

PRELIMINARY PLAT OF ANNAFELD NORTH SUBDIVISION, SECOND FILING

BEING LOT 5, BLOCK 3, OF ANNAFELD NORTH SUBDIVISION, FIRST FILING,
BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : MCCALL DEVELOPMENT, LLC

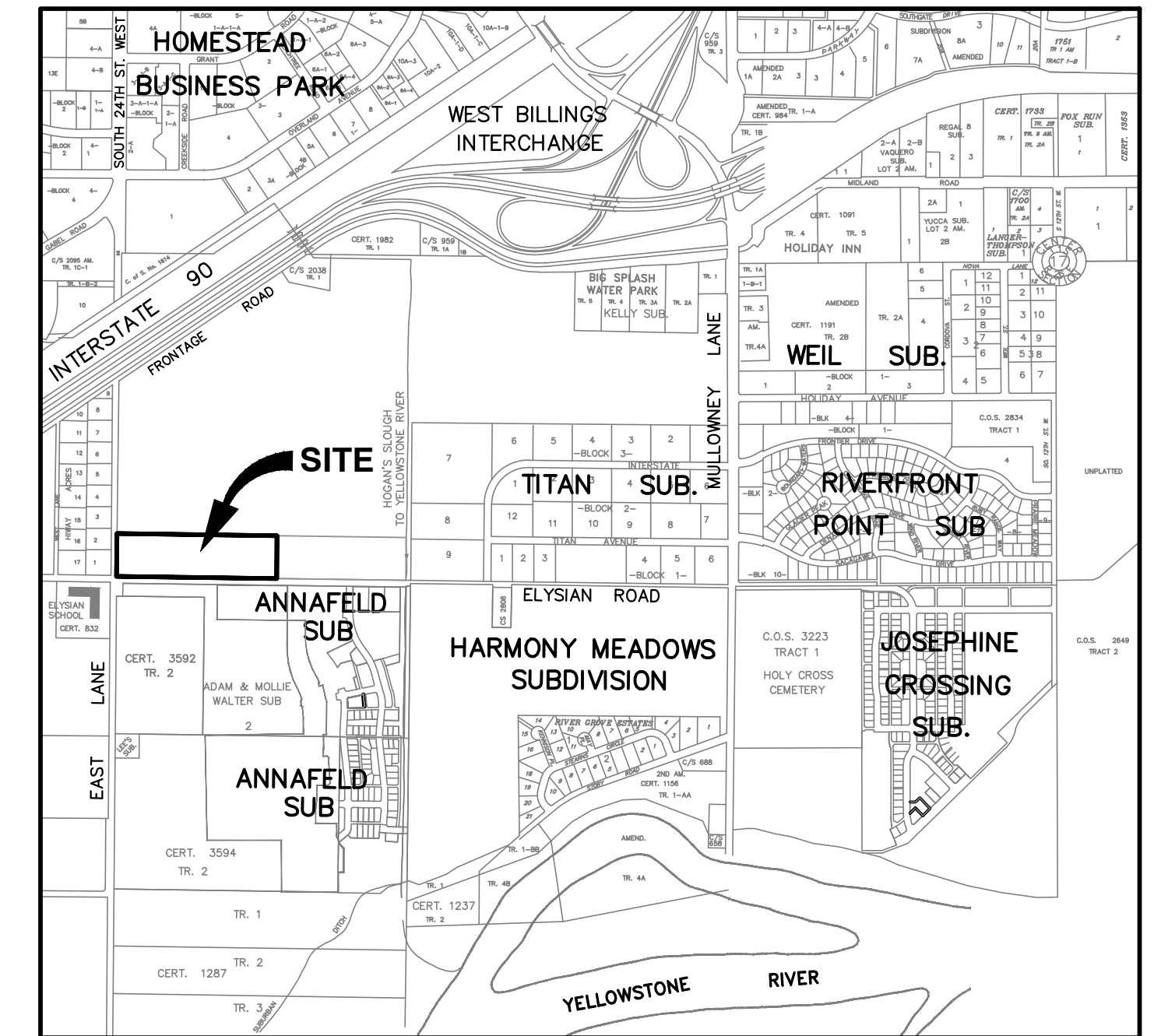
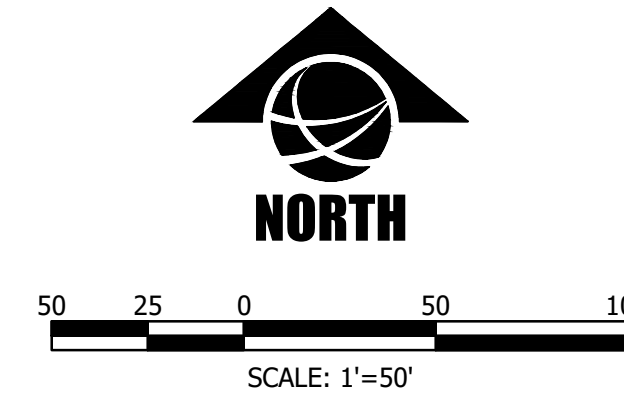
DECEMBER, 2020

