

**PLAT OF
ANNAFELD SUBDIVISION, FOURTH FILING**
BEING LOT 2A, BLOCK 1, ADAM & MOLLIE WALTER SUBDIVISION, FIRST FILING AND
LOT 3, BLOCK 10 & LOT 1A, BLOCK 17, ANNAFELD SUBDIVISION, 3RD 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.

NOVEMBER, 2021

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, FOURTH 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: _____

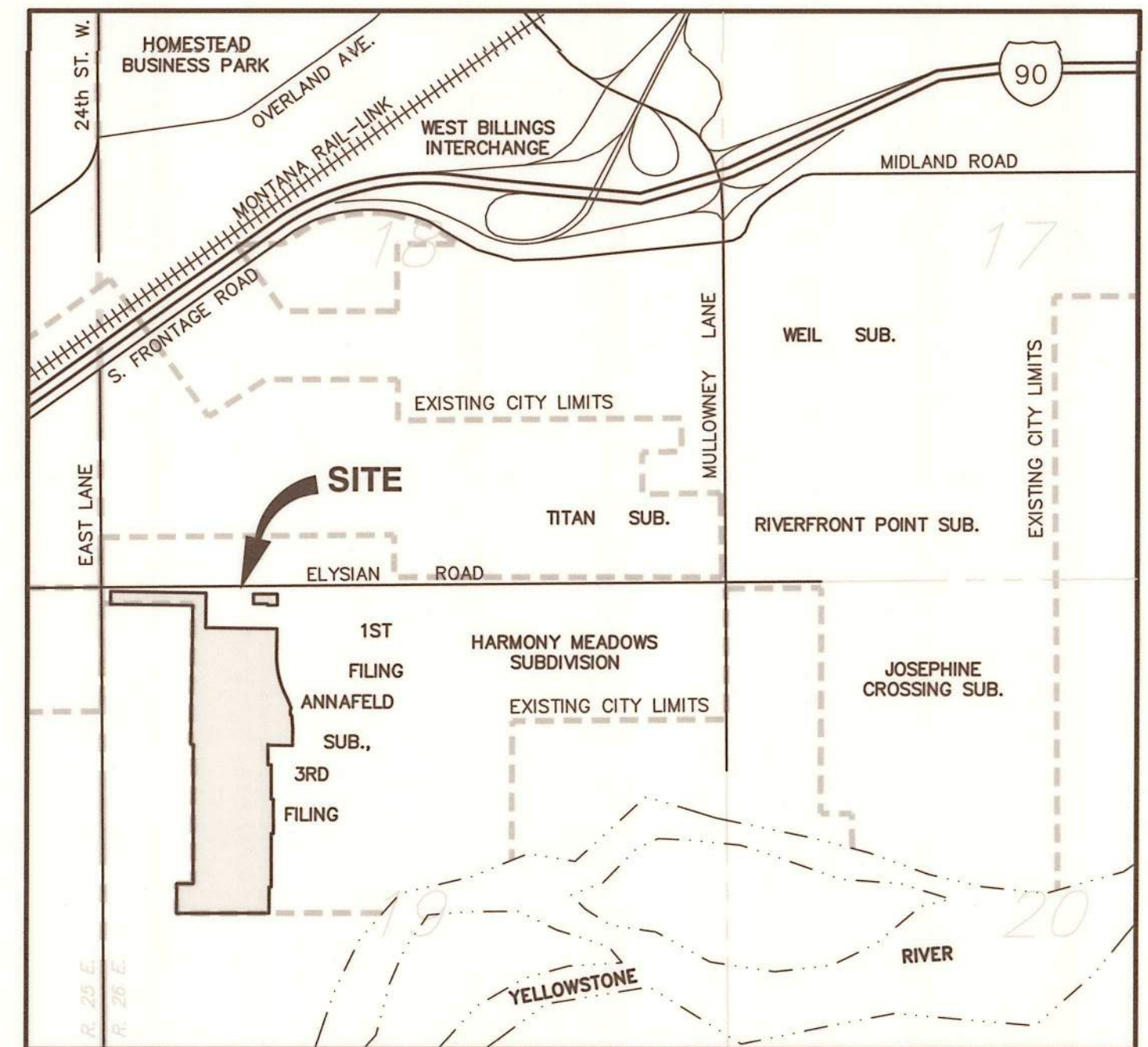
CERTIFICATE OF COUNTY TREASURER

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



VICINITY MAP
NOT TO SCALE

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 2A of the Amended Plat of Lot 2, Block 1, Adam & Mollie Walter 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. 3880645; Lot 3, Block 10 of Annafeld Subdivision, Third Filing, Document No. 3961163; and Lot 1A of the Amended Plat of Lot 1, Block 17 of Annafeld Subdivision Third Filing, Document No. 4009589.

