

PRELIMINARY PLAT OF ANNAFELD SUBDIVISION, THIRD FILING

BEING LOT 1, BLOCK 10 AND LOT 1, BLOCK 13 OF ANNAFELD SUBDIVISION, SECOND FILING
SITUATED IN THE NW1/4 OF SECTION 19, T. 1 S., R. 26 E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : McCALL DEVELOPMENT, INC.

JANUARY, 2019

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

BASIS OF BEARING: (ORIGINAL PLAT/C.O.S.) OR THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS; HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. THE GRID TO GROUND COMBINED SCALE FACTOR AT [monument description] IS x.xxxxxxxxxxxx; THE CONVERGENCE ANGLE IS -x'xx'xx". DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

FOUND SURVEY MONUMENT, AS NOTED

SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"

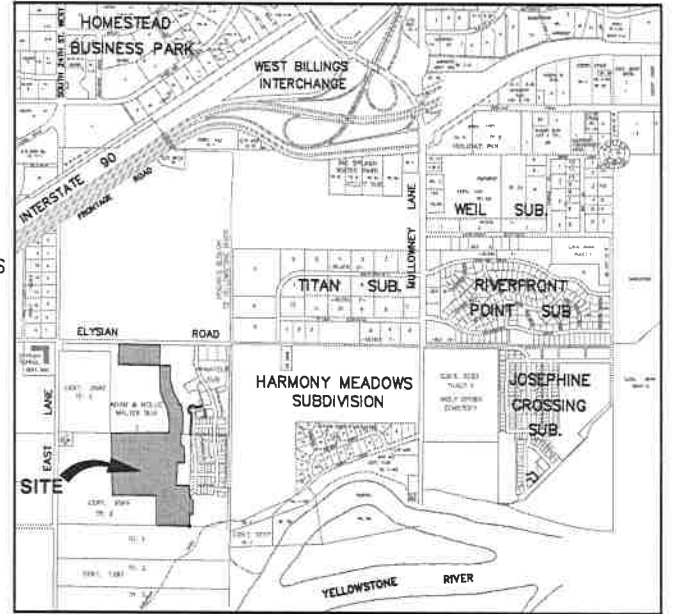
SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

