

PRELIMINARY PLAT OF ANNAFELD SUBDIVISION, SECOND FILING

BEING LOTS 1-3, BLOCK 1; LOT 1A1 & 4, BLOCK 4; LOT 1, BLOCK 3; LOT 1A, BLOCK 5
& LOT 1, BLOCK 6 OF ANNAFELD SUBDIVISION, FIRST 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
PREPARED BY : SANDERSON STEWART

DECEMBER, 2018
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 43°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.xxxxxxxxxx; 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.

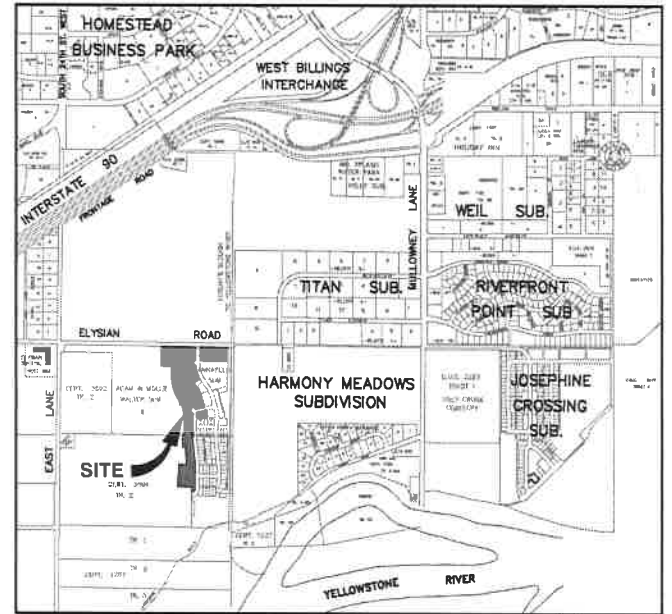
NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

PLAT DATA

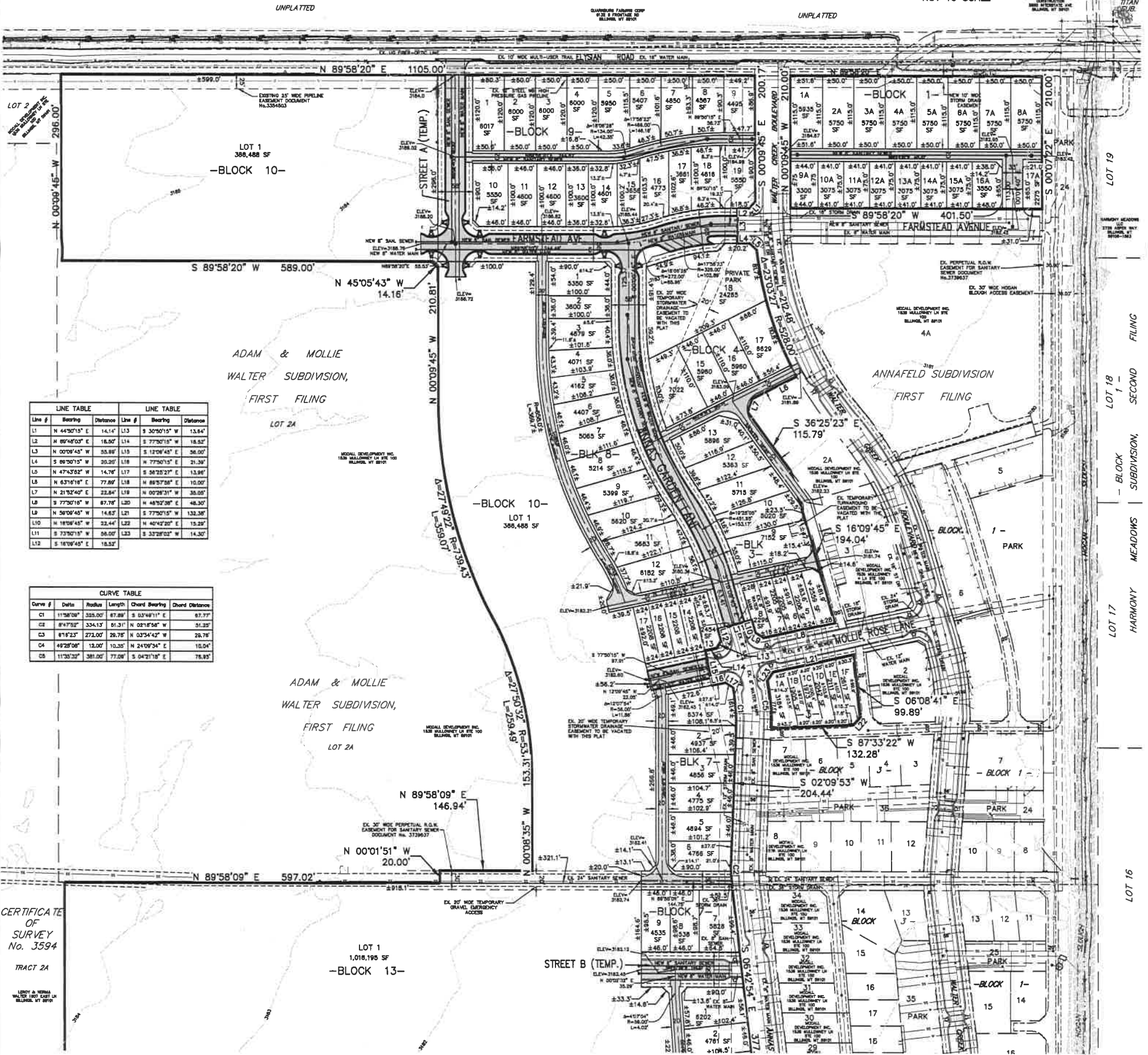
| | | |
|------------------------|---|--|
| GROSS AREA | = | 46.59 AC |
| NET AREA | = | 42.05 AC |
| NUMBER OF LOTS | = | 101 |
| MINIMUM LOT SIZE | = | 1,905 SF |
| MAXIMUM LOT SIZE | = | 1,016,195 SF |
| LINEAL FEET OF STREETS | = | 5,191 LF |
| PARKLAND REQUIREMENT | = | 1.133 AC |
| PARKLAND DEDICATION | = | 0.557 AC & THROUGH DEDICATION WITH PREVIOUS FILING |
| EXISTING ZONING | = | PLANNED UNIT DEVELOPMENT |
| SURROUNDING ZONING: | | |
| NORTH | = | NEIGHBORHOOD COMMERCIAL |
| SOUTH | = | PLANNED UNIT DEVELOPMENT |
| EAST | = | PLANNED UNIT DEVELOPMENT |
| WEST | = | PLANNED UNIT DEVELOPMENT |
| EXISTING LAND USE | = | VACANT |
| PROPOSED LAND USE | = | RESIDENTIAL |



