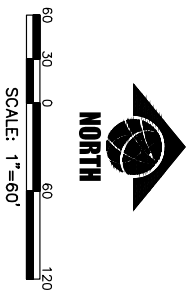
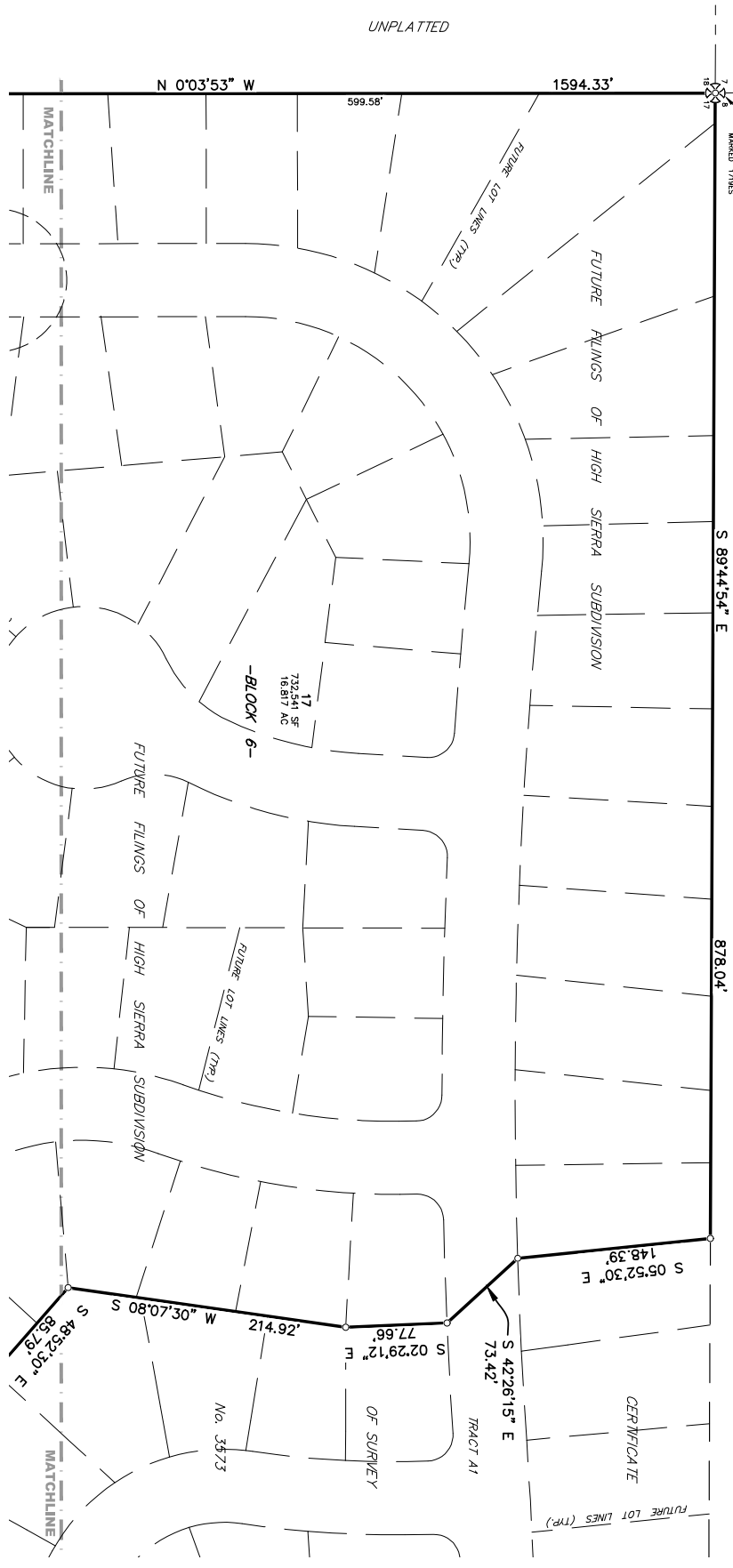


PLAT OF
HIGH SIERRA SUBDIVISION,
11th FILING

BEING TRACT B OF CERTIFICATE OF SURVEY NO. 3573,
 SITUATED IN NW1/4 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.
 FEBRUARY, 2016
 PREPARED BY : **SANDERSON STEWART**  BILLINGS, MONTANA



CERTIFICATE OF DEDICATION

STATE OF MONTANA)
) ss
 County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That GARY OAKLAND, the owner of the following described tract of land, does hereby certify that he has caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract being situated in the NW1/4 of Section 17, 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:

Tract B of Certificate of Survey No. 3573, as recorded in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3727250.
 The park requirement for this subdivision has been met by a land donation pursuant to Section 76-3-621(1)(c), M.C.A.
 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, 11th FILING, and the lands included in oil streets, overuses, and parks as shown on the annexed plat are hereby granted and donated to the use of the public forever.