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

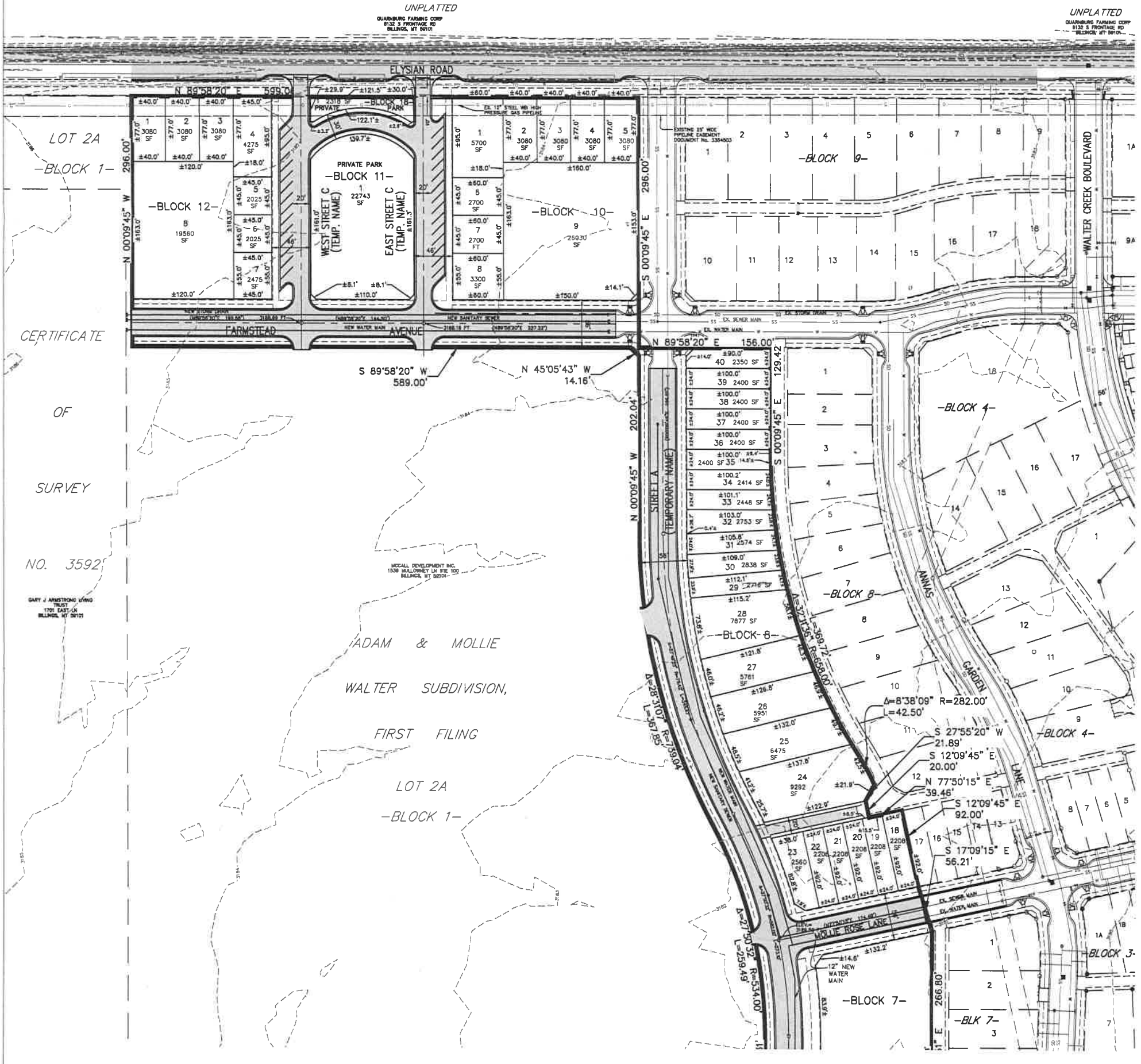
NOTE: LOTS 1, 10-12, BLOCK 9, LOTS 1-11, 16, BLOCK 8, LOTS 1-6, 9, BLOCK 7, LOTS 1-5, 8-10, BLOCK 5, LOTS 1-5, BLOCK 6 OF ANNAFELD SUBDIVISION 2ND FILING ARE ALL OWNED BY MCCALL DEVELOPMENT INC. 1536 MULLOWNEY LN STE 100 BILLINGS, MT 59101

PLAT DATA

GROSS AREA	=	32.05 ACRES
NET AREA	=	24.85 ACRES
NUMBER OF LOTS	=	100
MINIMUM LOT SIZE	=	2025 SF
MAXIMUM LOT SIZE	=	523541 SF
LINEAL FEET OF STREETS	=	5955 FT
PARKLAND REQUIREMENT	=	1.319 ACRES
PARKLAND DEDICATION	=	0.779 ACRES THROUGH DEDICATIONS WITH PREVIOUS FILINGS
EXISTING ZONING	=	P.U.D.
SURROUNDING ZONING:		
NORTH	=	NEIGHBORHOOD COMMERCIAL
SOUTH	=	AG OPEN
EAST	=	P.U.D.
WEST	=	P.U.D.
EXISTING LAND USE	=	VACANT
PROPOSED LAND USE	=	RESIDENTIAL / COMMERCIAL



