

PLAT OF
ANNAFELD SUBDIVISION, THIRD FILING

BEING LOT 11 OF BLOCK 2 OF ANNAFELD SUBDIVISION, FIRST FILING, LOT 1 OF BLOCK 10 OF ANNAFELD SUBDIVISION, SECOND FILING, AND LOT 1A-1 OF AMENDED PLAT OF LOTS 7-10, BLOCK 5 AND LOT 1A, BLOCK 11 OF ANNAFELD SUBDIVISION SECOND 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.

AUGUST, 2020

PREPARED BY : SANDERSON STEWART 

BILLINGS, 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 ENGINEER'S OFFICE

I hereby certify that annexed and foregoing plat conforms with Section 76-4-125(1)(d), M.C.A., for divisions located within jurisdictional areas that have adopted growth policies pursuant to chapter 1 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.

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 COUNCIL APPROVAL

STATE OF MONTANA)
) :ss
County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT OF ANNAFELD SUBDIVISION, THIRD 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 CITY ATTORNEY

This document has been reviewed by the City Attorney's office and is acceptable as to form.

DATED: _____

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 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:

Lot 11, Block 2 of Annafeld Subdivision, First Filing, according to the official plat on file in the office of the clerk and recorder of Yellowstone County, Montana, under Document No. 3831829; Lot 1, Block 10 of Annafeld Subdivision, Second Filing, Document No. 3902613; and Lot 1A-1 of Amended Plat of Lots 7-10, Block 5 and Lot 1A, Block 11 of Annafeld Subdivision Second Filing, Document No. _____.

The park requirement for this subdivision is being met by the creation of Lot 17 of Block 5, Lot 19 of Block 7, Lot 27 of Block 8, and Lot 1 of Block 11 as PRIVATE PARK and previous land dedication by the Plats of Annafeld Subdivision, First and Second Filings.

Said tract to be known and designated as PLAT OF ANNAFELD SUBDIVISION, THIRD FILING, and the lands included in all streets and avenues as shown on the annexed plat are hereby granted and donated to the use of the public forever.

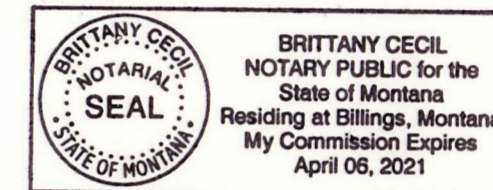
McCALL DEVELOPMENT, INC.

By: Bradley McCall Title: Vice-President

STATE OF MONTANA)
) :ss
County of Yellowstone)

This instrument was acknowledged before me, on the 29th day of January, 2021, by Bradley McCall, as Vice President of McCall Development, Inc.

Brittany Cecil
Signature of Notary



CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
) :ss
County of Yellowstone)

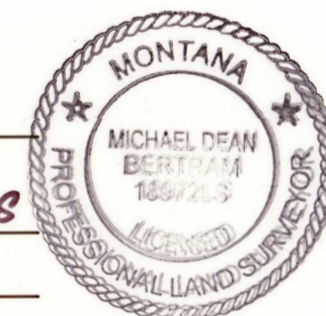
The undersigned, a Montana Registered Land Surveyor declares that during the month of August, 2020 a survey was performed under his supervision of a tract of land to be known as ANNAFELD SUBDIVISION, THIRD FILING, in accordance with the request of the owner thereof and in conformance with the Montana 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 31.881 acres and the net area is 24.210 acres, more or less.

SANDERSON STEWART

By: Michael Dean

Montana Registration No. 1897218

Date: January 29, 2021



CONSENT TO PLATTING

Document No. _____

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____

TERMINATION OF EASEMENT

Document No. _____

PRIVATE WATER & SEWER SERVICE EASEMENT

Document No. _____

TEMPORARY TURNAROUND EASEMENT

Document No. _____

RESERVED FOR CLERK AND RECORDER

PLAT OF ANNAFELD SUBDIVISION, THIRD FILING

BEING LOT 11 OF BLOCK 2 OF ANNAFELD SUBDIVISION, FIRST FILING, LOT 1 OF BLOCK 10 OF ANNAFELD SUBDIVISION, SECOND FILING, AND LOT 1A-1 OF AMENDED PLAT OF LOTS 7-10, BLOCK 5 AND LOT 1A, BLOCK 11 OF ANNAFELD SUBDIVISION SECOND 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

