

PLAT OF
HIGH SIERRA SUBDIVISION, 23RD FILING
BEING LOT 6-A1 OF AMENDED PLAT OF LOT 1A1-A1, BLOCK 33, HIGH SIERRA
SUBDIVISION, 14TH FILING & LOT 6A, BLOCK 19, HIGH SIERRA SUBDIVISION, 21ST 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. MARCH, 2026
PREPARED BY : **sanbell** BILLINGS, MONTANA

NOTICE OF APPROVAL

STATE OF MONTANA)
) ss
County of Yellowstone)

This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

Date _____ President _____

Executive Secretary _____

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that the annexed and foregoing plat conforms with Section 76-4-125(1)(d)(i), M.C.A., for the removal of sanitary restrictions since the plat is inside a master planning area and said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

IN WITNESS WHEREOF, I have executed this CERTIFICATE OF APPROVAL this _____ day of _____, 20____.

City Engineer's Office

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting and find that said plat conforms with the requirements of the laws of the State of Montana, and that said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as circumstances will permit.

Examining Land Surveyor _____ Date _____

CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City Attorney's office and is acceptable as to form.

Date: _____

Reviewed by: _____

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b) / 76-3-207(3), M.C.A.

Date: _____

Yellowstone County Treasurer _____

By: _____
Deputy

SUBDIVISION IMPROVEMENT AGREEMENT

Document No. _____

CONSENT TO PLATTING

Document No. _____

DRAINAGE EASEMENT

Document No. _____

TEMPORARY STORM WATER DRAINAGE EASEMENT

Document No. _____

Document No. _____

TEMPORARY EMERGENCY ACCESS EASEMENT

Document No. _____

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
) ss
County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned owners of the following described tract of land, do hereby certify that they have caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract being 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, said tract being more particularly described as follows, to-wit:

Lot 6-A1 of Amended Plat of Lot 1A1-A1, Block 33, High Sierra Subdivision, 14th Filing & Lot 6A, Block 19, High Sierra Subdivision, 21st Filing, according to the official plat on file in the office of the clerk and recorder of Yellowstone County, Montana, under Document No. 4114710.

Pursuant to Section 76-3-621(1)(a), M.C.A., the park requirement for this subdivision has been met by a cash-in-lieu donation.

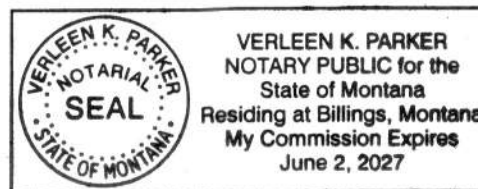
The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair and removal of their lines over, under and across the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever. Said tract to be known and designated as HIGH SIERRA SUBDIVISION, 23RD FILING, and the lands included in all streets, avenues, and parks as shown on the annexed plat are hereby granted and donated to the use of the public forever.

HIGH SIERRA II, INC.

By: _____
Title: **PRESIDENT**

STATE OF MONTANA)
) ss
County of Yellowstone)

On this 29th day of September, 2026, before me, the undersigned Notary Public for the State of Montana, personally appeared Gary Oakland, known to me to be the person who signed the foregoing instrument as PRESIDENT of HIGH SIERRA II, INC. and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.



Verleen K. Parker
Notary Public in and for the State of Montana

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
) ss
County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT OF HIGH SIERRA SUBDIVISION, 23RD FILING, and find that said plat conforms with the requirements of the laws of the State of Montana and the requirements of The Yellowstone County Board of Planning. It is therefore approved and the dedication to public use of any and all lands shown on this plat as being dedicated to such use are accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA, this _____ day of _____, 20____.

CITY OF BILLINGS, MONTANA

By: _____
Mayor

Attest: _____
City Clerk

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
) ss
County of Yellowstone)

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of November, 2025 and March, 2026, a survey was performed under his supervision of a tract of land to be known as HIGH SIERRA SUBDIVISION, 23RD FILING, in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that the monuments found and set are of the character and occupy the positions shown hereon and that the gross area is 12.4123 acres (540,681 square feet) and the net area is 9.3507 acres (407,318 square feet).