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

PLAT DATA

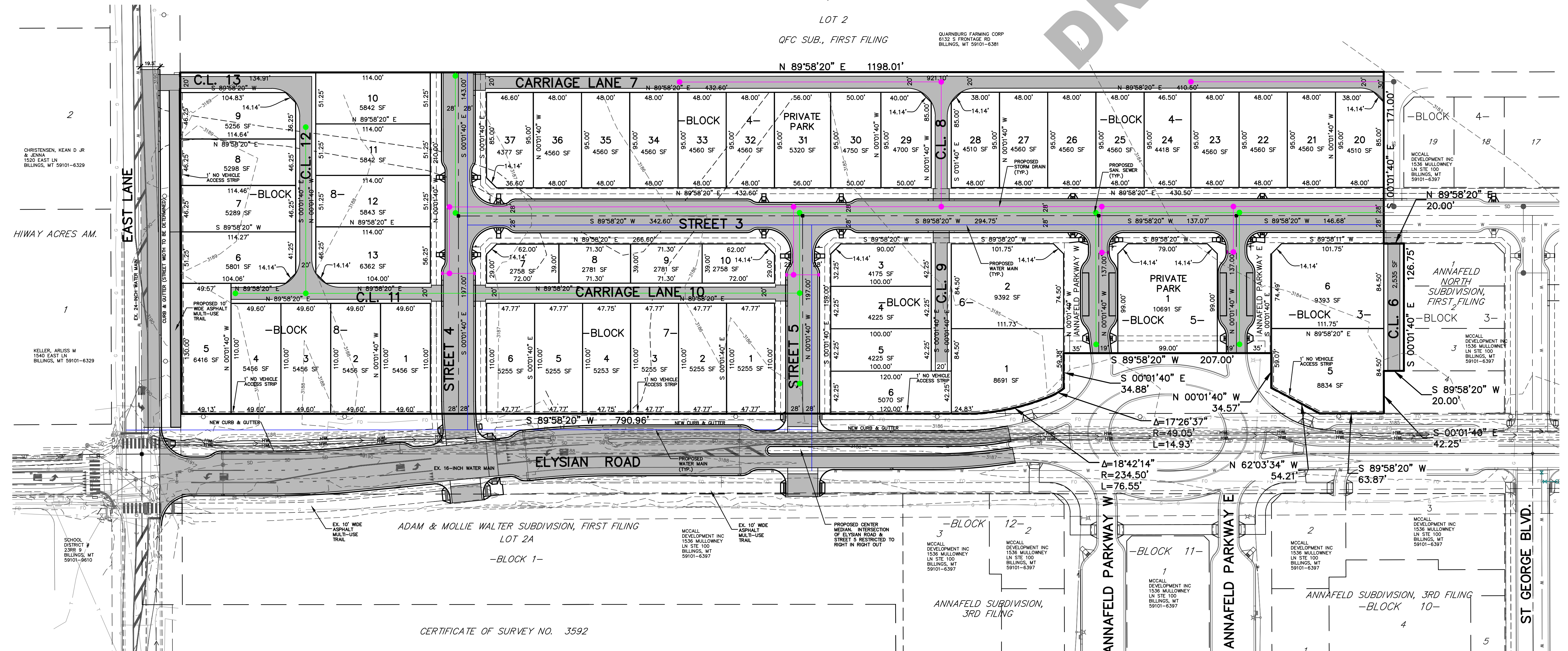
GROSS AREA	= ±9.09 ACRES
NET AREA	= ±5.69 ACRES
NUMBER OF LOTS	= 50
MINIMUM LOT SIZE	= 2,758 SF
MAXIMUM LOT SIZE	= 9,393 SF
LINEAL FEET OF STREETS	= 1,732 L.F.
PARKLAND REQUIREMENT	= ±0.624 ACRES
PARKLAND DEDICATION	= ±0.381 ACRES WITH EXCESS DEDICATION WITH ANNAFELD NORTH, 1ST FILING
EXISTING ZONING	= NEIGHBORHOOD COMMERCIAL
SURROUNDING ZONING:	
NORTH	= HIGHWAY COMMERCIAL
SOUTH	= P.U.D
EAST	= NEIGHBORHOOD COMMERCIAL
WEST	= RESIDENTIAL 15000
EXISTING LAND USE	= VACANT
PROPOSED LAND USE	= RESIDENTIAL/COMMERCIAL



VICINITY MAP
NOT TO SCALE

- 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"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.



CERTIFICATE OF SURVEY NO. 3592