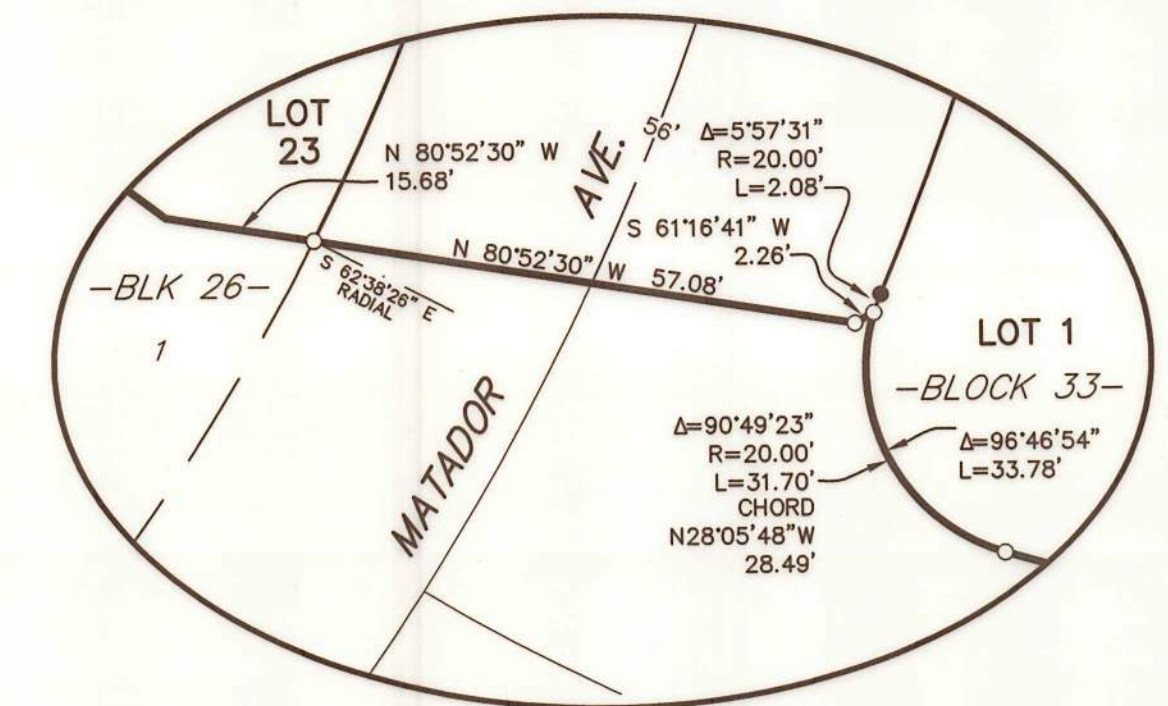


PLAT OF
HIGH SIERRA SUBDIVISION, 17TH FILING
 BEING LOT 6A OF THE AMENDED PLAT OF LOT 6, BLOCK 26, 15TH FILING,
 SITUATED IN THE NE1/4 OF SECTION 17, T. 1 N., R. 26 E., P.M.M.,
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.

PREPARED BY : SANDERSON STEWART

OCTOBER, 2022
 BILLINGS, MONTANA



DETAIL #1
 1" = 20'

VICINITY MAP
 NOT TO SCALE

AREA DATA

| | |
|--------------------|-----------|
| NET AREA (37 LOTS) | 36.642 AC |
| R.O.W. TRACTS (2) | 0.149 AC |
| ROAD DEDICATION | 2.062 AC |
| GROSS AREA | 38.854 AC |



SCALE: 1" = 100'