Gary Oakland _____

STATE OF MONTANA)
) ss
 County of Yellowstone)

On this _____ day of _____, 20____, 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 and acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of 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 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, 11th 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 requirements 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____.

By: _____ Mayor _____ Attest: _____ City Clerk _____

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that annexed and foregoing plat conforms with Section 76-4-128(2)(d), 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: _____

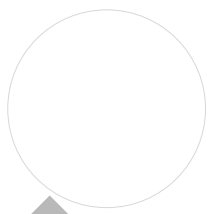
CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b) / 76-3-20(3), M.C.A.

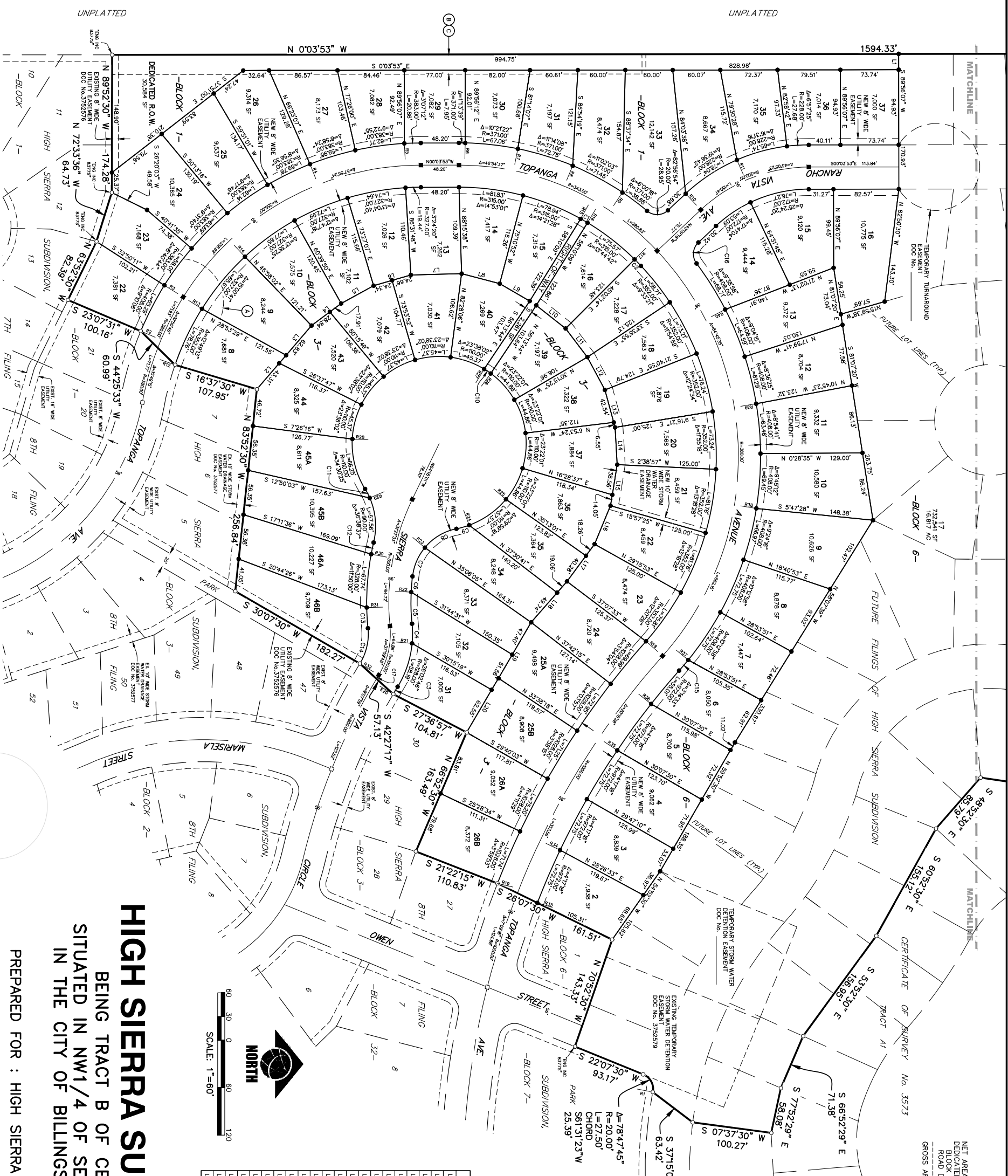
Date: _____
 Yellowstone County Treasurer _____
 By: _____ Deputy _____

- | | | | |
|------------------------------------|---------------|--------------------------------------|---------------|
| CONSENT TO PLATTING | Document No.: | STORM WATER DRAINAGE EASEMENT | Document No.: |
| CONSENT TO PLATTING | Document No.: | TEMP. STORM WATER DETENTION EASEMENT | Document No.: |
| SUBDIVISION IMPROVEMENTS AGREEMENT | Document No.: | TEMPORARY TURNAROUND EASEMENT | Document No.: |

