

PLAT OF ANNAFELD NORTH SUBDIVISION, FIRST FILING

BEING LOT 1A & 1B OF AMENDED LOT 1, BLOCK 1, QFC SUBDIVISION, FIRST FILING, SITUATED IN THE SW1/4 OF SECTION 18, T. 1 S., R. 26 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : MCCALL DEVELOPMENT, INC.

APRIL, 2021

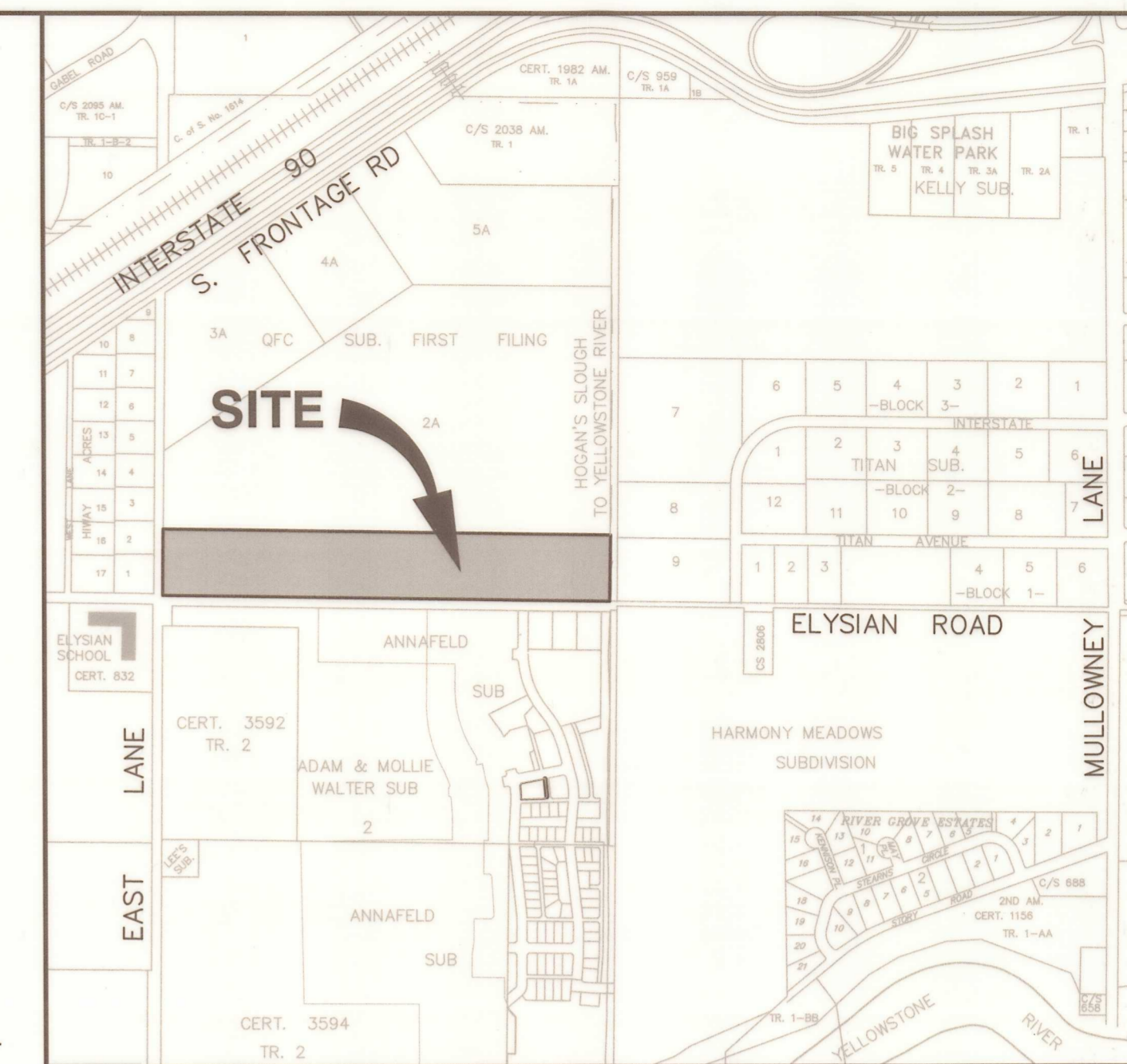
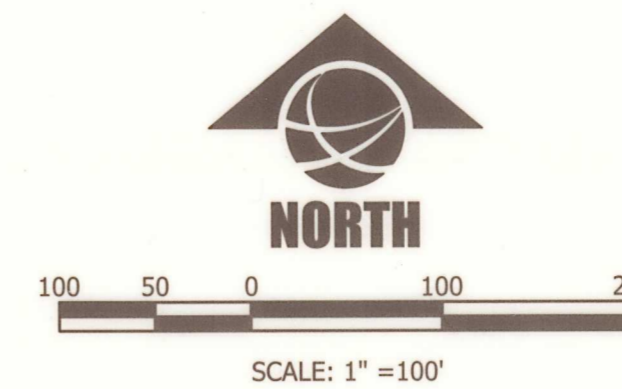
PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

