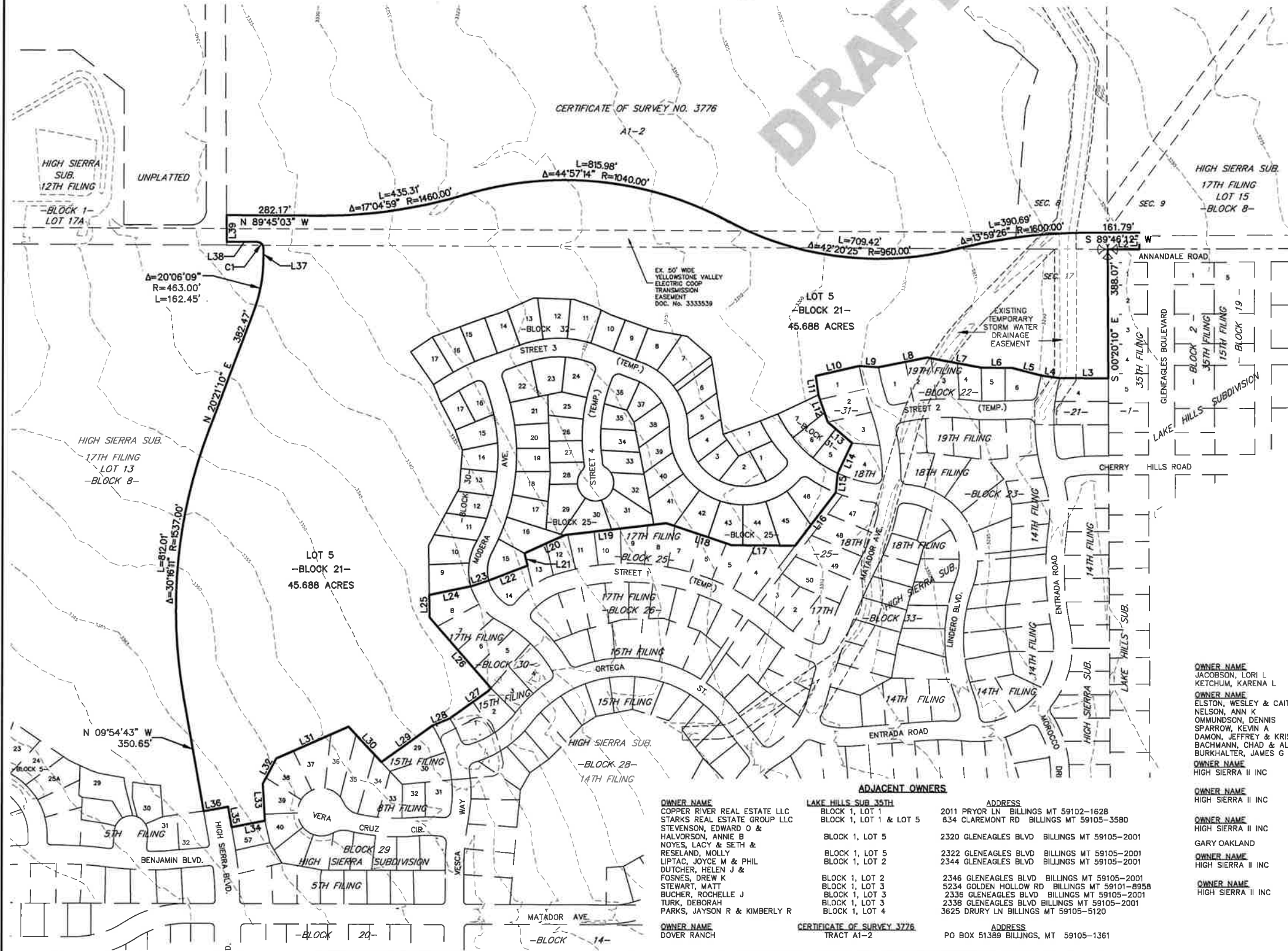
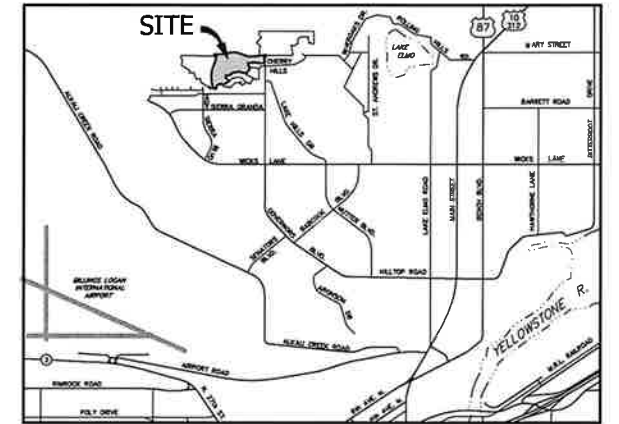
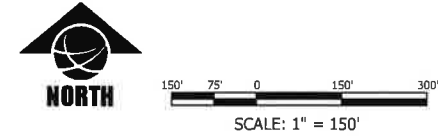