VICINITY MAP
NOT TO SCALE

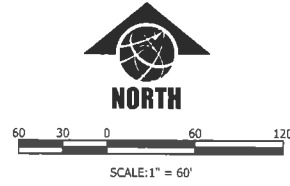


CERTIFICATE OF SURVEY NO. 3592

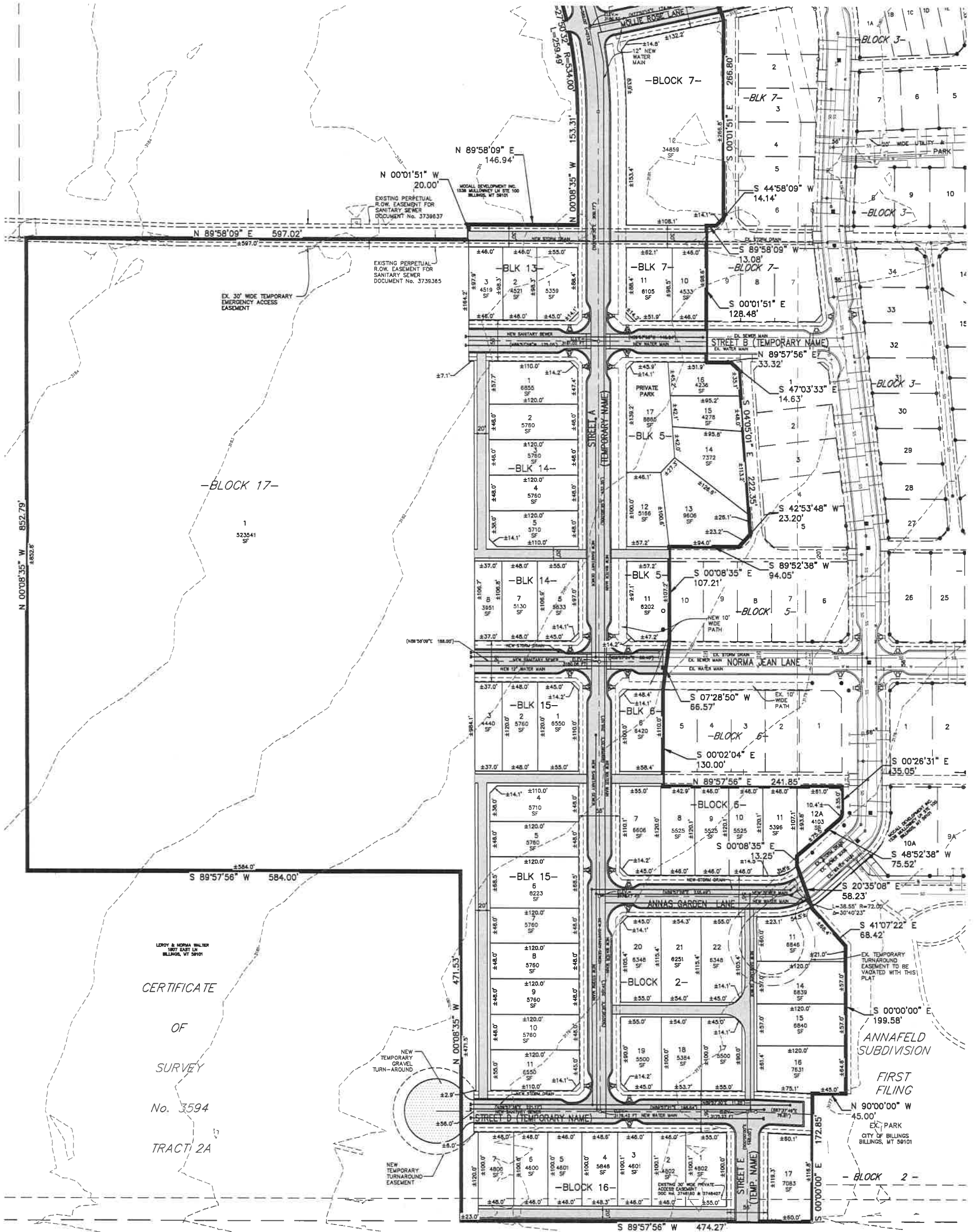
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JANUARY, 2019
BILLINGS, MONTANA



CERTIFICATE
OF
SURVEY
No. 3594
TRACT 2A

CERT. of SURVEY No. 1287

JEAN L NELSON
REVOCABLE TRUST
1015 GREYSTONE DR
BILLINGS, MT 59101