, 21ST FILING

BEING LOT 33, BLOCK 17, HIGH SIERRA SUBDIVISION, 10TH FILING &
PROPOSED LOT 15, BLOCK 8, HIGH SIERRA SUBDIVISION, 17TH FILING
SITUATED IN THE SE1/4 OF SECTION 8 AND THE SW1/4 OF SECTION 9, T.1N., R. 26 E., P.M.M.,
IN THE CITY OF BILLINGS, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.

SEPTEMBER, 2021

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

PLAT DATA

GROSS AREA = 64.460 AC
NET AREA = 61.706 AC
NUMBER OF LOTS = 49
MINIMUM LOT SIZE = 7,184 SF
MAXIMUM LOT SIZE = 2,222,988 SF
LINEAL FEET OF STREETS = ±2,160 LF
PARKLAND REQUIREMENT = 1.156 ACRES
PARKLAND DEDICATION = CASH-IN-LIEU
EXISTING ZONING = N3
SURROUNDING ZONING:
NORTH = AGRICULTURE OPEN
SOUTH = N3, N2 & NMU
EAST = N3 & P1
WEST = N3
EXISTING LAND USE = VACANT
PROPOSED LAND USE = RESIDENTIAL DEVELOPMENT

OWNERSHIP

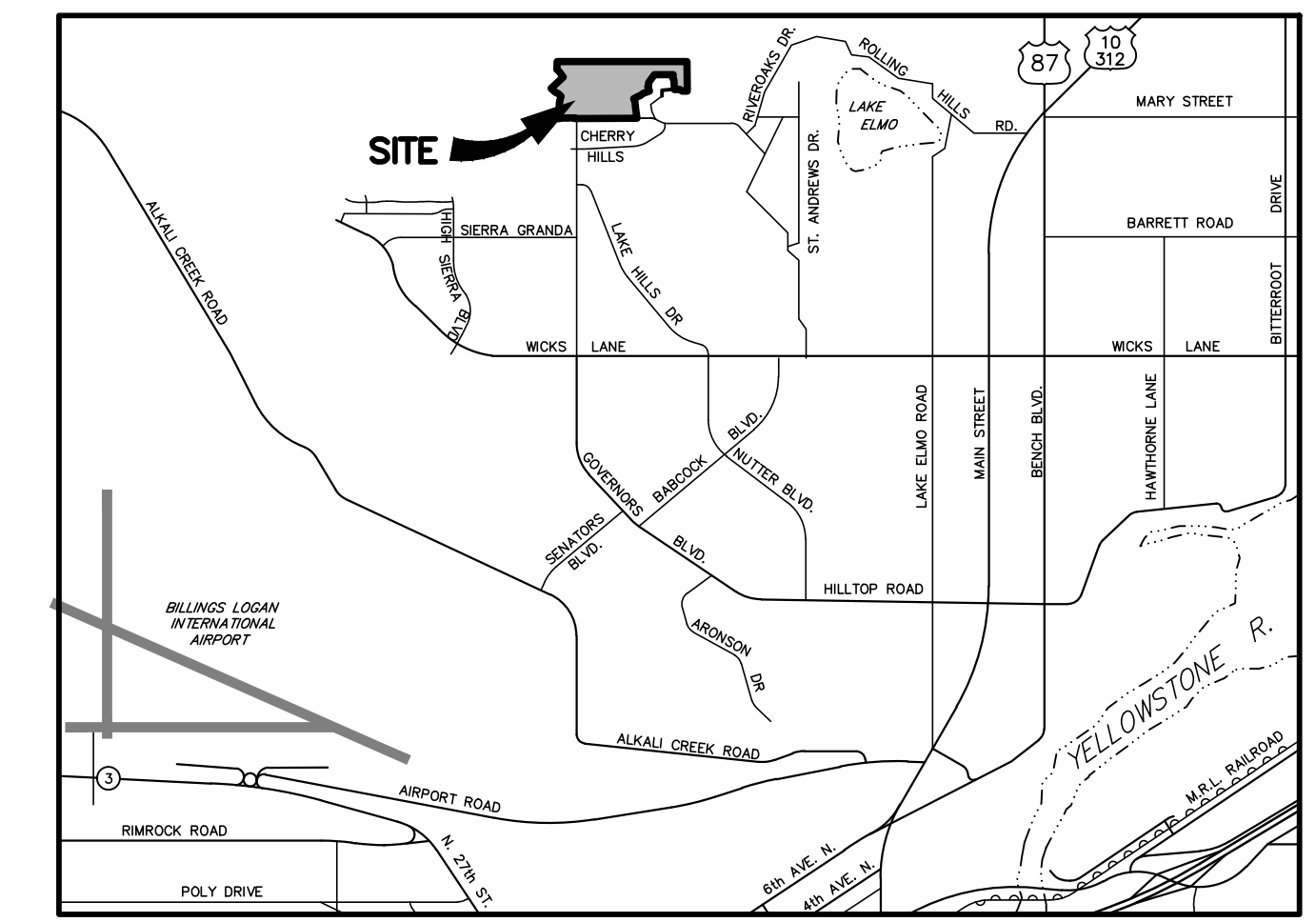
1 HIGH SIERRA II INC.
175 N 27TH ST. STE 940
BILLINGS, MT. 59101