PRELIMINARY PLAT OF  
**HIGH SIERRA SUBDIVISION, 20TH FILING**  
 BEING THE PROPOSED LOT 5, BLOCK 31 HIGH SIERRA SUBDIVISION, 19TH FILING  
 SITUATED IN THE SE1/4 OF SECTION 8, THE SW1/4 OF SECTION 9 AND NE1/4 AND NW1/4 OF SECTION 17, T.1N., R. 26 E., P.M.M.,  
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

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

JULY 2021  
 BILLINGS, MONTANA



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	145.29'
L4	S 81°57'32" E	56.43'
L5	S 75°14'56" E	89.81'
L6	S 89°52'30" E	92.61'
L7	S 79°12'43" E	186.00'
L8	N 78°30'48" E	149.89'
L9	S 85°58'16" E	58.00'
L10	N 77°08'08" E	133.80'
L11	N 08°00'54" W	58.14'
L12	N 19°05'48" W	72.43'
L13	N 49°54'24" W	96.02'
L14	N 24°54'31" E	100.00'
L15	N 08°00'59" E	58.74'
L16	N 37°12'11" E	200.50'
L17	S 89°41'37" E	190.15'
L18	S 71°21'58" E	207.86'
L19	N 83°16'17" E	306.95'
L20	N 85°46'06" E	132.41'

Line #	Bearing	Distance
L21	N 13°17'13" W	38.88'
L22	N 89°09'25" E	124.56'
L23	N 71°49'10" E	56.08'
L24	N 78°07'31" E	127.55'
L25	N 00°52'29" W	67.11'
L26	N 40°48'24" W	281.53'
L27	N 54°07'31" E	142.29'
L28	N 87°33'43" E	56.83'
L29	N 54°07'30" E	187.31'
L30	S 42°52'30" E	144.89'
L31	N 68°07'30" E	236.67'
L32	N 28°07'30" E	86.07'
L33	N 03°24'04" W	112.00'
L34	N 79°07'31" E	101.13'
L35	S 09°54'43" E	62.50'
L36	N 80°05'17" E	74.00'
L37	S 00°15'01" W	30.50'
L38	N 89°44'59" W	90.16'
L39	S 00°33'28" E	79.88'

Curve #	Delta	Radius	Length
C1	90°00'00"	20.00'	31.42'