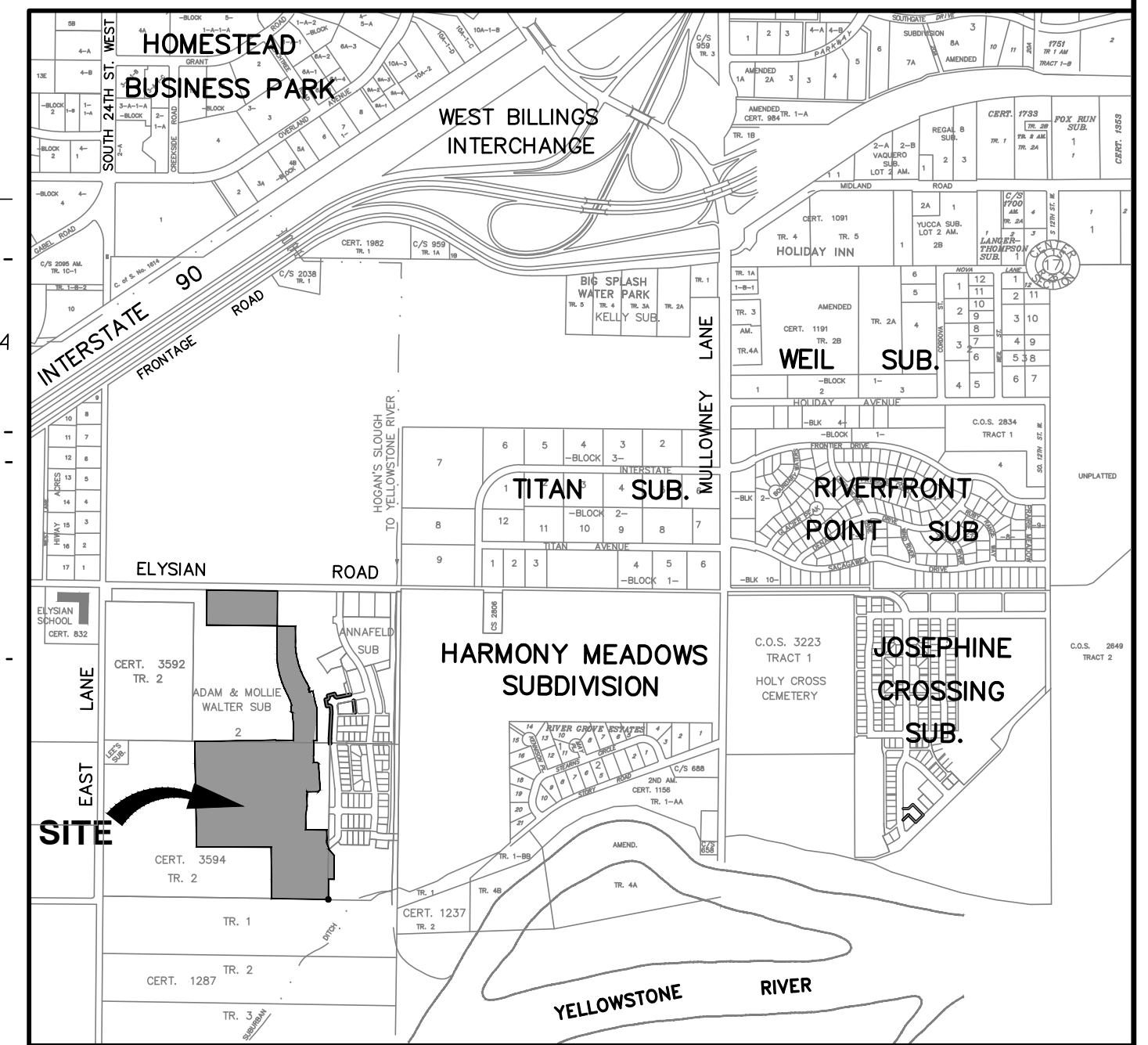
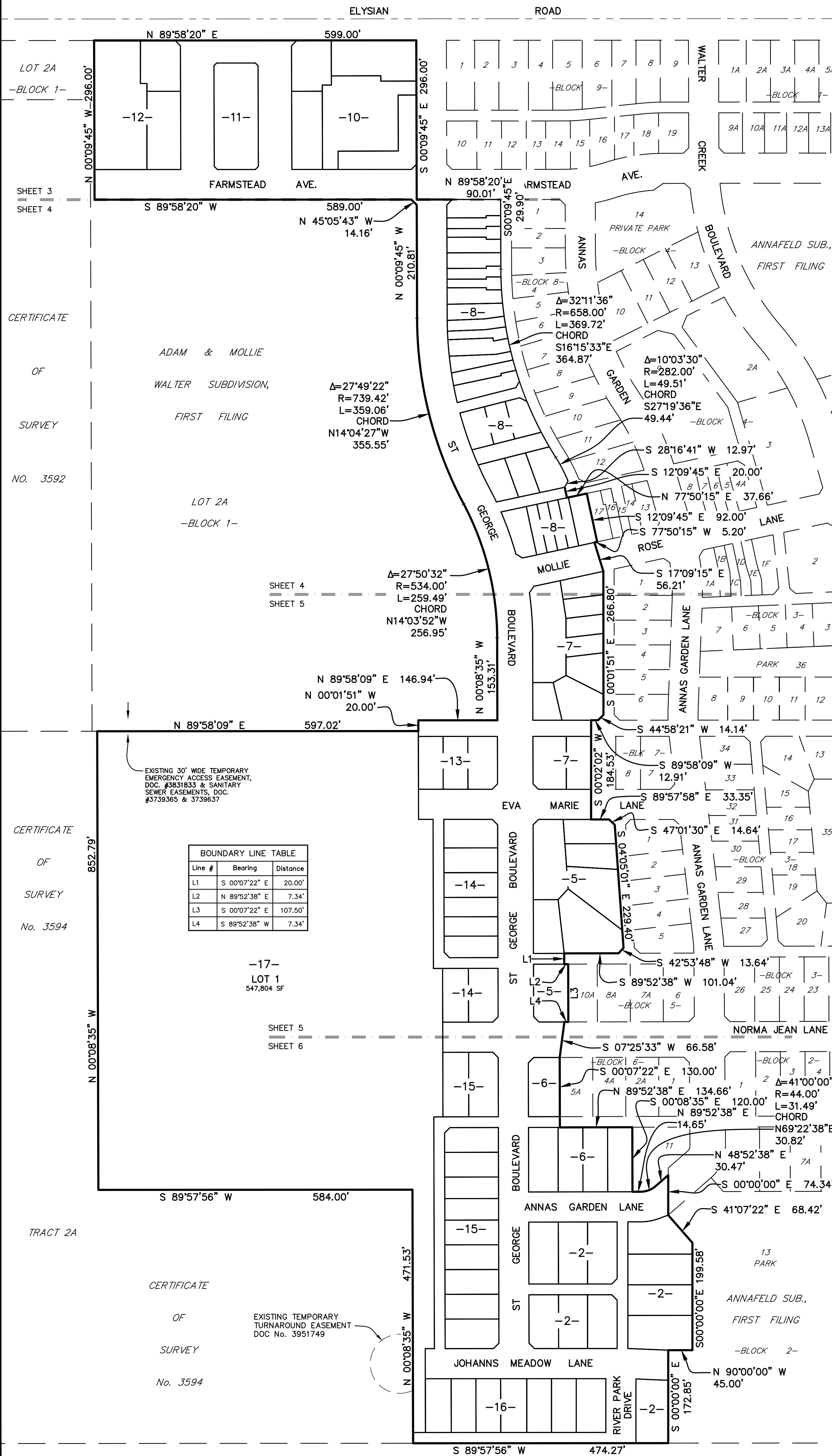
PREPARED FOR : McCALL DEVELOPMENT, INC.

