

PLAT OF
ANNAFELD SUBDIVISION, SECOND FILING

BEING LOTS 1, 2 & 3 IN BLOCK 1, LOT 1 IN BLOCK 3, LOTS 1A1 & 4 IN BLOCK 4, LOT 1A IN BLOCK 5 AND
 LOT 1 IN BLOCK 6 OF ANNAFELD SUBDIVISION, FIRST FILING
 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 2019

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

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 plat, 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:

Lots 1, 2 and 3 in Block 1, Lot 1 in Block 3, Lot 4 in Block 4, and Lot 1 in Block 6 of Annafeld Subdivision, First Filing,
 and
 Lot 1A in Block 5 of Amended Plat of Lot 1, Block 5, Annafeld Subdivision, First Filing,
 and
 Lot 1A1 in Block 4 of Amended Plat of Lot 1A, Block 4, Annafeld Subdivision, First Filing,
 according to the official plats on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document Numbers 3831829, 3878933 and 3880648, respectively, containing a gross area of 2,027,980 square feet (46.556 Acres) and a net area of 1,852,087 square feet (42.518 Acres).

The park requirement for this subdivision is being met by the creation of Lot 14 in Block 4 as PRIVATE PARK and previous land dedication by the Plat of Annafeld Subdivision, First Filing.

Said tract to be known and designated as PLAT OF ANNAFELD SUBDIVISION, SECOND 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.

McCALL DEVELOPMENT, INC.

By: Bradley McCall Title: Treasurer

STATE OF MONTANA)
) ss
 County of Yellowstone)

This instrument was acknowledged before me on the 27th day of September, 2019, by Bradley McCall, as Treasurer of McCall Development, Inc.

Walter Coit
 Signature of Notary



CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
) ss
 County of Yellowstone)

The undersigned, a Montana Registered Land Surveyor declares that during the month of July 2019 a survey was performed under his supervision of a tract of land to be known as ANNAFELD SUBDIVISION, SECOND 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 2,027,980 square feet (46.556 Acres) and the net area is 1,852,087 square feet (42.518 Acres), more or less.

SANDERSON STEWART

By: Michael Dean Bertram

Montana Registration No. 18872LS

Date: September 27, 2019



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 this subdivision is excluded from review pursuant to Section 76-4-125 (Temporary)(1)(a), M.C.A., for "divisions located within jurisdictional areas that have adopted growth policies pursuant to chapter 3 or within first-class or second-class municipalities for which the governing body certifies, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided" 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.

DATED: _____

Reviewed by: _____

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, SECOND 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 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

CONSENT TO PLATTING

Document No. _____

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____

PARTIAL TERMINATION OF EASEMENT

Document No. _____

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IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : McCALL DEVELOPMENT, INC.

PREPARED BY : SANDERSON STEWART

- FOUND SURVEY MONUMENT, REBAR WITH "SANDERSON STEWART" CAP OR AS NOTED.
- EXISTING BRASS CAP IN CAST IRON MONUMENT BOX.
- ✕ 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" x 18" 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.

JULY 2019

BILLINGS, MONTANA



SCALE: 1" = 50'

BASIS OF BEARING: PLAT OF ANNAFELD SUBDIVISION, FIRST FILING.



VICINITY MAP
NOT TO SCALE

OFC SUBDIVISION, FIRST FILING



Line #	Bearing	Distance
L1	S 44°50'15" W	14.74
L2	S 89°50'15" W	18.50
L3	S 00°09'45" E	56.00
L4	N 89°50'15" E	20.20
L5	S 47°43'52" E	14.76
L6	S 21°52'40" W	22.84

Line #	Bearing	Distance
L120	N 45°05'43" W	14.18
L127	N 45°05'43" W	14.18
L128	N 45°05'22" W	14.14
L129	N 78°34'34" W	30.99
L141	N 44°58'20" E	18.18
L142	N 45°05'43" W	14.18

Curve #	Delta	Radius	Length
C10	31°52'	356.20	20.42
C11	82°51'0"	244.00	27.54
C12	309°30'	244.00	13.45
C13	354°26'	410.00	27.88
C18	21°01'	528.00	20.00
C19	119°53'	358.00	8.27

Line #	Bearing
(R94)	N 01°59'22" W
(R95)	S 01°37'53" E
(R96)	S 05°18'27" E
(R97)	N 01°56'54" W
(R98)	S 03°11'07" E
(R99)	N 11°42'58" W
(R100)	S 14°51'06" E
(R101)	N 08°55'53" W