LINE TABLE

| Line # | Bearing | Distance |
|--------|---------------|----------|
| L1 | S 83°48'10" W | 147.82' |
| L2 | S 38°36'43" E | 82.92' |
| L3 | S 14°57'00" E | 70.82' |
| L4 | S 10°44'19" W | 73.17' |
| L5 | S 00°02'33" W | 70.42' |
| L6 | S 09°57'38" E | 70.00' |
| L7 | S 79°28'33" W | 136.36' |
| L8 | N 83°00'11" W | 57.75' |
| L9 | N 74°27'28" W | 150.89' |
| L10 | S 10°28'46" W | 105.22' |
| L11 | S 61°16'41" W | 107.18' |
| L12 | S 04°29'30" E | 94.66' |
| L13 | S 85°30'30" W | 39.83' |
| L14 | S 61°16'41" W | 2.26' |
| L15 | N 80°52'30" W | 57.08' |
| L16 | N 80°52'30" W | 15.88' |
| L17 | N 52°52'30" E | 129.53' |
| L18 | N 45°52'29" W | 158.74' |
| L19 | N 50°15'34" W | 91.25' |
| L20 | S 24°57'51" W | 127.31' |
| L21 | N 13°39'31" E | 127.81' |
| L22 | N 70°52'29" W | 20.21' |
| L23 | S 88°07'31" W | 119.98' |
| L24 | S 75°07'31" W | 134.41' |
| L25 | S 68°07'31" W | 84.33' |
| L26 | S 85°25'50" W | 71.42' |