RESERVED FOR CLERK AND RECORDER

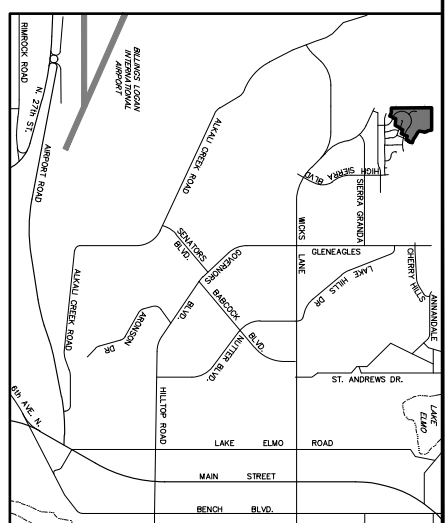


DRAFT



AREA DATA

NET AREA (71 LOTS)	30.124 AC
DEDICATED R.O.W.	0.709 AC
ROAD DEDICATION	3.794 AC
GROSS AREA	34.590 AC



VICINITY MAP
NOT TO SCALE

- BASIS OF BEARING:** CERTIFICATE OF SURVEY No. 3573
- FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "SANDERSON STEWART 18972LS" OR AS NOTED.
 - SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERGROUND LAND SURVEYOR AND "SANDERSON STEWART"
 - FOUND INTERSECTION MONUMENT.
 - SET INTERSECTION MONUMENT, 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERGROUND LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT" WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.
 - EXISTING TEMPORARY TURNAROUND EASEMENT, DOC No. 3752582, VACATED WITH THIS PLAT.
 - EXISTING TEMPORARY 25' WIDE STORM WATER DETENTION EASEMENT, DOC No. 3752581, VACATED WITH THIS PLAT.
 - EXISTING TEMPORARY 28' WIDE STORM WATER DETENTION EASEMENT, DOC No. 3752580, VACATED WITH THIS PLAT.
- NOTE:** ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

PLAT OF

LINE TABLE		CURVE TABLE			RADIAL TABLE				
Line #	Bearing	Curve #	Delta	Radius	Length	Road #	Bearing	Road #	Bearing
L1	N 89°56'07" E	C1	1°49'11"	315.00'	10.01'	R1	S 10°51'51" W	R21	N 52°32'28" E
L2	S 49°21'00" E	C2	2°08'14"	315.00'	11.57'	R2	N 25°50'45" E	R22	S 02°43'28" W
L3	S 49°21'00" E	C3	0°48'37"	772.00'	10.92'	R3	N 32°00'51" E	R23	S 39°49'28" W
L4	S 36°43'58" E	C4	11°07'02"	128.00'	24.84'	R4	N 68°27'35" E	R24	N 69°48'53" E
L5	S 28°47'03" E	C5	8°28'59"	272.00'	40.11'	R5	N 86°48'55" E	R25	N 39°50'37" E
L6	N 16°03'26" E	C6	4°21'27"	272.00'	19.96'	R6	S 88°50'13" E	R26	N 53°37'28" W
L7	S 01°24'22" E	C7	32°53'46"	70.00'	40.19'	R7	S 78°28'51" E	R27	N 58°50'03" W
L8	S 14°38'10" W	C8	38°43'36"	70.00'	47.31'	R8	S 67°14'42" E	R28	S 02°58'45" W
L9	S 30°09'50" W	C9	8°43'12"	110.00'	16.74'	R9	S 56°12'40" E	R29	N 23°19'46" W
L10	S 38°17'47" W	C10	51°23'38"	110.00'	10.00'	R10	N 46°50'44" E	R30	S 10°42'05" W
L11	S 52°43'56" W	C11	8°10'33"	90.00'	12.84'	R11	N 68°27'26" E	R31	S 01°07'56" E
L12	S 61°56'51" W	C12	2°35'46"	328.00'	14.86'	R12	N 1°01'31" E	R32	S 31°28'14" W
L13	S 74°46'00" W	C13	4°35'39"	328.00'	26.30'	R13	N 32°00'44" E	R33	N 21°12'34" E
L14	S 86°41'18" W	C14	3°09'48"	72.00'	46.70'	R14	N 4°10'24" E	R34	N 25°29'52" E
L15	N 80°41'49" W	C15	2°29'29"	408.00'	17.74'	R15	S 60°49'23" E	R35	N 34°04'28" E
L16	N 67°33'21" W	C16	8°33'39"	20.00'	29.17'	R16	S 58°00'12" E	R36	N 38°16'37" E
L17	N 53°32'51" W	C17	0°23'27"	800.00'	5.46'	R17	N 45°15'30" W	R37	S 38°06'50" W
L18	N 48°49'52" W					R18	S 41°38'19" W	R38	S 09°16'37" E
L19	N 89°37'02" W					R19	N 21°28'40" E	R39	S 09°23'16" E
L20	N 59°37'02" W					R20	N 30°37'37" E	R40	S 27°03'57" E

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