Line #	Bearing
(R102)	S 01°29'38" E
(R103)	S 03°47'29" E
(R104)	N 11°02'12" W
(R105)	N 89°33'13" E
(R106)	N 82°45'43" E
(R107)	S 81°58'47" W
(R108)	N 77°44'01" E
(R109)	S 73°49'29" W

Line #	Bearing
(R110)	N 88°49'38" E
(R111)	N 88°46'47" E
(R112)	S 84°53'24" W
(R113)	N 81°00'34" E
(R114)	S 76°52'23" W
(R115)	N 84°08'28" E
(R116)	N 75°17'45" E
(R117)	N 83°18'18" E

Line #	Bearing
(R118)	S 81°08'01" W
(R119)	S 89°02'43" W
(R120)	N 88°38'34" E
(R121)	N 72°44'25" E
(R122)	S 83°47'30" W

ADAM & MOLLIE
WALTER SUBDIVISION,
FIRST FILING

Parcel #	Area
1	5350 SF
2	3800 SF
3	4878 SF
4	4089 SF
5	4158 SF
6	4399 SF
7	5052 SF

Parcel #	Area
10	7047 SF
11	5060 SF
12	5080 SF
13	8629 SF
14	22878 SF

Parcel #	Area
1	6805 SF
2	3850 SF
3	7130 SF
4	5850 SF
5	7130 SF
6	3908 SF
7	5420 SF
8	5232 SF
9	8054 SF
10	4990 SF
11	4140 SF
12	4140 SF
13	3240 SF
14	4138 SF
15	3202 SF
16	3689 SF
17	2790 SF
18	3447 SF
19	4183 SF

Parcel #	Area
1A	5907 SF
2A	5175 SF
3A	5175 SF
4A	5175 SF
5A	6325 SF
6A	6325 SF
7A	6325 SF
8A	5778 SF
9A	3250 SF
10A	3075 SF
11A	3075 SF
12A	3075 SF
13A	3075 SF
14A	3075 SF
15A	3075 SF
16A	3531 SF
17A	2258 SF

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IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : McCALL DEVELOPMENT, INC.

JULY 2019

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

- FOUND SURVEY MONUMENT, REBAR WITH "SANDERSON STEWART" CAP OR AS NOTED
- EXISTING BRASS CAP IN CAST IRON MONUMENT BOX.
- ✓ 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" X 18" 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.



SCALE: 1" = 50'

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

BASIS OF BEARING: PLAT OF ANNAFELD SUBDIVISION, FIRST FILING.

ADAM & MOLLIE
WALTER SUBDIVISION,
FIRST FILING

CURVE TABLE					
Curve #	Data	Radius	Length	Chord Bearing	Chord Distance
C1	11°36'08"	325.00'	67.89'	S 03°48'11" E	87.77'
C2	11°30'32"	581.00'	77.09'	N 04°21'18" W	78.85'

Line #	Bearing	Distance
L8	S 21°52'40" W	22.64'
L7	N 59°08'45" W	14.63'
L8	N 18°08'45" W	22.44'
L9	S 77°50'15" W	56.00'
L10	S 18°08'45" E	18.52'
L11	S 30°50'15" W	13.64'
L12	S 77°50'15" W	18.52'
L13	S 12°08'45" E	56.00'
L14	N 77°50'15" E	21.36'
L15	S 58°25'27" E	13.98'
L24	N 33°28'02" E	14.30'
L25	S 40°42'20" W	15.29'

Line #	Bearing	Distance
L29	N 78°34'34" W	30.89'
L30	N 30°50'15" E	13.64'
L31	S 59°08'45" E	14.63'
L32	N 77°50'15" E	20.85'
L33	N 77°50'15" E	20.00'
L34	N 77°50'15" E	20.00'
L35	N 77°50'15" E	20.00'
L36	N 77°50'15" E	35.81'
L37	N 12°08'45" W	38.56'
L38	S 12°08'45" E	37.88'
L39	S 12°08'45" E	37.18'
L40	S 12°08'45" E	36.46'
L41	S 18°08'45" E	55.87'
L42	S 18°08'45" E	54.88'
L43	S 18°08'45" E	54.27'
L44	S 18°08'45" E	53.57'
L45	S 77°50'15" W	22.91'
L46	S 77°50'15" W	20.00'
L47	S 77°50'15" W	20.00'