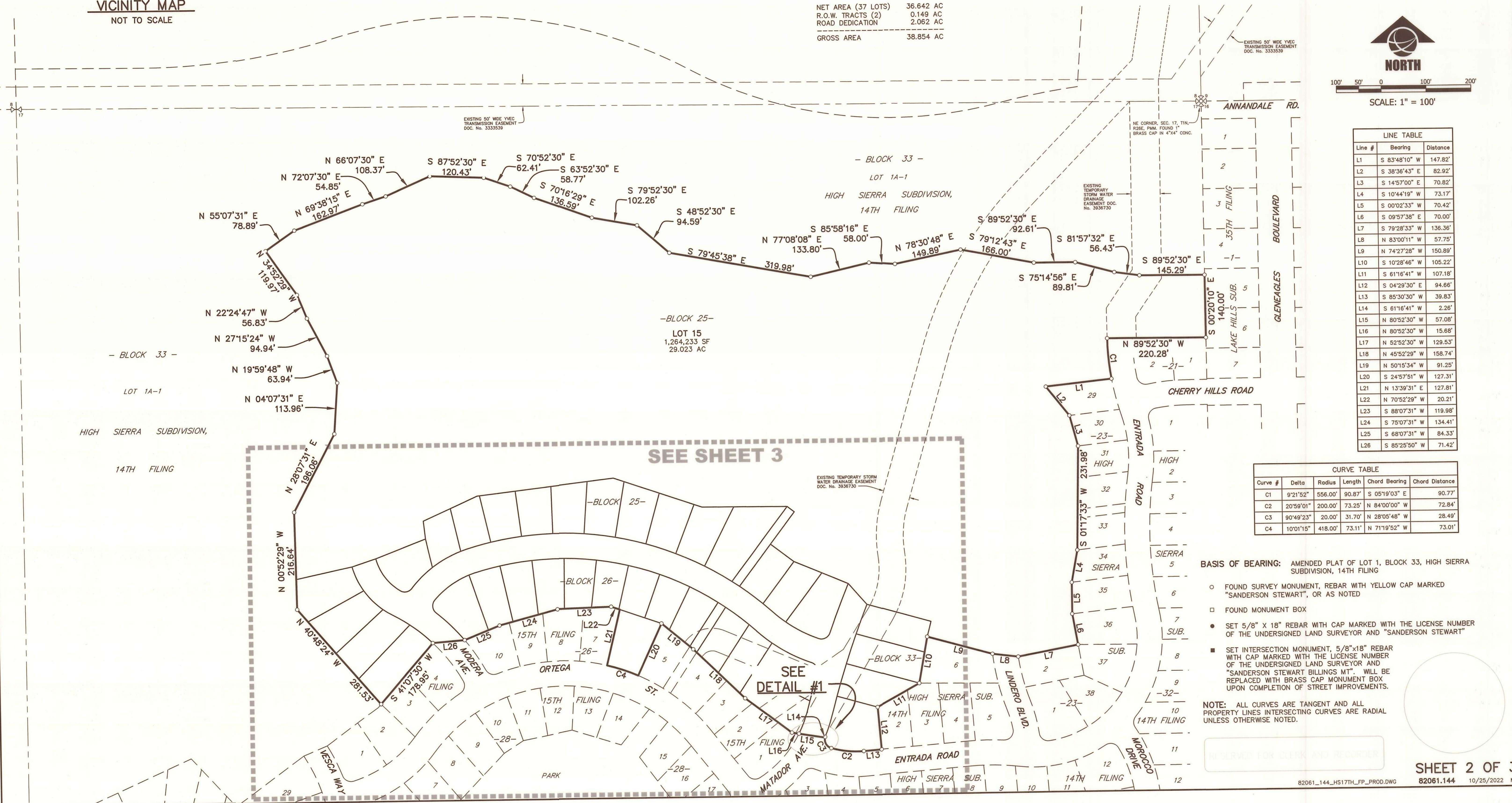
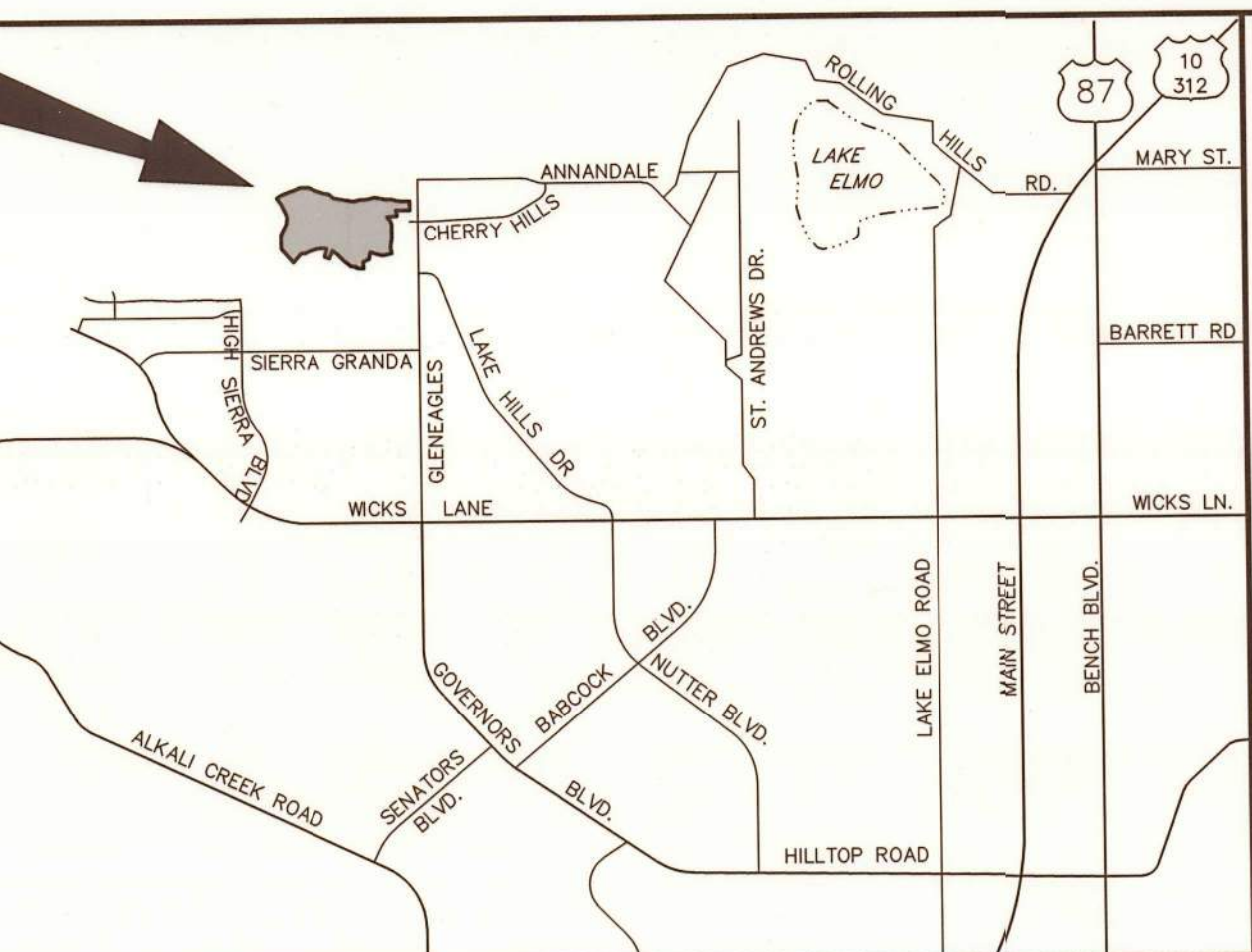
CURVE TABLE

| Curve # | Delta | Radius | Length | Chord Bearing | Chord Distance |
|---------|-----------|---------|--------|---------------|----------------|
| C1 | 9°21'52" | 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 | 10°01'15" | 418.00' | 73.11' | N 71°19'52" W | 73.01' |