**ADJACENT OWNERS**

<b>OWNER NAME</b> JACOBSON, LORI L KETCHUM, KARINA L	<b>ADDRESS</b> 622 W HARVARD PL ONTARIO, CA 91762-1904 2117 HIGH SIERRA BLVD. BILLINGS, MT. 59105-5455
<b>OWNER NAME</b> ELSTON, WESLEY & CAITLIN NELSON, ANN K OMUNDSON, DENNIS SPARROW, KEVIN A DAMON, JEFFREY & KRISTY BACHMANN, CHAD & ALISHA BURKHALTER, JAMES G	<b>ADDRESS</b> 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
<b>OWNER NAME</b> HIGH SIERRA II INC	<b>ADDRESS</b> 175 N 27TH ST STE 940 BILLINGS MT 59101-2048
<b>OWNER NAME</b> HIGH SIERRA II INC	<b>ADDRESS</b> 175 N 27TH ST STE 940 BILLINGS MT 59101-2048
<b>OWNER NAME</b> HIGH SIERRA II INC GARY OAKLAND	<b>ADDRESS</b> 175 N 27TH ST STE 940 BILLINGS MT 59101-2048
<b>OWNER NAME</b> HIGH SIERRA II INC	<b>ADDRESS</b> 175 N 27TH ST STE 940 BILLINGS MT 59101-2048
<b>OWNER NAME</b> HIGH SIERRA II INC	<b>ADDRESS</b> 175 N 27TH ST STE 940 BILLINGS MT 59101-2048

OWNER NAME	ADDRESS
COPPER RIVER REAL ESTATE LLC	2011 PRYOR LN BILLINGS MT 59102-1628
STARKS REAL ESTATE GROUP LLC	834 CLAREMONT RD BILLINGS MT 59105-3580
STEVENSON, EDWARD O & HALVORSON, ANNE B	2320 GLENEAGLES BLVD BILLINGS MT 59105-2001
NOYES, LACY & SETH & RESELAND, MOLLY	2322 GLENEAGLES BLVD BILLINGS MT 59105-2001
LIPTAC, JOYCE M & PHIL DUTCHER, HELEN J & FOSNES, DREW K	2344 GLENEAGLES BLVD BILLINGS MT 59105-2001
STEWART, MATT	2346 GLENEAGLES BLVD BILLINGS MT 59105-2001
BUCHER, ROCHELLE J	5234 GOLDEN HOLLOW RD BILLINGS MT 59101-8958
TURK, DEBORAH	2336 GLENEAGLES BLVD BILLINGS MT 59105-2001
PARKS, JAYSON R & KIMBERLY R	2338 GLENEAGLES BLVD BILLINGS MT 59105-2001
DOVER RANCH	3625 DRURY LN BILLINGS MT 59105-5120
	PO BOX 51389 BILLINGS, MT 59105-1361