AUGUST, 2020

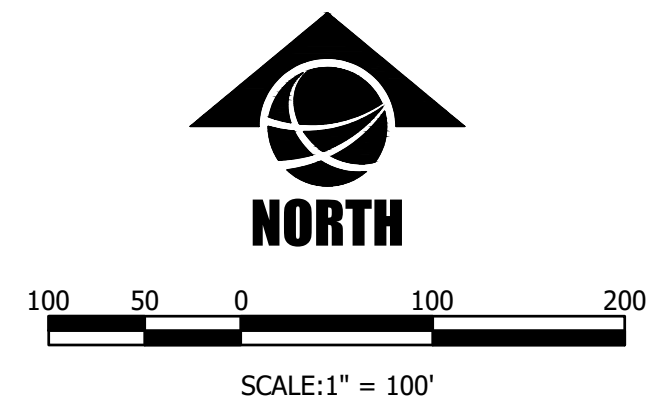
PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

QFC SUBDIVISION, FIRST FILING
LOT 1



VICINITY MAP
NOT TO SCALE



BASIS OF BEARINGS: PLAT OF ANNAFELD SUBDIVISION, SECOND FILING
NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

AREA DATA

96 LOTS	23.288 AC
4 PRIVATE PARKS	0.922 AC
NET AREA	24.210 AC
ROAD DEDICATION	7.671 AC
GROSS AREA	31.881 AC

Line #	Bearing	Distance
L1	S 00°07'22" E	20.00'
L2	N 89°52'38" E	7.34'
L3	S 00°07'22" E	107.50'
L4	S 89°52'38" W	7.34'

RESERVED FOR CLERK AND RECORDER

PLAT OF ANNAFELD SUBDIVISION, THIRD FILING

BEING LOT 11 OF BLOCK 2 OF ANNAFELD SUBDIVISION, FIRST FILING, LOT 1 OF BLOCK 10 OF ANNAFELD SUBDIVISION, SECOND FILING, AND LOT 1A-1 OF AMENDED PLAT OF LOTS 7-10, BLOCK 5 AND LOT 1A, BLOCK 11 OF ANNAFELD SUBDIVISION SECOND 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.