SANBELL

By: Michael Dean
Montana License No. 18972LS
Date: September 29, 2026



PLAT OF

HIGH SIERRA SUBDIVISION, 23RD FILING

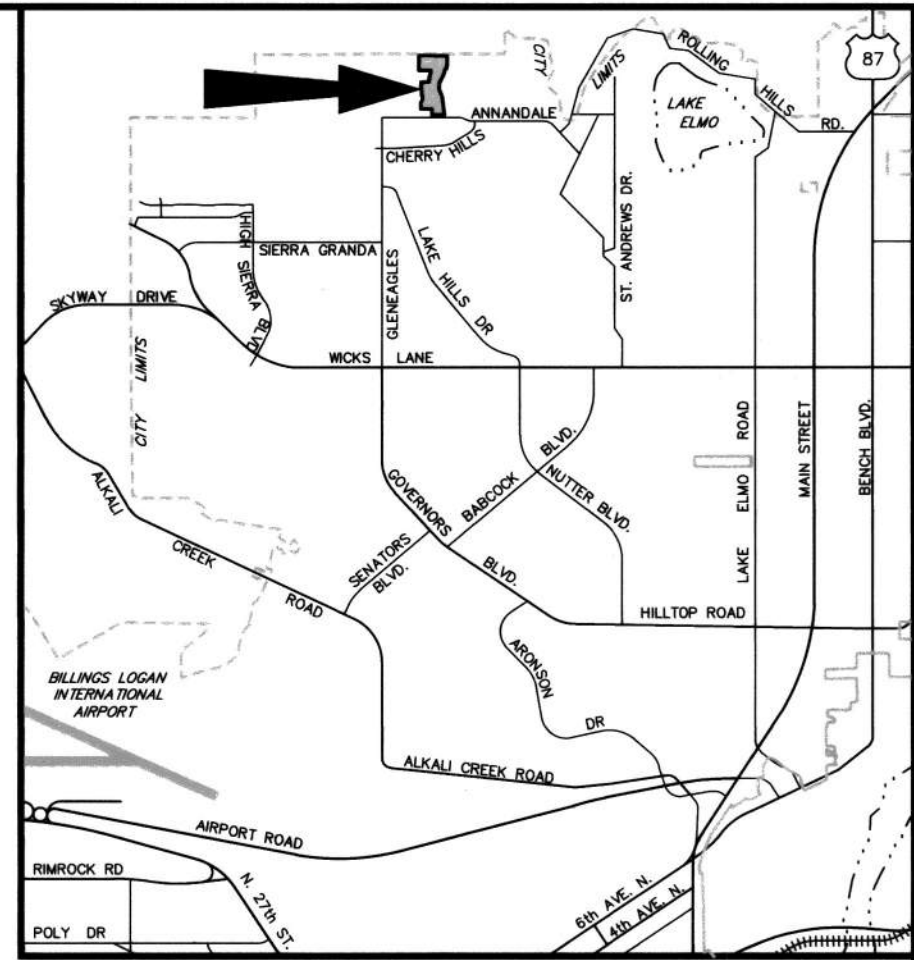
BEING LOT 6-A1 OF AMENDED PLAT OF LOT 1A1-A1, BLOCK 33, HIGH SIERRA SUBDIVISION, 14TH FILING & LOT 6A, BLOCK 19, HIGH SIERRA SUBDIVISION, 21ST FILING, SITUATED IN THE SW1/4 OF SECTION 9, T. 1 N., R. 26 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.

MARCH, 2026

PREPARED BY : **sanbell**

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE

AREA DATA

RESIDENTIAL LOTS (38)	9.3507 AC
NET AREA	9.3507 AC
DEDICATED RIGHT-OF-WAY	3.0616 AC
GROSS AREA	12.4123 AC

BASIS OF BEARING: AMENDED PLAT OF LOT 1A1-A1, BLOCK 33, HIGH SIERRA SUBDIVISION, 14TH FILING & LOT 6A, BLOCK 19, HIGH SIERRA SUBDIVISION, 21ST FILING, DOC. #4114710.

- FOUND SURVEY MONUMENT, REBAR WITH YELLOW CAP MARKED "SANDERSON STEWART", OR AS NOTED
- FOUND REBAR WITH YELLOW CAP MARKED "SANBELL 18972LS"
- FOUND MONUMENT BOX

- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANBELL"
- SET INTERSECTION MONUMENT, 5/8"X18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANBELL BILLINGS MT". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

- (A) NEW 5' WIDE DRAINAGE EASEMENT (TYPICAL)
- (B) NEW 10' WIDE DRAINAGE EASEMENT (TYPICAL)
- (C) NEW 8' WIDE UTILITY EASEMENT (TYPICAL)

(REC): RECORD BEARING & DISTANCE PER PLAT REFERENCED IN B.O.B. ABOVE

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

PROPERTY LINE TABLE		
Line #	Bearing	Distance
L1	N 89°45'56" E	14.06'

EASEMENT LINE TABLE		
Line #	Bearing	Distance
L2	N 89°45'20" E	19.55'
L3	S 89°45'56" W	22.06'

PROPERTY CURVE TABLE			
Curve #	Delta	Radius	Length
C1	87°10'21"	20.00'	30.43'
C2	1°40'32"	1028.00'	30.06'
C3	2°58'53"	628.00'	32.68'
C4	1°01'32"	890.50'	15.94'
C5	22°48'46"	72.00'	28.67'

EASEMENT CURVE TABLE			
Curve #	Delta	Radius	Length
C6	89°59'25"	25.00'	39.27'
C7	90°00'05"	25.00'	39.27'

