



UNPLATTED

AREA DATA

NET AREA (45 LOTS)	12.621 AC
R.O.W. TRACTS (3)	0.160 AC
ROAD DEDICATION	2.711 AC
GROSS AREA	15.492 AC

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

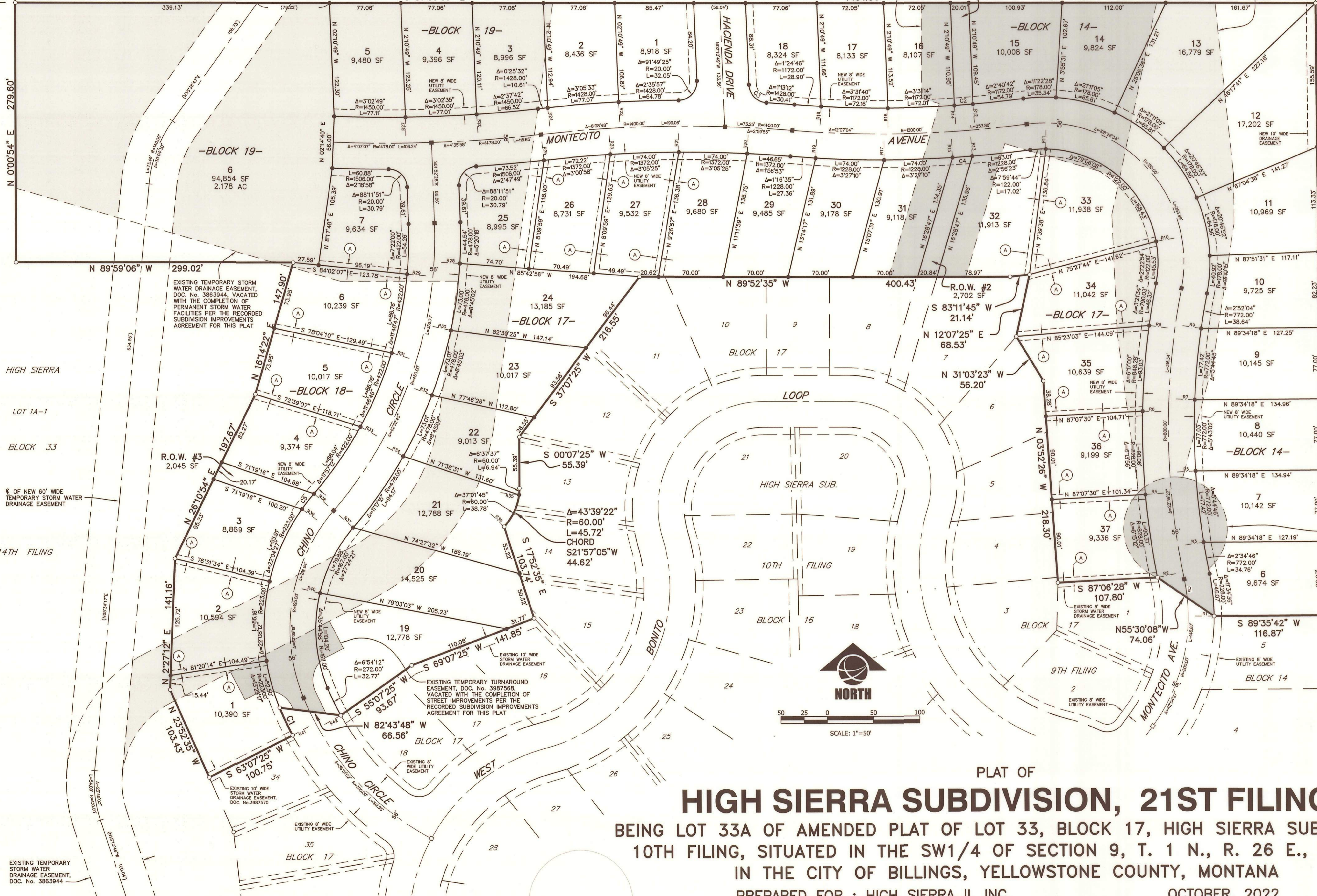
- FOUND SURVEY MONUMENT, REBAR WITH YELLOW CAP MARKED "SANDERSON STEWART", OR AS NOTED
- FOUND MONUMENT BOX
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.
- Ⓐ NEW 5' WIDE DRAINAGE EASEMENT