AUGUST, 2020

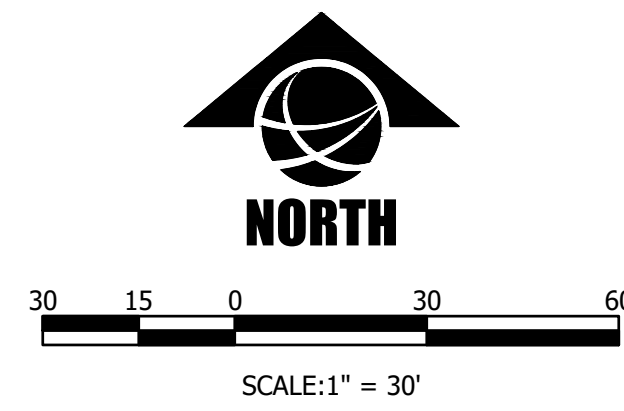
PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

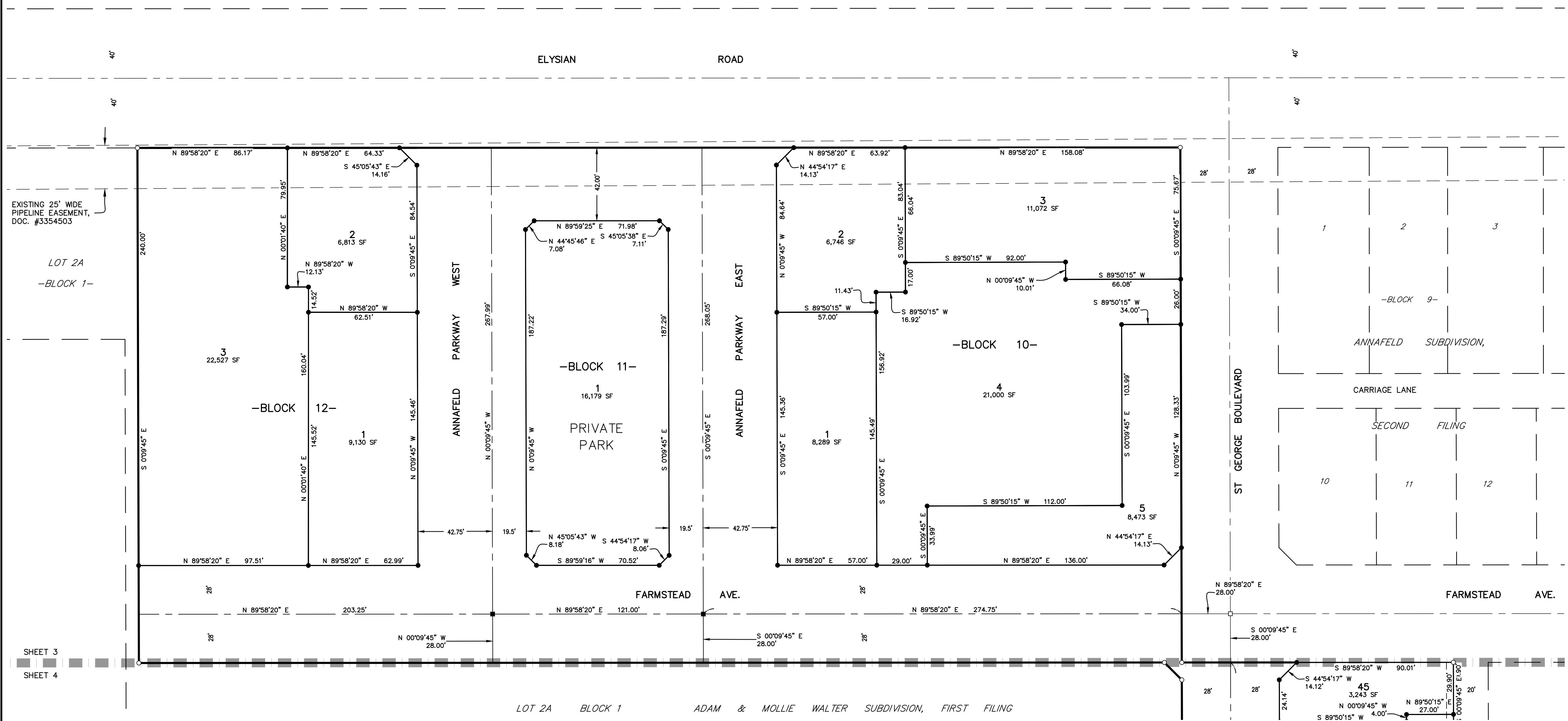
BASIS OF BEARINGS: PLAT OF ANNAFELD SUBDIVISION, SECOND FILING

- FOUND SURVEY MONUMENT, REBAR WITH YELLOW CAP MARKED "SANDERSON STEWART", 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"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.