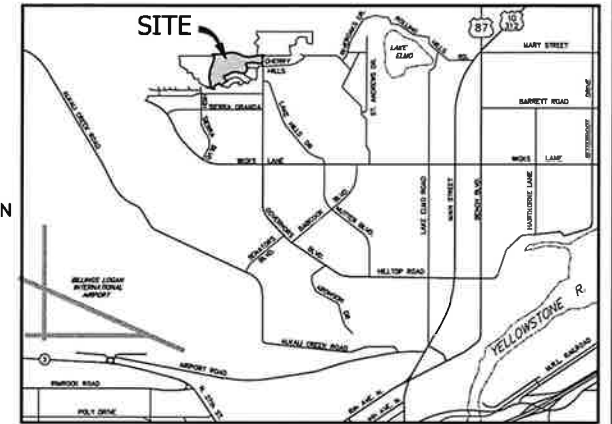
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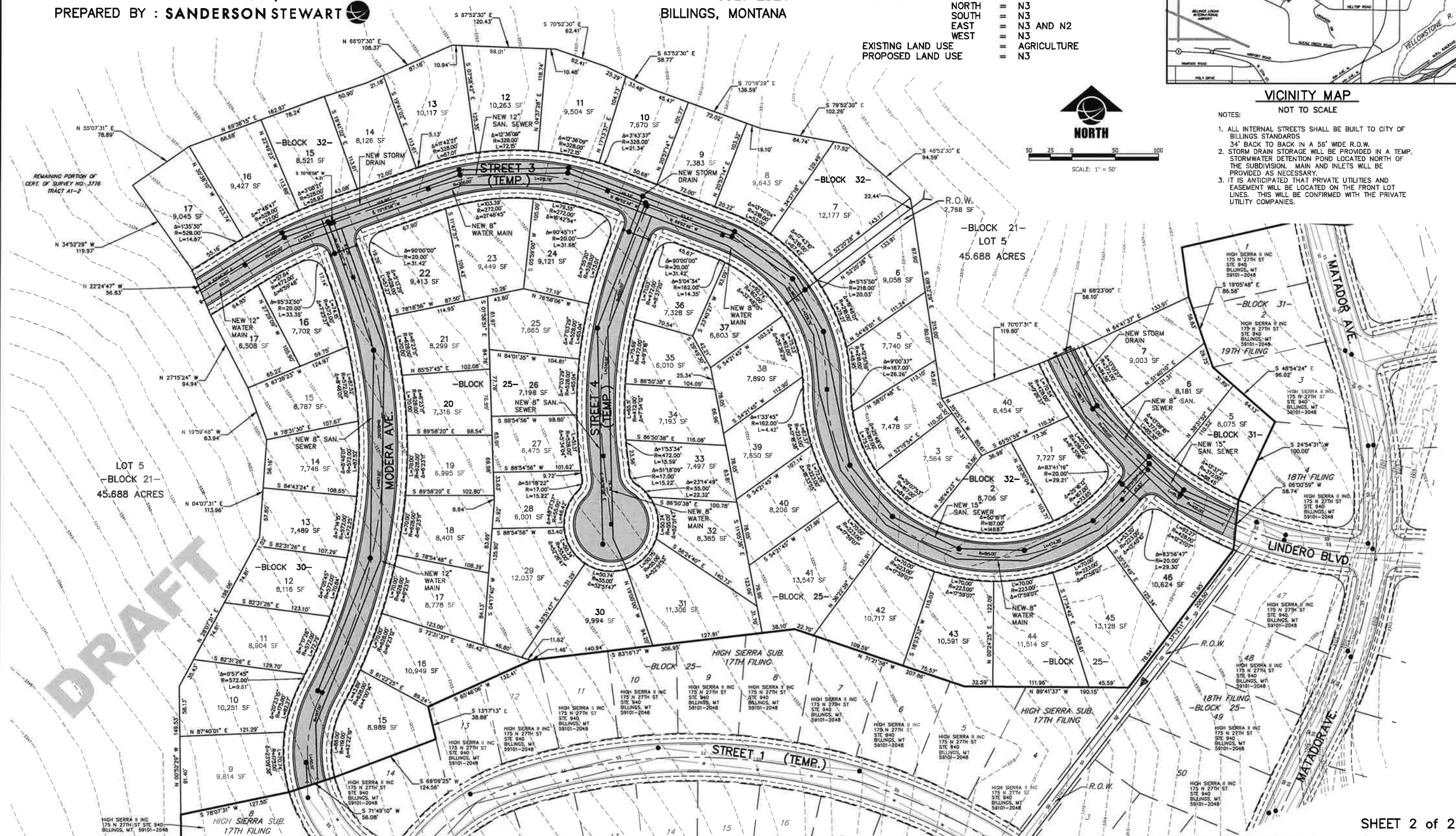
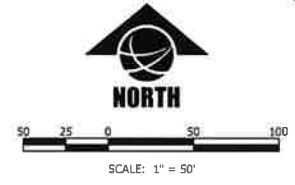
**PLAT DATA**

GROSS AREA	=	61.825 ACRES
NET AREA	=	58.245 ACRES
NUMBER OF LOTS	=	63
MINIMUM LOT SIZE	=	6,001 S.F.
MAXIMUM LOT SIZE	=	45,688 ACRES
LINEAL FEET OF STREETS	=	±2,710 L.F.
PARKLAND REQUIREMENT	=	1.382 ACRES
PARKLAND DEDICATION	=	MET WITH 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



**VICINITY MAP**

- 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