BASIS OF BEARING: AMENDED PLAT OF LOT 1, BLOCK 33, HIGH SIERRA SUBDIVISION, 14TH FILING

- FOUND SURVEY MONUMENT, REBAR WITH YELLOW CAP MARKED "SANDERSON STEWART", 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" X 18" 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.



PLAT OF
HIGH SIERRA SUBDIVISION, 17TH FILING
 BEING LOT 6A OF THE AMENDED PLAT OF LOT 6, BLOCK 26, 15TH FILING,
 SITUATED IN THE NE1/4 OF SECTION 17, T. 1 N., R. 26 E., P.M.M.,
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PREPARED FOR : HIGH SIERRA II, INC.

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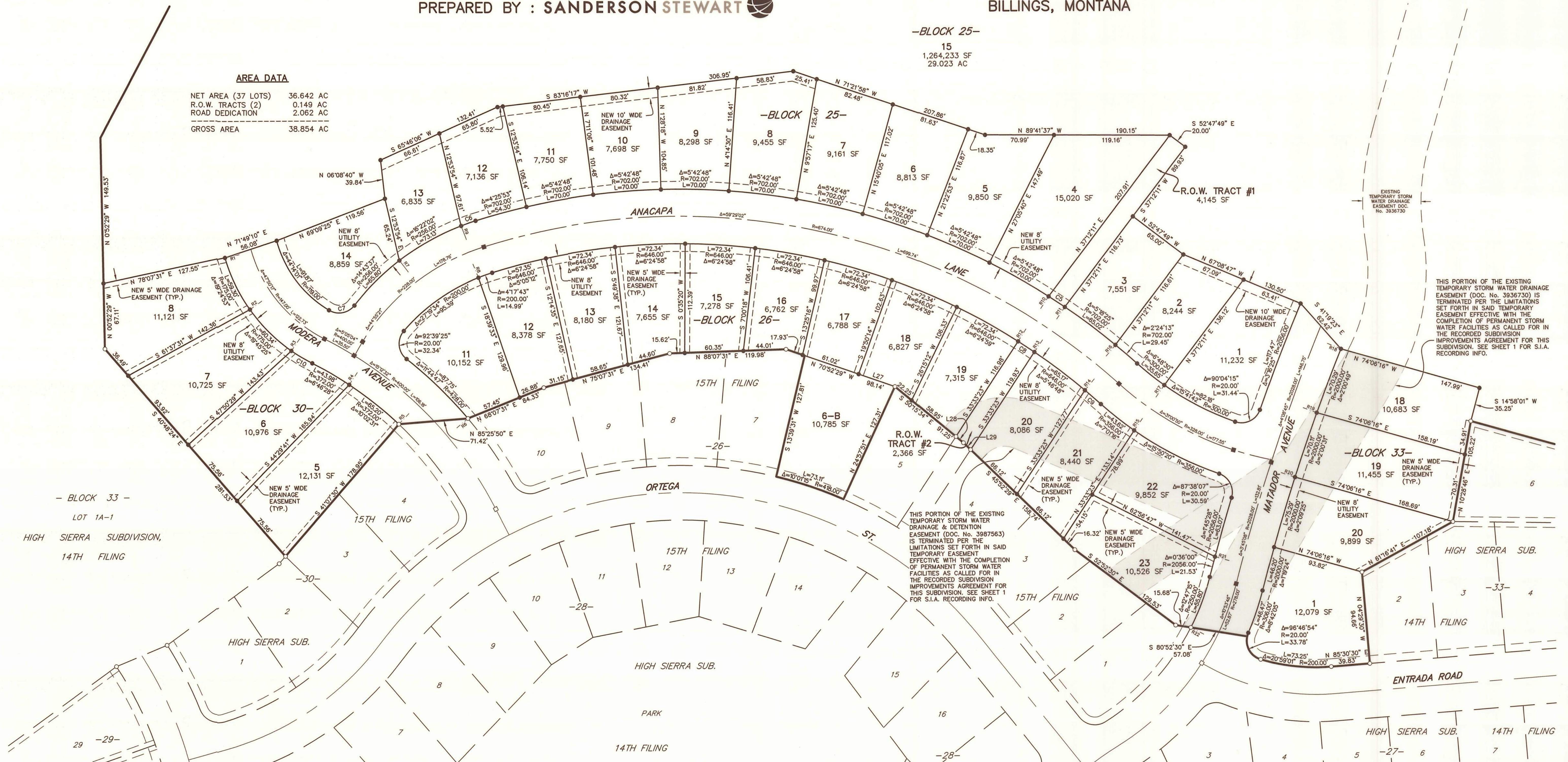
OCTOBER, 2022
 BILLINGS, MONTANA