QFC SUBDIVISION, FIRST FILING
LOT 1



SHEET 3
SHEET 4

LOT 2A BLOCK 1 ADAM & MOLLIE WALTER SUBDIVISION, FIRST FILING

RESERVED FOR CLERK AND RECORDER

PLAT OF ANNAFELD SUBDIVISION, THIRD FILING

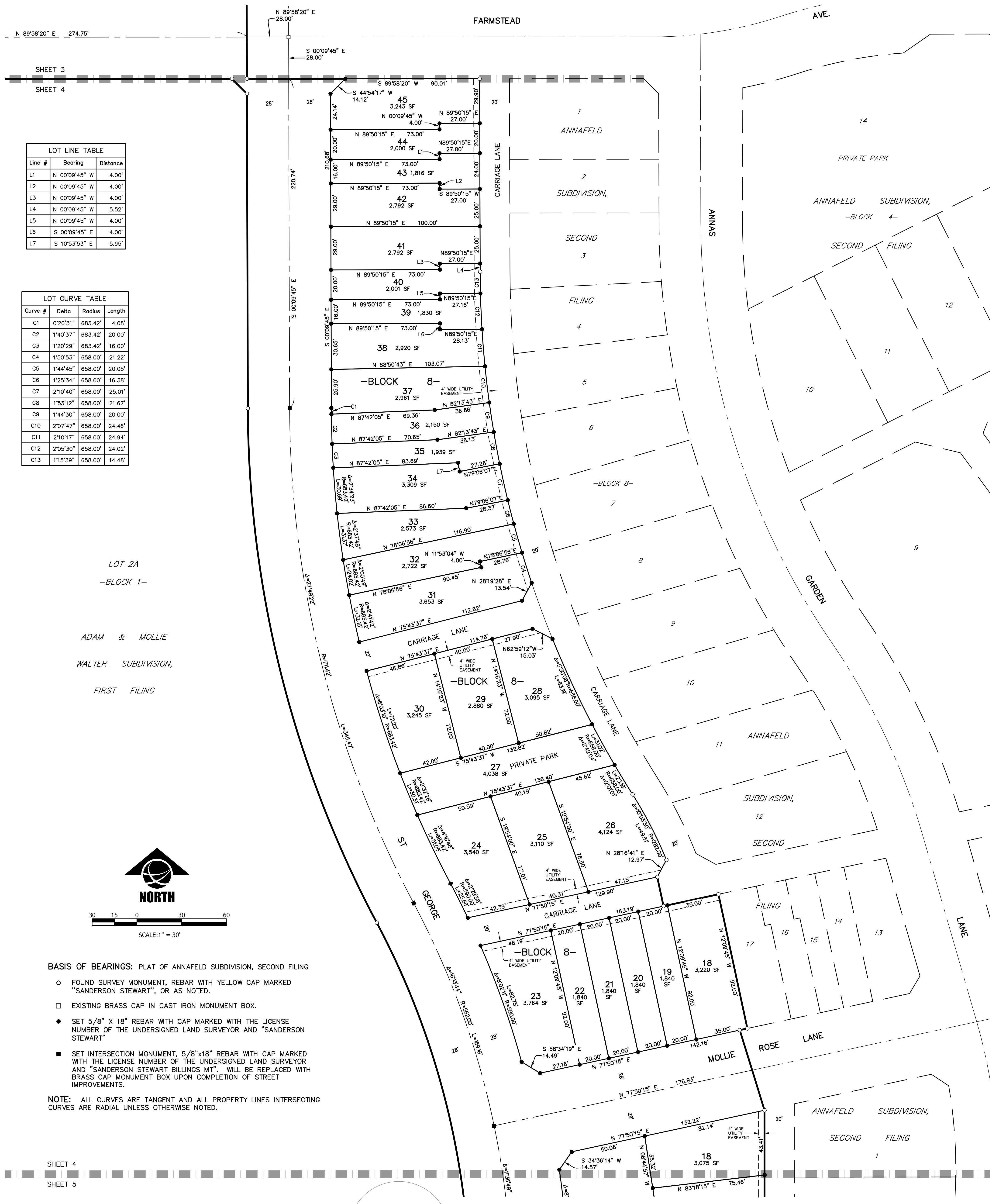
BEING LOT 11 OF BLOCK 2 OF ANNAFELD SUBDIVISION, FIRST FILING, LOT 1 OF BLOCK 10 OF ANNAFELD SUBDIVISION, SECOND FILING, AND LOT 1A-1 OF AMENDED PLAT OF LOTS 7-10, BLOCK 5 AND LOT 1A, BLOCK 11 OF ANNAFELD SUBDIVISION SECOND FILING, SITUATED IN THE NW1/4 OF SECTION 19, T. 1 S., R. 26 E., P.M.M. IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : McCALL DEVELOPMENT, INC.