The park requirement for this subdivision is being met by the creation of Lot 17 of Block 15, Lot 16 of Block 18, and Lot 1 of Block 25 as PRIVATE PARK and previous land dedication by the Plats of Annafeld Subdivision, First, Second, & Third Filings.

Said tract to be known and designated as PLAT OF ANNAFELD SUBDIVISION, FOURTH 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)

On this 29 day of April, 2022, before me, the undersigned Notary Public 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.



Heather Lewis
Notary Public in and for the State of Montana

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
) :ss
County of Yellowstone)

The undersigned, a Montana Registered Land Surveyor declares that during the month of November, 2021, a survey was performed under his supervision of a tract of land to be known as ANNAFELD SUBDIVISION, FOURTH 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 36.690 acres and the net area is 28.460 acres, more or less.

SANDERSON STEWART

By: Michael Dean Bertram

Montana Registration No. 18972LS

Date: April 29, 2022



SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____

CONSENT TO PLATTING

Document No. _____

PRIVATE WATER & SEWER SERVICE EASEMENT

Document No. _____

RESERVED FOR CLERK AND RECORDER

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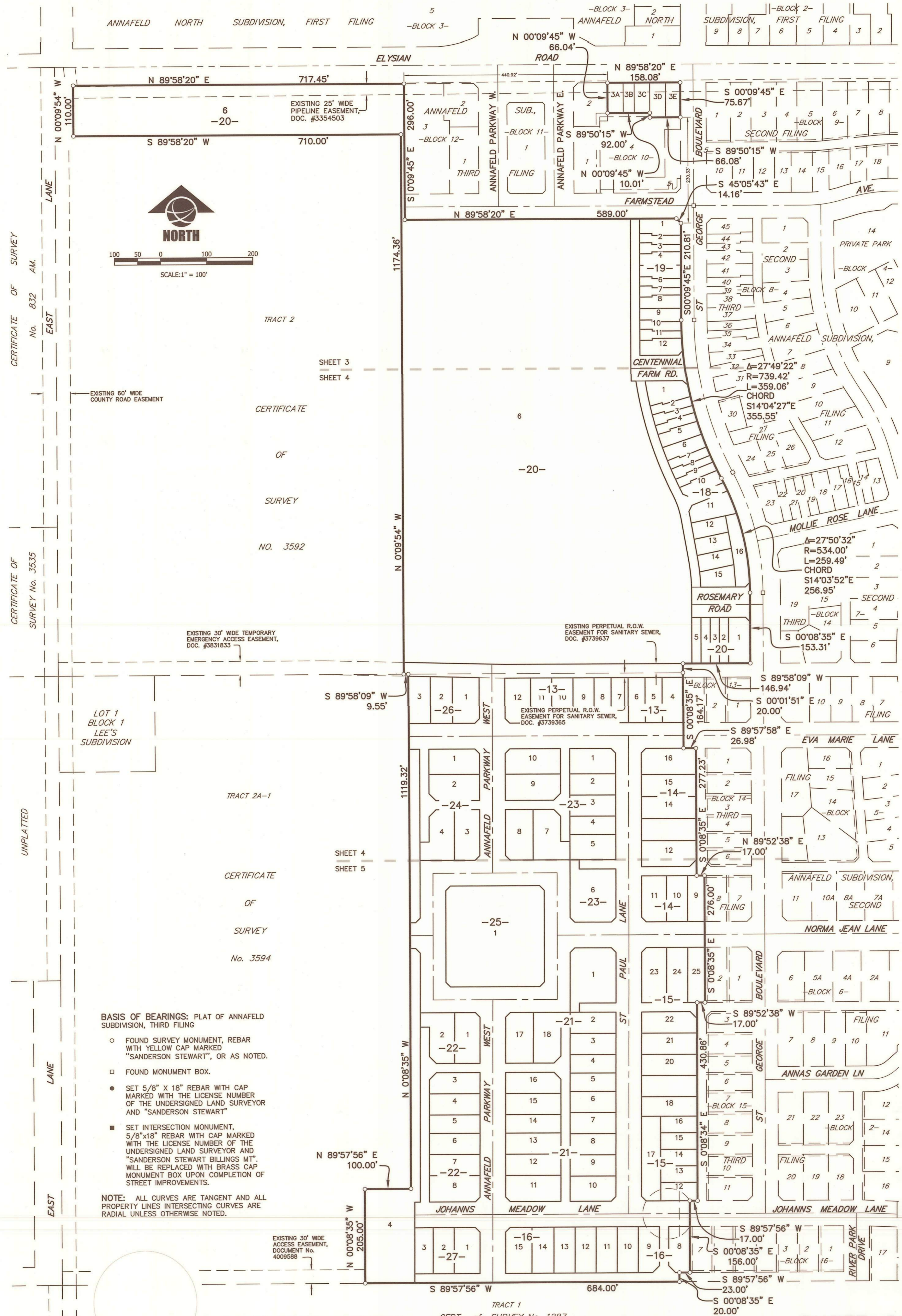
AREA DATA	
124 LOTS	27.102 AC
3 PRIVATE PARKS	1.358 AC
NET AREA	28.460 AC
ROAD DEDICATION	8.230 AC
GROSS AREA	36.690 AC