BASIS OF BEARINGS: PLAT OF HIGH SIERRA SUBDIVISION, 17TH FILING

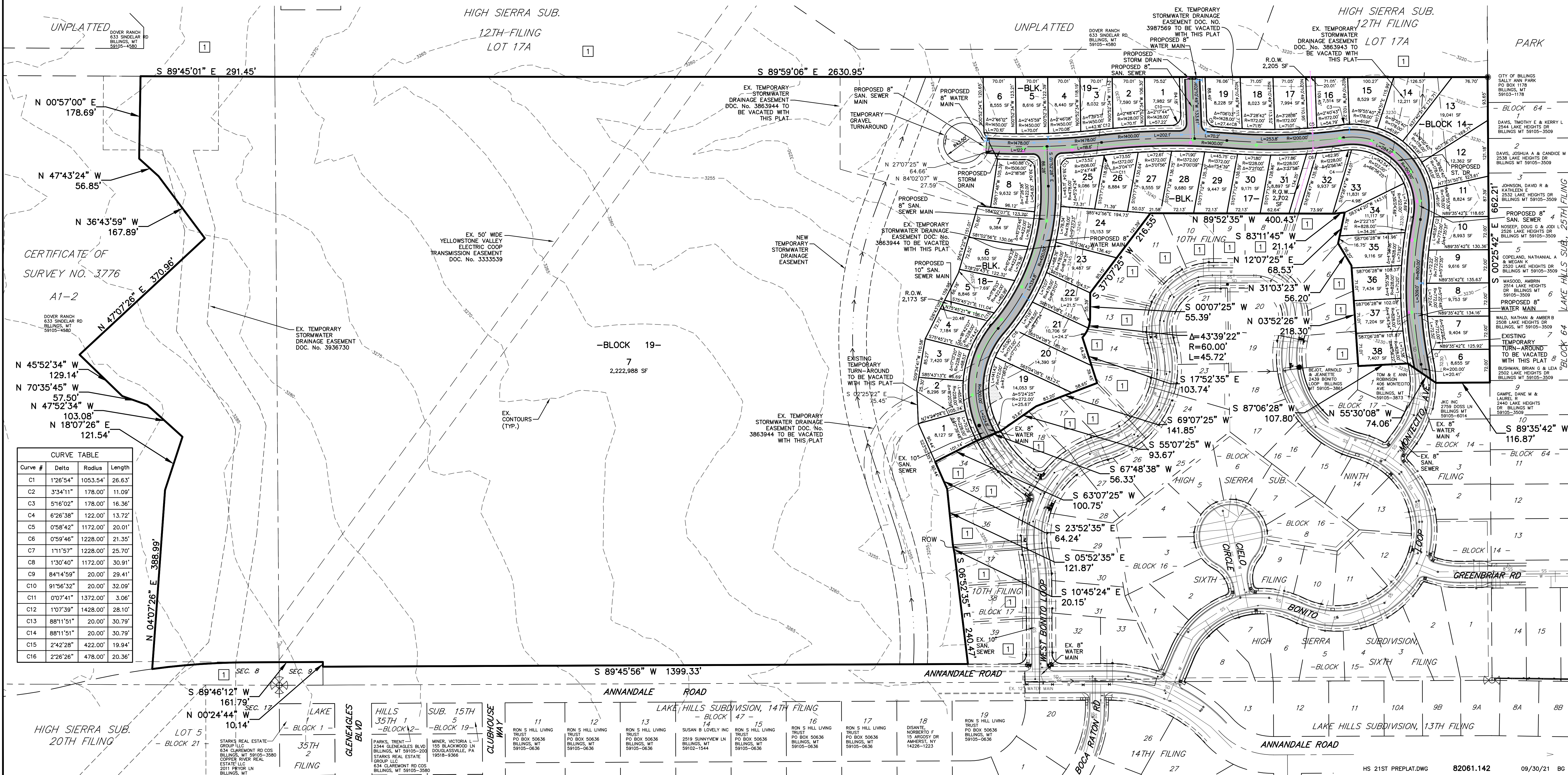
- NOTE:
1. ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
 2. ALL STREET ROW ARE 56' WIDE.
 3. ALL STREET WIDTHS ARE 34' WIDE BACK OF CURB TO BACK OF CURB.



SCALE: 1"=100'



VICINITY MAP
NOT TO SCALE



Curve #	Delta	Radius	Length
C1	1°26'54"	1053.54'	26.63'
C2	3°34'11"	178.00'	11.09'
C3	5°16'02"	178.00'	16.36'
C4	6°26'38"	122.00'	13.72'
C5	0°58'42"	1172.00'	20.01'
C6	0°59'46"	1228.00'	21.35'
C7	1°11'57"	1228.00'	25.70'
C8	1°30'40"	1172.00'	30.91'
C9	84°14'59"	20.00'	29.41'
C10	91°56'32"	20.00'	32.09'
C11	0°07'41"	1372.00'	3.06'
C12	1°07'39"	1428.00'	28.10'
C13	88°11'51"	20.00'	30.79'
C14	88°11'51"	20.00'	30.79'
C15	2°42'28"	422.00'	19.94'
C16	2°26'26"	478.00'	20.36'