AUGUST, 2020

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

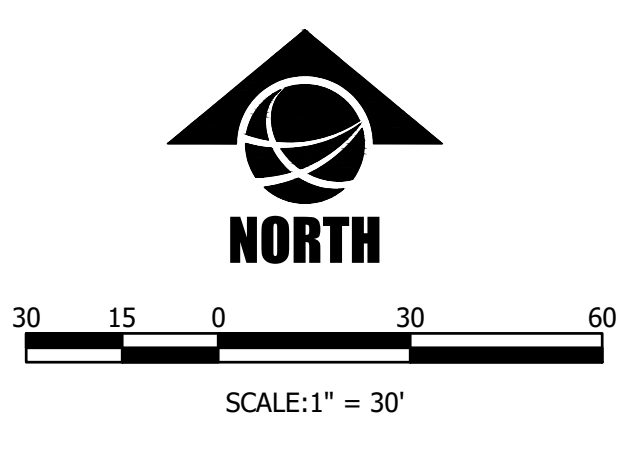


LOT LINE TABLE		
Line #	Bearing	Distance
L1	N 00°09'45" W	4.00'
L2	N 00°09'45" W	4.00'
L3	N 00°09'45" W	4.00'
L4	N 00°09'45" W	5.52'
L5	N 00°09'45" W	4.00'
L6	S 00°09'45" E	4.00'
L7	S 10°53'53" E	5.95'

LOT CURVE TABLE			
Curve #	Delta	Radius	Length
C1	0°20'31"	683.42'	4.08'
C2	1°40'37"	683.42'	20.00'
C3	1°20'29"	683.42'	16.00'
C4	1°50'53"	658.00'	21.22'
C5	1°44'45"	658.00'	20.05'
C6	1°25'34"	658.00'	16.38'
C7	2°10'40"	658.00'	25.01'
C8	1°53'12"	658.00'	21.67'
C9	1°44'30"	658.00'	20.00'
C10	2°07'47"	658.00'	24.46'
C11	2°10'17"	658.00'	24.94'
C12	2°05'30"	658.00'	24.02'
C13	1°15'39"	658.00'	14.48'

LOT 2A
-BLOCK 1-

ADAM & MOLLIE
WALTER SUBDIVISION,
FIRST FILING



- BASIS OF BEARINGS:** PLAT OF ANNAFELD SUBDIVISION, SECOND FILING
- FOUND SURVEY MONUMENT, REBAR WITH YELLOW CAP MARKED "SANDERSON STEWART", 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"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.

SHEET 4
SHEET 5

RESERVED FOR CLERK AND RECORDER

PLAT OF ANNAFELD SUBDIVISION, THIRD FILING

BEING LOT 11 OF BLOCK 2 OF ANNAFELD SUBDIVISION, FIRST FILING, LOT 1 OF BLOCK 10 OF ANNAFELD SUBDIVISION, SECOND FILING, AND LOT 1A-1 OF AMENDED PLAT OF LOTS 7-10, BLOCK 5 AND LOT 1A, BLOCK 11 OF ANNAFELD SUBDIVISION SECOND 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.

AUGUST, 2020

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

SHEET 4

SHEET 5

BASIS OF BEARINGS: PLAT OF ANNAFELD SUBDIVISION, SECOND FILING

- FOUND SURVEY MONUMENT, REBAR WITH YELLOW CAP MARKED "SANDERSON STEWART", 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"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.