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

RADIAL TABLE

Radial #	Bearing
R1	S 89°56'58" W
R2	N 78°54'07" E
R3	N 80°57'09" E
R4	N 85°09'16" E
R5	N 86°41'55" E
R6	S 88°36'49" E
R7	S 87°35'04" E
R8	S 82°10'34" E
R9	S 81°50'19" E
R10	S 79°38'51" W
R11	S 00°32'55" W
R12	N 04°46'07" W
R13	N 04°30'26" W
R14	N 03°47'25" W
R15	N 03°30'39" W
R16	N 00°16'11" W
R17	N 00°03'30" W
R18	N 03°15'29" E
R19	N 03°23'40" E
R20	S 02°43'23" W
R21	S 00°22'02" E
R22	S 02°57'21" E
R23	S 03°27'28" E
R24	S 06°02'54" E
R25	S 06°28'26" E
R26	N 03°50'44" W
R27	N 00°48'09" W
R28	N 86°32'09" W
R29	N 84°30'28" W
R30	N 77°47'07" W
R31	N 72°43'40" W
R32	N 69°02'05" W
R33	N 60°56'55" W
R34	N 60°16'58" W
R35	S 83°11'31" E
R36	S 46°08'54" E
R37	N 48°59'43" W
R38	N 48°59'43" W
R39	S 54°27'07" E
R40	S 76°24'04" E
R41	S 62°07'20" W
R42	S 60°56'46" W

Curve #	Delta	Radius	Length
C2	0°58'42"	1172.00'	20.01'
C3	84°22'09"	20.00'	29.45'
C4	0°59'46"	1228.00'	21.35'
C5	5°27'24"	223.00'	21.24'



EXISTING TEMPORARY STORM WATER DRAINAGE & DETENTION EASEMENT, DOC. No. 3987569, VACATED WITH THE COMPLETION OF PERMANENT STORM WATER FACILITIES PER THE RECORDED SUBDIVISION IMPROVEMENTS AGREEMENT FOR THIS PLAT

EXISTING TEMPORARY STORM WATER DRAINAGE & DETENTION EASEMENT, DOC. No. 3863943, VACATED WITH THE COMPLETION OF PERMANENT STORM WATER FACILITIES PER THE RECORDED SUBDIVISION IMPROVEMENTS AGREEMENT FOR THIS PLAT

EXISTING TEMPORARY STORM WATER DRAINAGE EASEMENT, DOC. No. 3863944, VACATED WITH THE COMPLETION OF PERMANENT STORM WATER FACILITIES PER THE RECORDED SUBDIVISION IMPROVEMENTS AGREEMENT FOR THIS PLAT

EXISTING TEMPORARY TURNAROUND EASEMENT, DOC. No. 3987568, VACATED WITH THE COMPLETION OF STREET IMPROVEMENTS PER THE RECORDED SUBDIVISION IMPROVEMENTS AGREEMENT FOR THIS PLAT

EXISTING TEMPORARY TURNAROUND EASEMENT, DOC. No. 3863941, VACATED WITH THE COMPLETION OF STREET IMPROVEMENTS PER THE RECORDED SUBDIVISION IMPROVEMENTS AGREEMENT FOR THIS PLAT

EXISTING TEMPORARY STORM WATER DRAINAGE EASEMENT, DOC. No. 3863944

BOUNDARY CURVE TABLE

Curve #	Delta	Radius	Length	Chord Bearing	Chord Dist.
C1	5°43'37"	328.00'	32.79'	S 25°00'51" E	32.77'



SCALE: 1"=50'

# PLAT OF HIGH SIERRA SUBDIVISION, 21ST FILING

BEING LOT 33A OF AMENDED PLAT OF LOT 33, BLOCK 17, HIGH SIERRA SUBDIVISION, 10TH FILING, SITUATED IN THE SW1/4 OF SECTION 9, T. 1 N., R. 26 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.

OCTOBER, 2022

PREPARED BY: SANDERSON STEWART

BILLINGS, MONTANA