AREA DATA

| | |
|--------------------|-----------|
| NET AREA (37 LOTS) | 36.642 AC |
| R.O.W. TRACTS (2) | 0.149 AC |
| ROAD DEDICATION | 2.062 AC |
| GROSS AREA | 38.854 AC |

-BLOCK 25-

15
 1,264,233 SF
 29.023 AC



THIS PORTION OF THE EXISTING TEMPORARY STORM WATER DRAINAGE EASEMENT (DOC. No. 3936730) IS TERMINATED PER THE LIMITATIONS SET FORTH IN SAID TEMPORARY EASEMENT EFFECTIVE WITH THE COMPLETION OF PERMANENT STORM WATER FACILITIES AS CALLED FOR IN THE RECORDED SUBDIVISION IMPROVEMENTS AGREEMENT FOR THIS SUBDIVISION. SEE SHEET 1 FOR S.I.A. RECORDING INFO.

THIS PORTION OF THE EXISTING TEMPORARY STORM WATER DRAINAGE & DETENTION EASEMENT (DOC. No. 3987563) IS TERMINATED SET FORTH IN SAID TEMPORARY EASEMENT EFFECTIVE WITH THE COMPLETION OF PERMANENT STORM WATER FACILITIES AS CALLED FOR IN THE RECORDED SUBDIVISION IMPROVEMENTS AGREEMENT FOR THIS SUBDIVISION. SEE SHEET 1 FOR S.I.A. RECORDING INFO.

BASIS OF BEARING: AMENDED PLAT OF LOT 1, BLOCK 33, HIGH SIERRA SUBDIVISION, 14TH FILING

- FOUND SURVEY MONUMENT, REBAR WITH YELLOW CAP MARKED "SANDERSON STEWART", OR AS NOTED
- FOUND MONUMENT BOX
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- 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.



SCALE: 1" = 50'

| Line # | Bearing | Distance |
|--------|---------------|----------|
| L27 | N 70°52'29" W | 39.39' |
| L28 | N 50°15'34" W | 10.06' |
| L29 | N 45°52'29" W | 10.17' |

| Curve # | Delta | Radius | Length |
|---------|----------|---------|--------|
| C5 | 1°38'08" | 702.00' | 20.04' |
| C6 | 3°32'54" | 256.00' | 15.85' |
| C7 | 8°31'31" | 20.00' | 29.05' |
| C8 | 1°46'26" | 646.00' | 20.00' |
| C9 | 1°55'51" | 646.00' | 21.77' |
| C10 | 8°11'28" | 175.00' | 25.02' |

| Radial # | Bearing | Radial # | Bearing |
|----------|---------------|----------|---------------|
| R1 | S 74°18'56" W | R12 | N 32°40'10" E |
| R2 | S 54°54'03" W | R13 | N 34°26'36" E |
| R3 | S 35°08'38" W | R14 | N 40°13'24" E |
| R4 | N 33°43'41" E | R15 | S 35°08'00" W |
| R5 | N 43°46'12" E | R16 | N 39°45'02" E |
| R6 | N 50°08'19" E | R17 | S 35°20'45" W |
| R7 | N 37°14'43" W | R18 | N 67°55'31" W |
| R8 | N 21°37'30" W | R19 | N 69°56'21" W |
| R9 | N 37°14'43" W | R20 | N 71°56'51" W |
| R10 | N 32°48'28" E | R21 | N 74°49'40" W |
| R11 | N 34°26'36" E | R22 | S 62°38'28" E |

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