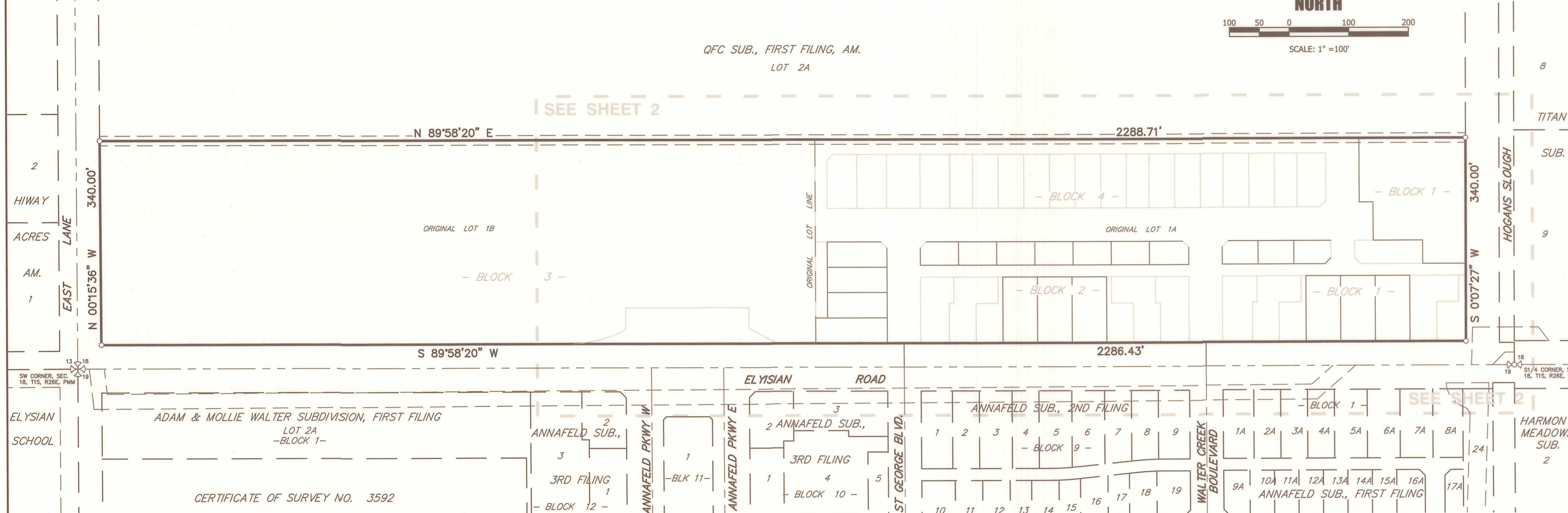
BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS, HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. THE GRID TO GROUND COMBINED SCALE FACTOR AT THE SOUTHWEST CORNER OF SECTION 18 IS 1.00015176; THE CONVERGENCE ANGLE IS -0°00'51". DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- FOUND SURVEY MONUMENT, REBAR AND CAP MARKED "SANDERSON STEWART", OR 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.



VICINITY MAP
NOT TO SCALE



CERTIFICATE OF DEDICATION

STATE OF MONTANA)
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 SW1/4 of Section 18, 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:

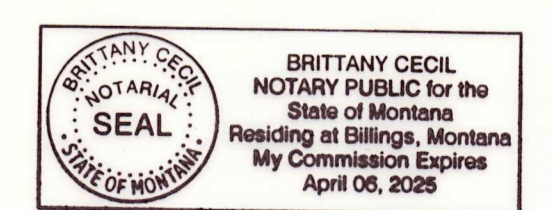
Lots 1A and 1B of Amended Plat of Lot 1, Block 1, QFC Subdivision, First Filing, according to the official plat on file in the office of the clerk & recorder of Yellowstone County, Montana, under Document No. 3969132.

