

PLAT OF
ANNAFELD SUBDIVISION, FIRST FILING
 BEING LOT 1, BLOCK 1 OF ADAM AND MOLLIE WALTER SUBDIVISION, FIRST FILING
 & TRACT 1 OF CERTIFICATE OF SURVEY No. 3594
 SITUATED IN THE NW1/4 OF SECTION 19, T. 1 S., R. 26 E., P.M.M.,
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : McCALL DEVELOPMENT, INC.

JULY, 2016

PREPARED BY : SANDERSON STEWART 

BILLINGS, MONTANA

NOTICE OF APPROVAL

STATE OF MONTANA)
) ss
 County of Yellowstone)

This plot 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 annexed and foregoing plot conforms with Section 76-4-125(2)(d), M.C.A., for the removal of sanitary restrictions since the plot 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 plot for errors and omissions in computations and drafting and find that said plot conforms with the requirements of the laws of the State of Montana, and that said plot conforms to the adjoining additions and plots 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

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
) ss
 County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That McCall Development, Inc., the owner of the following described tract of land, does hereby certify that it has caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plot, said tract being situated in the NW1/4 of Section 19, T. 1 S., 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 1, Block 1 of Adam and Mollie Walter Subdivision, First Filing, according to the official plat on file in the office of the Clerk & Recorder of Yellowstone County, Montana, under Document No. 3769605 and Tract 1 of Certificate of Survey No. 3594, as recorded under Document No. 3748158.

Pursuant to Section 76-3-621(1)(a) M.C.A. and the creation of Lots 24 & 25 of Block 1, Lot 13 of Block 2, and Lots 35 & 36 of Block 3 as PUBLIC PARK, the parkland dedication requirement for this subdivision has been met.

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 ANNAFELD SUBDIVISION, FIRST FILING, and the lands included in all streets, and avenues as shown on the annexed plot are hereby granted and donated to the use of the public forever.

McCALL DEVELOPMENT, INC., a Montana Corporation

By: _____
 Title: _____

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 _____, known to me to be the person who signed the foregoing instrument as _____ of McCALL DEVELOPMENT, INC., a Montana Corporation, and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

 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 ANNAFELD SUBDIVISION, FIRST FILING, and find that said plot 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 months of March & May, 2016, a survey was performed under his supervision of a tract of land to be known as ANNAFELD SUBDIVISION, FIRST FILING, in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Plotting Act; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plot; that the monuments found and set are of the character and occupy the positions shown hereon and that the gross area is 32.770 acres and the net area is 15.685 acres.

SANDERSON STEWART

By: _____
 Montana License No. _____
 Date: _____

SUBDIVISION IMPROVEMENT AGREEMENT

Document No. _____

TEMP. 20' WIDE STORM WATER DRAINAGE EASEMENT

Document No. _____

DECLARATION OF RESTRICTIONS

Document No. _____

TEMP. TURNAROUND EASEMENT

Document No. _____

30' WIDE DITCH ACCESS EASEMENT

Document No. _____

TEMP. TURNAROUND EASEMENT

Document No. _____

TEMP. 30' WIDE EMERGENCY ACCESS EASEMENT

Document No. _____

HYDRANT EASEMENT

Document No. _____