Line #	Bearing	Distance
L48	S 77°50'15" W	20.00'
L49	N 77°50'15" E	20.00'
L50	N 77°50'15" E	18.00'
L51	N 77°50'15" E	18.00'
L52	N 77°50'15" E	20.00'
L53	N 77°50'15" E	19.28'
L54	N 12°08'45" W	50.00'
L55	N 12°08'45" W	51.70'
L56	N 12°08'45" W	70.83'
L57	N 12°08'45" W	48.00'
L58	N 12°08'45" W	47.00'
L59	S 17°13'37" E	29.55'
L60	S 17°11'34" E	29.14'
L81	S 02°28'38" E	29.00'
L82	N 02°28'38" E	27.00'
L83	N 02°28'38" E	28.00'
L84	N 02°28'38" E	44.18'
L85	S 02°28'38" E	42.48'
L86	S 87°33'22" W	20.00'

Line #	Bearing	Distance
L67	S 87°33'22" W	19.00'
L68	S 87°33'22" W	19.00'
L69	S 87°33'22" W	20.00'
L70	S 87°33'22" W	21.04'
L71	N 77°50'15" E	20.00'
L72	N 77°50'15" E	20.00'
L73	N 77°50'15" E	20.00'
L74	N 77°50'15" E	28.00'
L75	N 81°25'07" W	15.15'
L76	S 28°42'41" W	12.87'
L77	N 12°08'45" W	27.00'
L78	S 77°50'15" W	4.00'
L79	N 12°08'45" W	27.00'
L80	S 77°50'15" W	4.00'
L81	N 12°08'45" W	85.00'
L82	N 12°08'45" W	85.00'
L83	N 77°50'15" E	20.00'
L84	N 77°50'15" E	18.00'
L85	N 77°50'15" E	20.00'

Line #	Bearing
(R108)	N 77°44'01" E
(R109)	S 73°48'28" W
(R110)	N 88°48'38" E
(R112)	S 84°32'24" W
(R113)	N 81°05'34" E
(R114)	S 78°52'23" W
(R116)	S 89°02'43" W
(R120)	N 88°38'34" E
(R121)	N 72°44'25" E
(R122)	S 63°47'30" W

Line #	Bearing
(R123)	S 58°40'38" W
(R124)	N 98°11'12" E
(R125)	S 84°30'00" W
(R126)	N 72°12'31" E
(R127)	N 72°52'12" E
(R128)	N 88°38'09" E
(R129)	S 84°26'18" W
(R130)	N 80°13'21" E
(R131)	S 81°12'58" W
(R132)	S 87°42'09" W

Line #	Bearing
(R133)	N 88°22'37" E
(R134)	N 78°30'58" E
(R135)	S 80°11'45" W
(R136)	N 88°58'53" W
(R137)	S 88°33'32" E

ADAM & MOLLIE WALTER SUBDIVISION,
FIRST FILING



Lot Area Table BLOCK 3	
Parcel #	Area
1A	2772 SF
1B	1883 SF
1C	1886 SF
1D	1721 SF
1E	2072 SF
1F	3720 SF

Lot Area Table BLOCK 4	
Parcel #	Area
4A	2958 SF
5	1843 SF
6	1843 SF
7	1843 SF
8	3030 SF
9	3019 SF

Lot Area Table BLOCK 7	
Parcel #	Area
7	6374 SF
2	4937 SF
3	4858 SF
4	4775 SF
5	4884 SF

Lot Area Table BLOCK 8	
Parcel #	Area
5	4158 SF
8	4399 SF
7	5052 SF
8	5197 SF
9	5378 SF
10	5597 SF
11	5887 SF
12	6173 SF
13	2886 SF
14	1840 SF
15	1580 SF
16	1840 SF
17	2852 SF

PLAT OF ANNAFELD SUBDIVISION, SECOND FILING

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PREPARED FOR : McCALL DEVELOPMENT, INC.

JULY 2019

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



50 25 0 50 100
SCALE: 1" = 50'

BASIS OF BEARING: PLAT OF ANNAFELD
SUBDIVISION, FIRST FILING.

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TRACT 2A
CERTIFICATE
OF
SURVEY
No. 3594

ADAM & MOLLIE WALTER SUBDIVISION,
FIRST FILING

LOT 1
1,020,391 SF
23.425 AC.