PREPARED FOR : McCALL DEVELOPMENT, INC.

NOVEMBER, 2021

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



BASIS OF BEARINGS: PLAT OF ANNAFELD SUBDIVISION, THIRD FILING

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

PLAT OF ANNAFELD SUBDIVISION, FOURTH FILING

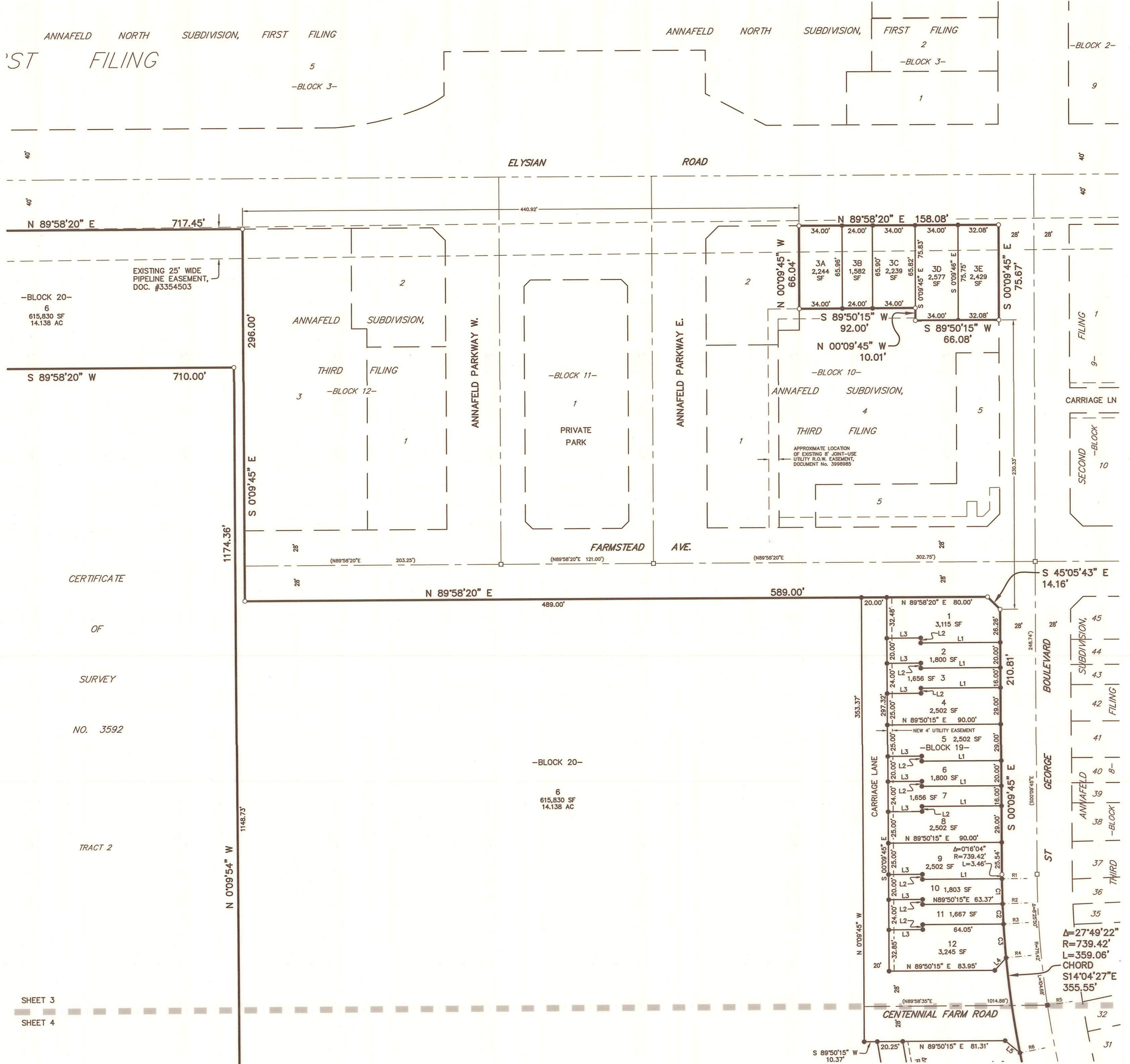
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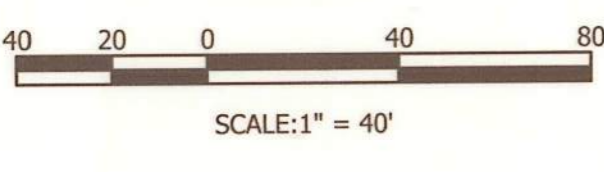
BILLINGS, MONTANA