LOT 2A, BLOCK 1

ADAM & MOLLIE WALTER

SUBDIVISION, FIRST FILING

EXISTING PERPETUAL R.O.W. EASEMENT FOR SANITARY SEWER, DOC. #3739637

EXISTING PERPETUAL R.O.W. EASEMENT FOR SANITARY SEWER, DOC. #3739635

EXISTING 30' WIDE TEMPORARY EMERGENCY ACCESS EASEMENT, DOC. #3831833

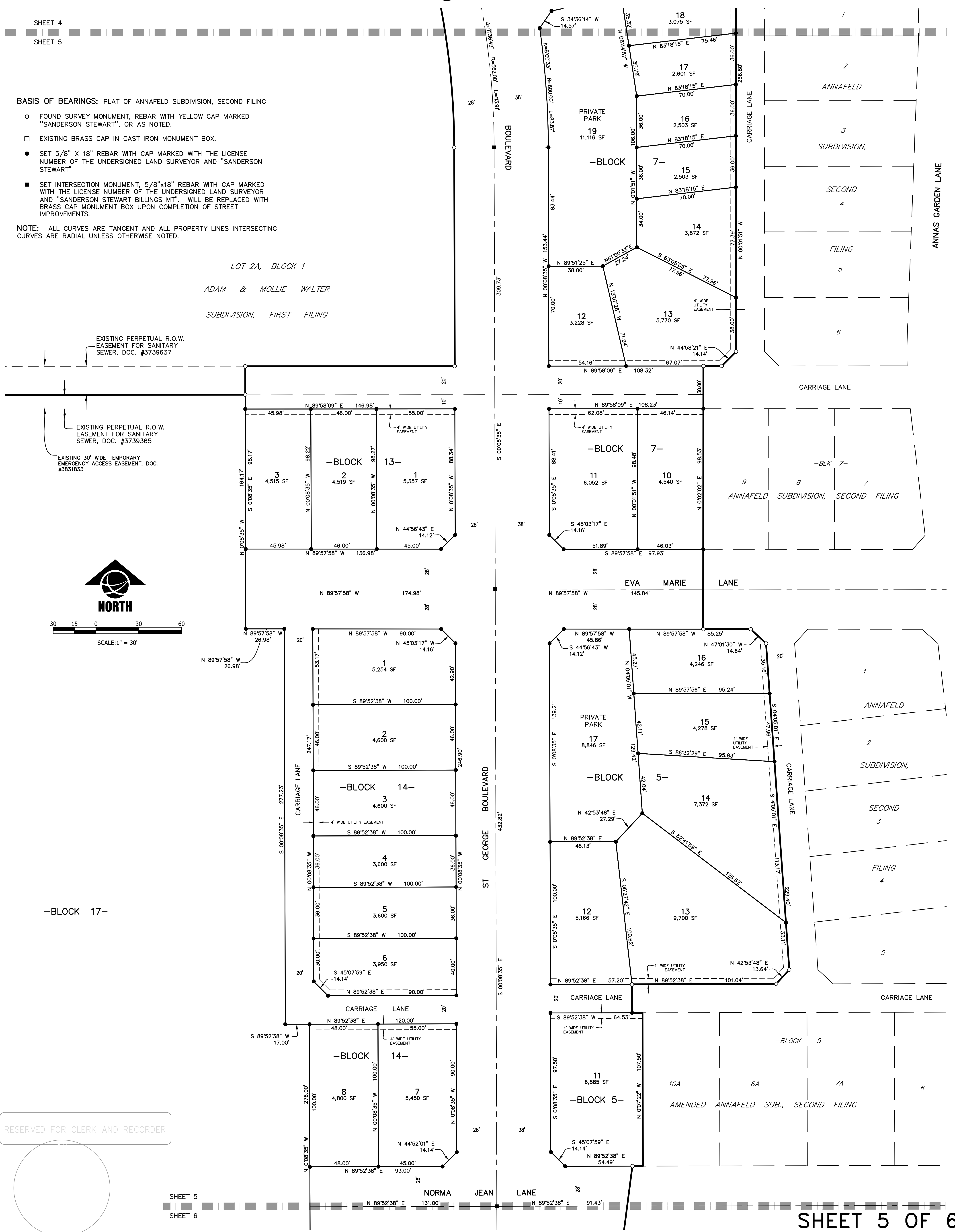


SCALE: 1" = 30'

-BLOCK 17-

RESERVED FOR CLERK AND RECORDER

SHEET 5
SHEET 6



PLAT OF ANNAFELD SUBDIVISION, THIRD FILING

BEING LOT 11 OF BLOCK 2 OF ANNAFELD SUBDIVISION, FIRST FILING, LOT 1 OF BLOCK 10 OF ANNAFELD SUBDIVISION, SECOND FILING, AND LOT 1A-1 OF AMENDED PLAT OF LOTS 7-10, BLOCK 5 AND LOT 1A, BLOCK 11 OF ANNAFELD SUBDIVISION SECOND 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

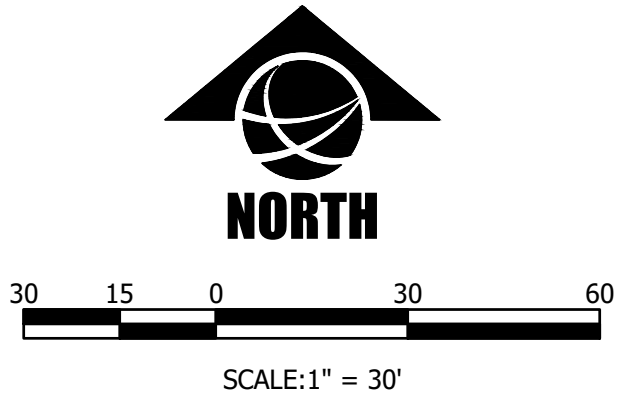
PREPARED FOR : McCALL DEVELOPMENT, INC.