The park requirement for this subdivision is being met by the creation of Lot 13, Block 1 and Lot 17, Block 4 as PRIVATE PARK.
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 NORTH SUBDIVISION, FIRST 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: Vice-President

STATE OF MONTANA)
County of Yellowstone)
On this 8th day of July, 2021, before me, a Notary Public in and for the State of Montana, personally appeared Bradley McCall, known to me to be the persons who signed the foregoing instrument as Vice-President of McCall Development, Inc., and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Brittany Cecil
Notary Public in and for the State of Montana



CERTIFICATE OF CITY ENGINEER'S OFFICE
I hereby certify that the annexed and foregoing plat conforms with Section 76-4-125(1)(d), M.C.A., for the removal of sanitary restrictions since the plat 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

CERTIFICATE OF CITY COUNCIL APPROVAL
STATE OF MONTANA)
County of Yellowstone)
We hereby certify that we have examined the annexed and foregoing PLAT OF ANNAFELD NORTH SUBDIVISION, FIRST 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____.

CERTIFICATE OF SURVEYOR
STATE OF MONTANA)
County of Yellowstone)
The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of January, 2021, a survey was performed under his supervision of a tract of land to be known as ANNAFELD NORTH SUBDIVISION, FIRST 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 17.855 acres and the net area is 14.621 acres.

SANDERSON STEWART
By: Michael Dean Bertram
Montana License No. 1879263
Date: July 8, 2021



CERTIFICATE OF EXAMINING LAND SURVEYOR
I hereby certify that the hereto annexed PLAT OF ANNAFELD NORTH SUBDIVISION, FIRST FILING meets the conditions pursuant to the Montana Subdivision and Platting Act 76-3-611 (2)(a).
Examining Land Surveyor _____ Date _____

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.
Reviewed by: _____ Date: _____

NOTICE OF APPROVAL
STATE OF MONTANA)
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.

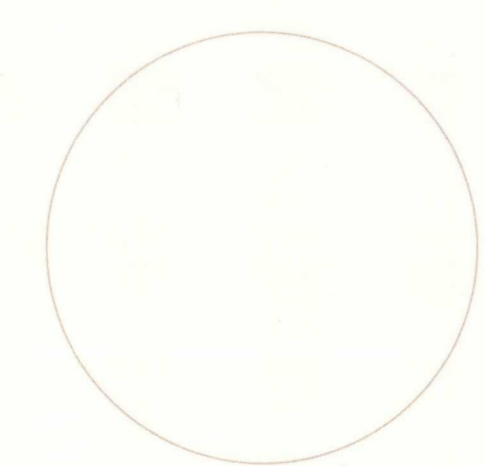
Date _____ President

Executive Secretary

- SUBDIVISION IMPROVEMENTS AGREEMENT
Document No. _____
- CONSENT TO PLATTING
Document No. _____
- CONSENT TO PLATTING
Document No. _____
- PERP. STORM WATER DETENTION EASEMENT
Document No. _____
- STORM DRAIN MAINTENANCE EASEMENT
Document No. _____

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

RESERVED FOR CLERK AND RECORDER



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PREPARED FOR : MCCALL DEVELOPMENT, INC.