-BLOCK 11-

Line #	Bearing	Distance
L16	S 89°58'08" W	0.75'
L17	S 00°00'00" E	10.00'
L18	N 88°58'09" E	1.78'
L19	S 44°43'03" W	14.10'
L20	S 88°52'38" W	38.71'
L21	N 00°00'00" W	56.00'
L22	N 88°52'38" E	39.14'
L23	S 45°18'31" E	14.18'

Line #	Bearing	Distance
L86	N 89°58'09" E	12.91'
L87	N 44°58'21" E	14.14'
L88	N 45°01'51" W	16.14'
L89	S 42°58'30" W	13.82'
L90	N 47°01'30" W	14.84'
L91	S 47°08'12" E	14.82'
L92	N 47°53'48" E	13.64'
L93	S 45°18'31" E	14.18'
L143	N 48°20'28" W	14.95'
L144	N 81°08'34" E	13.29'

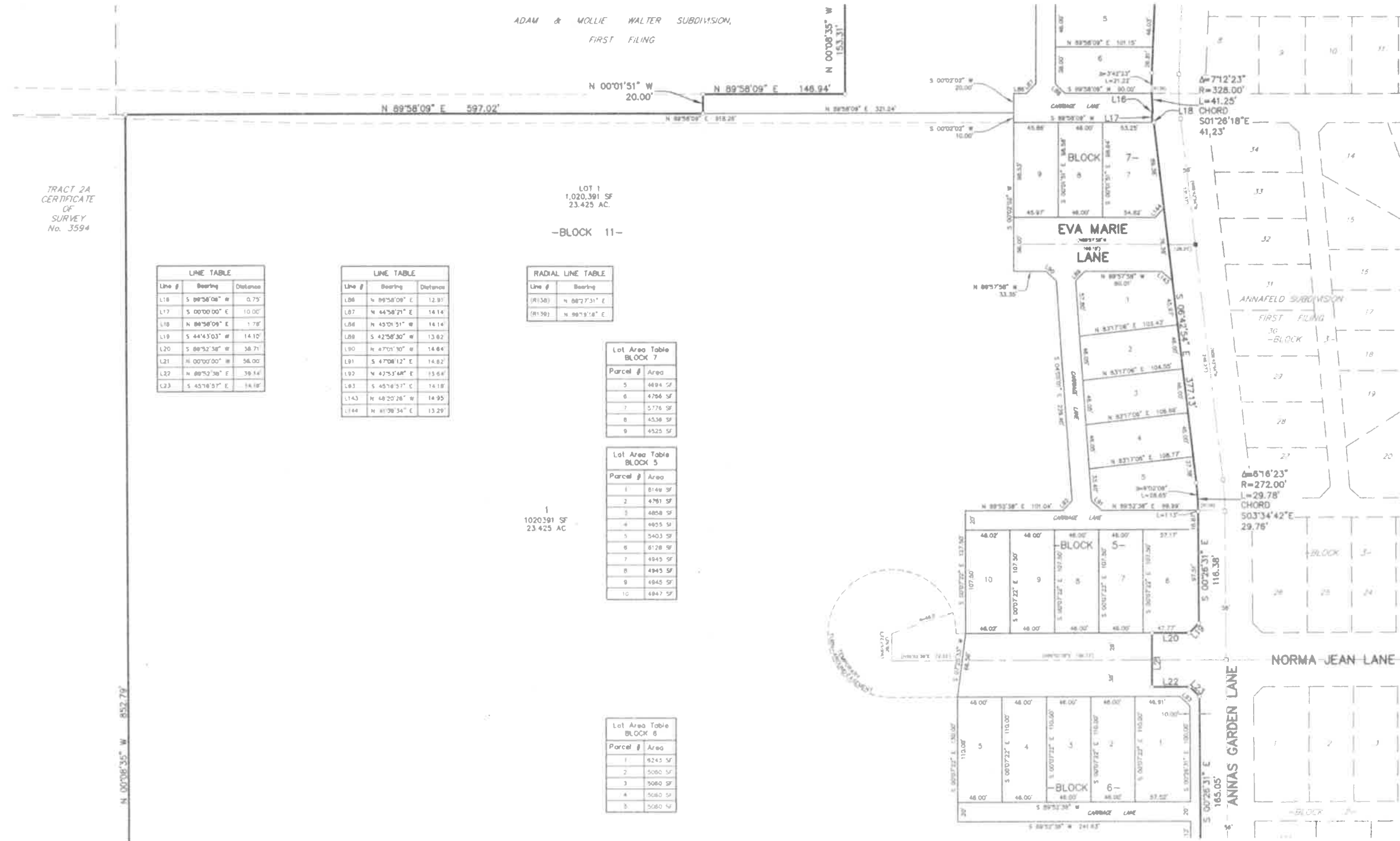
Line #	Bearing
(R138)	N 88°27'31" E
(R139)	N 88°19'18" E