AUGUST, 2020

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

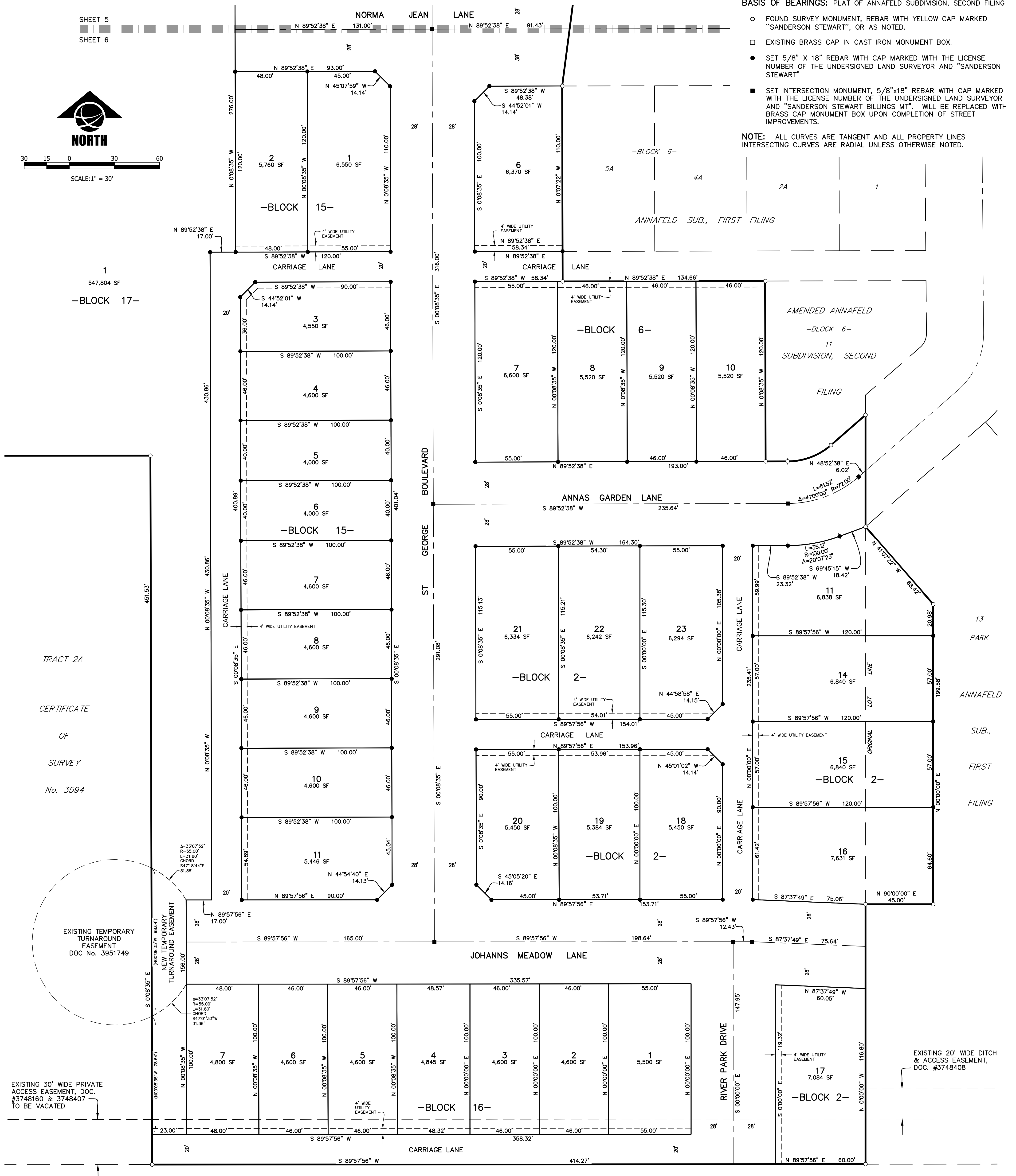
SHEET 5
SHEET 6



BASIS OF BEARINGS: PLAT OF ANNAFELD SUBDIVISION, SECOND FILING

- FOUND SURVEY MONUMENT, REBAR WITH YELLOW CAP MARKED "SANDERSON STEWART", 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"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.



TRACT 2A
CERTIFICATE
OF
SURVEY
No. 3594

EXISTING TEMPORARY
TURNAROUND
EASEMENT
DOC No. 3951749

EXISTING 30' WIDE PRIVATE
ACCESS EASEMENT, DOC.
#3748160 & 3748407
TO BE VACATED

EXISTING 20' WIDE DITCH
& ACCESS EASEMENT,
DOC. #3748408

CERT. of SURVEY No. 1287

RESERVED FOR CLERK AND RECORDER

SHEET 6 OF 6