APRIL, 2021

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

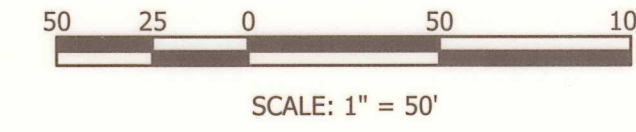
AREA DATA

51 LOTS	13.774 AC
2 PRIVATE PARKS	0.847 AC
(53 LOTS) NET AREA	14.621 AC
ROAD DEDICATION	3.234 AC
GROSS AREA	17.855 AC

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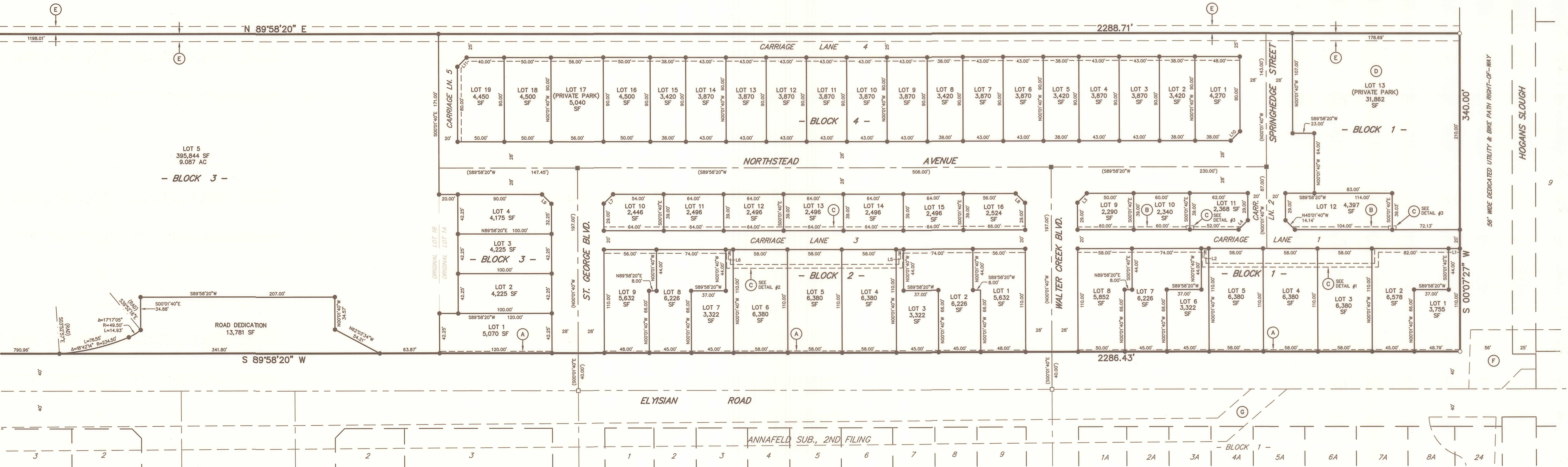
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- (A) NEW 1' NO VEHICULAR ACCESS STRIP
- (B) NEW 3' WIDE STORM DRAIN MAINTENANCE EASEMENT
- (C) NEW 4' WIDE PUBLIC UTILITY EASEMENT
- (D) NEW PERPETUAL STORM WATER DETENTION EASEMENT
- (E) EXISTING 8' WIDE UTILITY EASEMENT PER PLAT OF QFC SUBDIVISION
- (F) EXISTING SANITARY SEWER & WATER MAIN EASEMENT, DOC. #3739366
- (G) EXISTING PIPELINE EASEMENT, DOC. #3354503

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

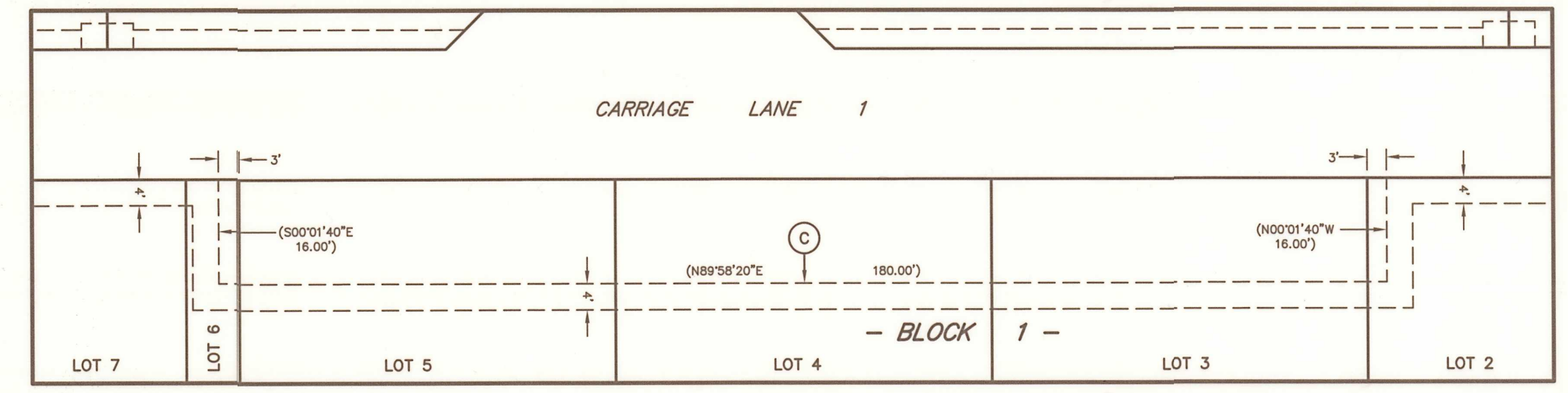


QFC SUB., FIRST FILING, AM.