Parcel #	Area
5	4884 SF
6	4756 SF
7	5776 SF
8	4538 SF
9	4525 SF

Parcel #	Area
1	8148 SF
2	4761 SF
3	4858 SF
4	4955 SF
5	5403 SF
6	6128 SF
7	4945 SF
8	4945 SF
9	4945 SF
10	4947 SF

Parcel #	Area
1	9243 SF
2	5080 SF
3	5080 SF
4	5080 SF
5	5080 SF

1
1,020,391 SF
23.425 AC



PLAT OF ANNAFELD SUBDIVISION, SECOND FILING

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JULY 2019

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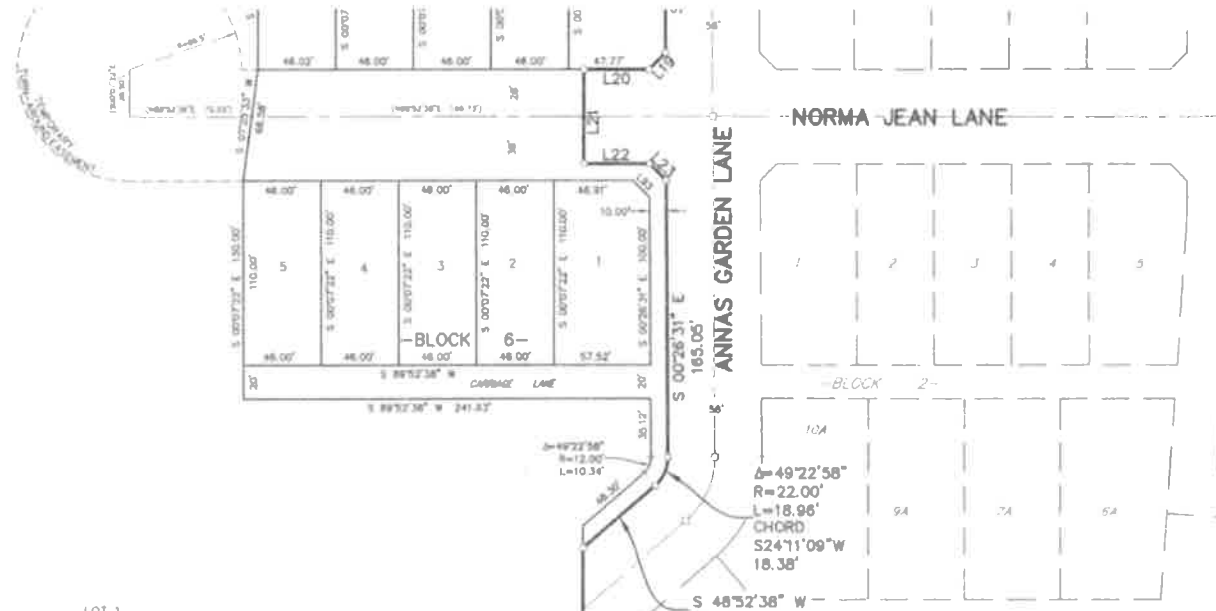


Parcel #	Area
1	6243 SF
2	5060 SF
3	5060 SF
4	5060 SF
5	5060 SF

TRACT 2A
CERTIFICATE OF SURVEY
No. 3594

Line #	Bearing	Distance
L19	S 44°43'03" W	14.10'
L20	S 89°57'38" E	36.71'
L21	N 00°00'00" W	56.00'
L22	N 88°52'38" E	39.14'
L23	S 45°16'57" E	14.18'

Line #	Bearing	Distance
L23	S 45°16'57" E	14.18'



LOT 1
1,020,591 SF
23.425 AC
-BLOCK 11-

ANNAFELD SUBDIVISION
FIRST FILING

S 89°57'56" W 474.27'

TRACT 1
CERTIFICATE OF SURVEY No. 1287