SCALE: 1" = 80'



VICINITY MAP
NOT TO SCALE



| LINE # | Bearing | Distance | LINE # | Bearing | Distance |
|--------|---------------|----------|--------|---------------|----------|
| L1 | N 44°30'15" E | 14.14' | L13 | S 30°50'15" W | 13.64' |
| L2 | N 89°48'03" E | 18.50' | L14 | S 77°30'15" W | 18.52' |
| L3 | N 00°09'45" W | 55.89' | L15 | N 12°08'48" E | 56.00' |
| L4 | S 86°30'15" W | 30.20' | L16 | N 77°30'15" E | 21.39' |
| L5 | N 47°43'02" W | 14.76' | L17 | S 58°25'27" E | 13.96' |
| L6 | N 63°16'18" E | 77.89' | L18 | N 89°57'58" E | 10.00' |
| L7 | N 21°32'40" E | 23.84' | L19 | N 00°28'31" W | 35.00' |
| L8 | S 77°30'16" W | 87.78' | L20 | N 48°32'38" E | 48.30' |
| L9 | N 58°09'40" W | 14.62' | L21 | S 77°30'15" W | 132.38' |
| L10 | N 18°08'45" W | 22.44' | L22 | N 40°42'20" E | 15.28' |
| L11 | S 77°30'15" W | 58.00' | L23 | S 32°28'02" W | 14.30' |
| L12 | S 16°09'45" E | 18.52' | | | |

| CURVE # | Delta | Radius | Length | Chord Bearing | Chord Distance |
|---------|-----------|---------|--------|---------------|----------------|
| C1 | 11°58'08" | 335.00' | 67.89' | S 03°48'11" E | 67.77' |
| C2 | 8°47'32" | 334.13' | 61.31' | N 02°18'58" W | 31.25' |
| C3 | 8°18'23" | 272.00' | 29.78' | N 03°34'42" W | 29.78' |
| C4 | 49°28'08" | 12.00' | 10.35' | N 24°09'34" E | 10.04' |
| C5 | 11°38'32" | 381.00' | 77.08' | S 04°21'18" E | 78.89' |