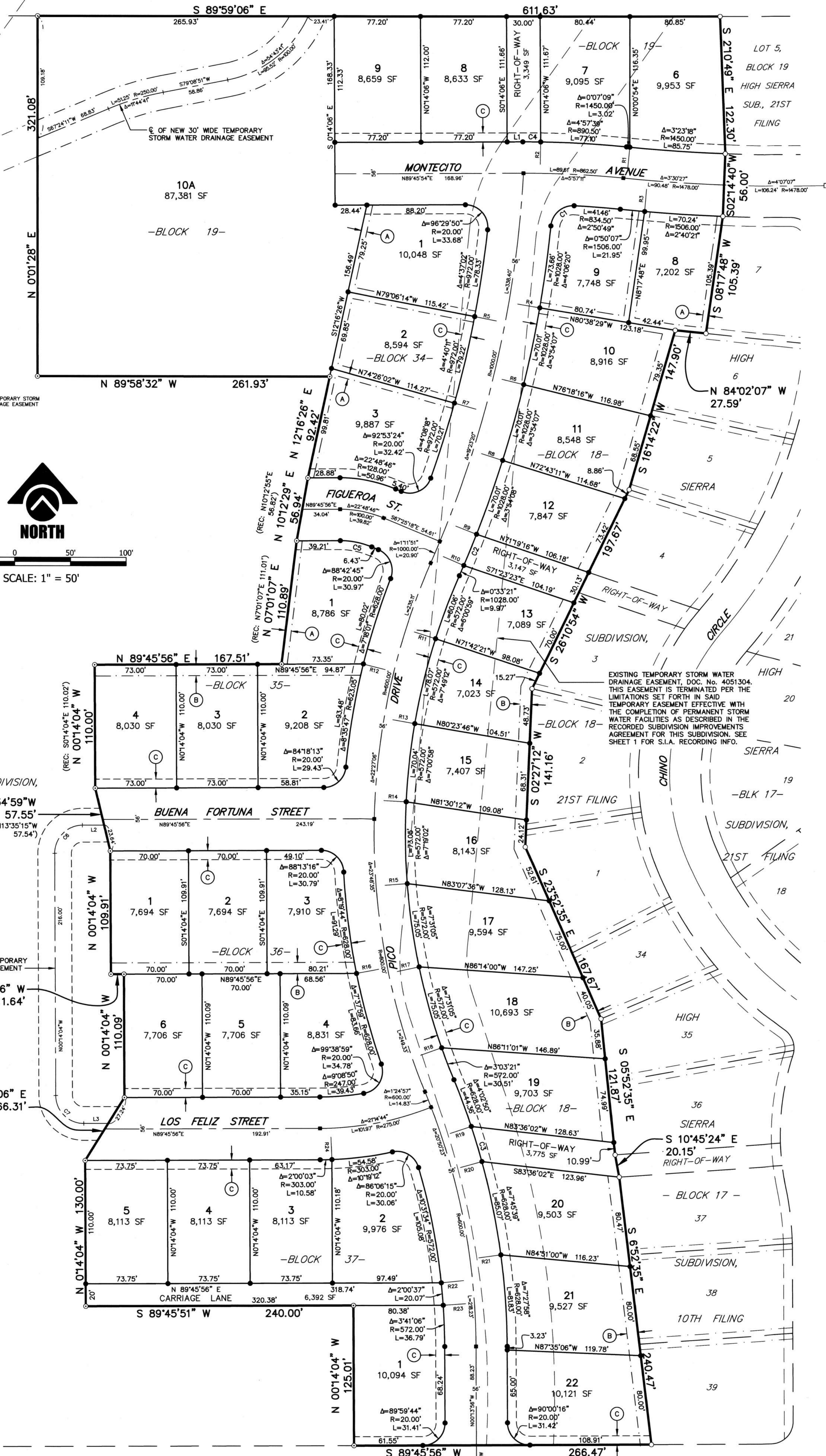
RADIAL TABLE	
Line #	Bearing
R1	N 05°37'58" E
R2	S 00°47'28" W
R3	N 04°55'00" E
R4	N 80°09'43" W
R5	N 79°07'12" W
R6	N 76°15'36" W
R7	N 74°27'01" W
R8	N 72°21'28" W
R9	N 68°27'20" W
R10	N 66°46'48" W
R11	S 72°14'26" E
R12	S 76°00'34" E
R13	S 80°03'38" E
R14	S 87°04'36" E
R15	N 85°36'22" E
R16	N 78°36'07" E
R17	N 78°05'18" E
R18	N 70°34'13" E
R19	S 71°33'41" W
R20	S 74°32'35" W
R21	S 82°18'14" W
R22	S 84°04'29" W
R23	S 86°05'05" W
R24	N 02°14'07" W

HIGH SIERRA SUB.

- BLOCK 1 -

LOT 17A

12TH FILING



LAKE HILLS SUB.

- BLOCK 47 -

14TH FILING