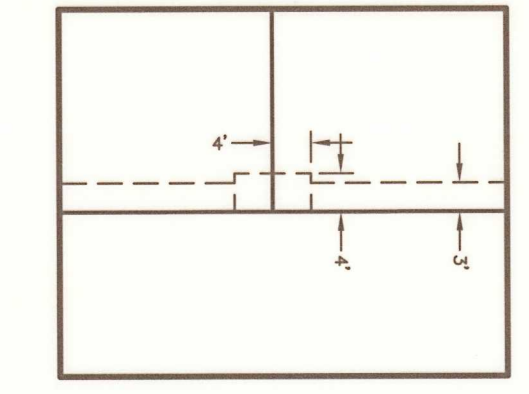
LOT 2A



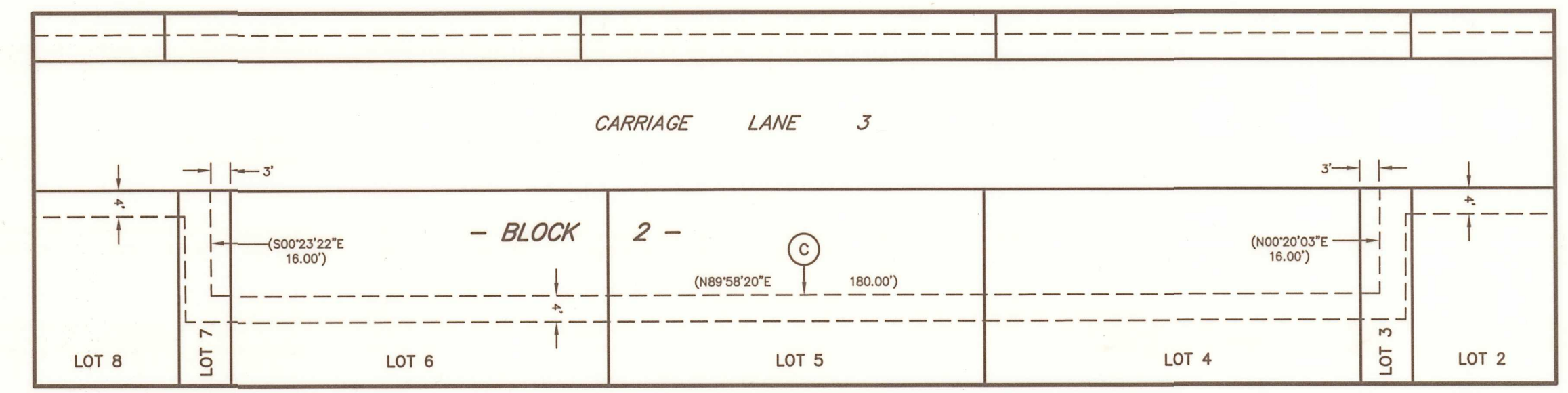
Line #	Bearing	Distance
L1	S 89°58'19" W	12.08'
L2	S 89°58'20" W	8.00'
L3	S 44°58'20" W	14.14'
L4	N 44°58'26" E	14.14'
L5	S 89°58'21" W	8.00'
L6	S 89°58'22" W	8.00'
L7	S 44°58'20" W	14.14'
L8	N 45°01'40" W	14.14'
L9	S 45°01'40" E	14.14'
L10	N 44°58'20" E	14.14'
L11	S 44°58'20" W	14.14'



UTILITY EASEMENT
DETAIL #1
SCALE: 1"=20'



UTILITY EASEMENT
DETAIL #3
SCALE: 1"=20'



UTILITY EASEMENT
DETAIL #2
SCALE: 1"=20'

RESERVED FOR CLERK AND RECORDER