CERTIFICATE OF SURVEY No. 3594 TRACT 2A

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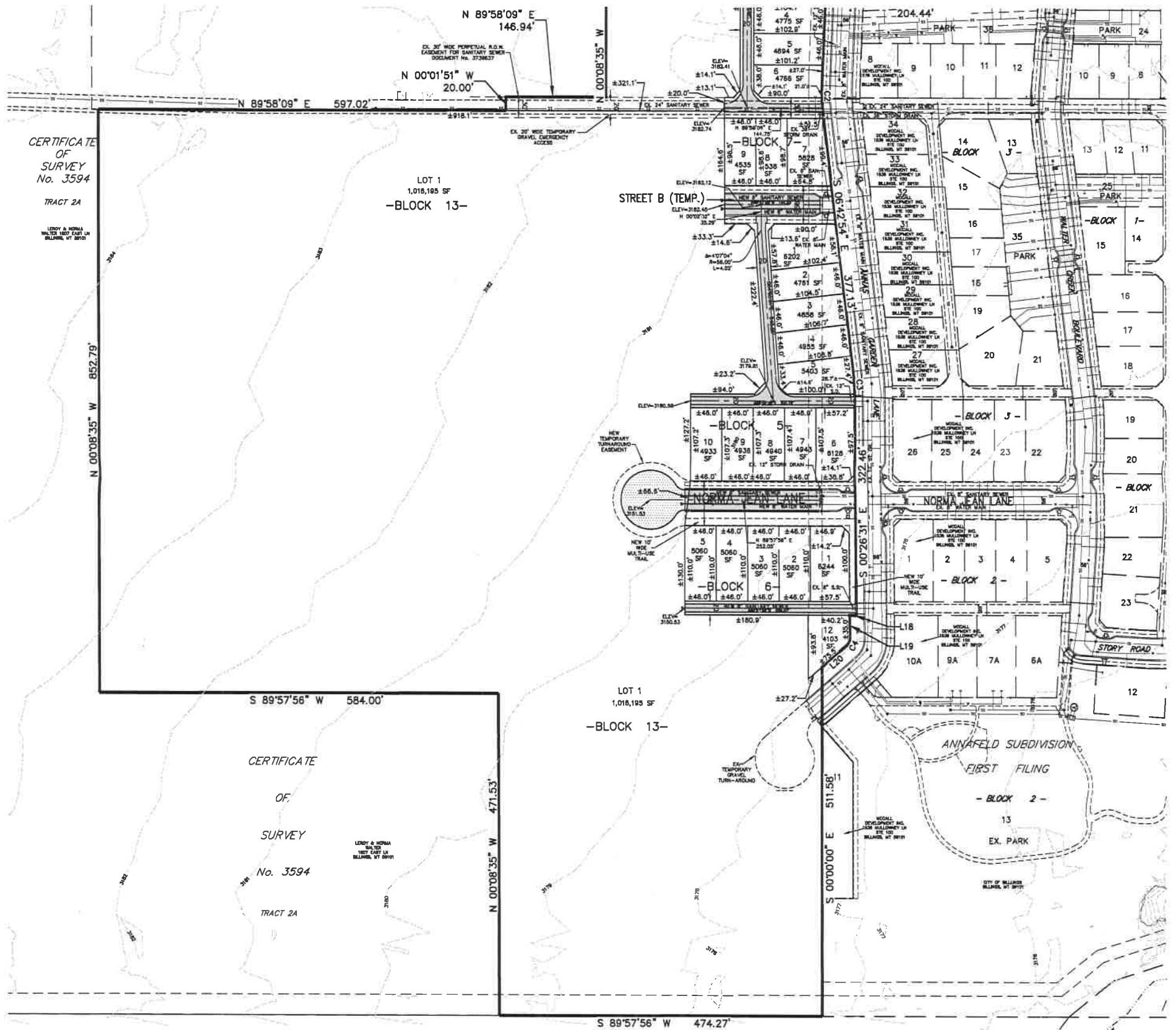
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 OF
 SURVEY
 No. 3594
 TRACT 2A

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CERT. of SURVEY No. 1287
 JEAN L. NELSON
 REGISTERED SURVEYOR
 STATE OF MONTANA
 BILLINGS, MT 59102-6888