CERTIFICATE
OF
SURVEY
NO. 3592

TRACT 2

SHEET 3
SHEET 4



LOT LINE TABLE		
Line #	Bearing	Distance
L1	S 89°50'15" W	63.00'
L2	N 00°09'45" W	4.00'
L3	S 89°50'15" W	27.00'
L4	S 42°04'11" W	13.44'
L5	S 50°30'36" E	15.40'

LOT CURVE TABLE			
Curve #	Delta	Radius	Length
C1	1°33'00"	739.42'	20.00'
C2	1°14'27"	739.42'	16.01'
C3	2°05'21"	739.42'	26.96'

RADIAL LINE TABLE	
Line #	Bearing
R1	N 89°34'10" E
R2	N 88°01'10" E
R3	N 86°46'43" E
R4	N 84°41'21" E
R5	N 81°24'25" E
R6	N 78°45'19" E

- BASIS OF BEARINGS:** PLAT OF ANNAFELD SUBDIVISION, THIRD 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"
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RESERVED FOR CLERK AND RECORDER

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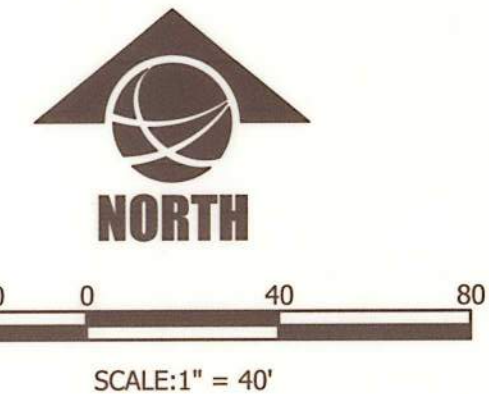
SHEET 3
SHEET 4

Line #	Bearing	Distance
L5	S 50°30'36" E	15.40'
L6	S 74°16'39" W	27.00'
L7	N 15°43'21" W	4.00'
L8	S 74°16'39" W	27.01'
L9	S 74°16'39" W	28.00'
L10	S 74°16'39" W	28.02'
L11	S 68°00'45" W	27.00'
L12	N 21°59'15" W	4.00'
L13	S 68°00'45" W	27.01'
L14	S 68°00'45" W	27.04'
L15	S 68°00'45" W	27.08'
L16	N 67°52'43" W	14.36'
L17	N 26°25'22" E	14.96'
L18	S 43°57'50" W	13.89'
L20	S 45°05'13" E	14.16'
L21	N 44°57'58" W	14.14'
L22	S 45°02'02" W	14.14'
L23	S 89°58'04" E	23.21'
L24	S 44°57'58" E	14.14'
L25	N 45°02'02" E	14.14'
L26	S 44°57'58" E	14.14'
L27	N 45°02'02" E	14.14'
L28	S 44°52'01" W	21.21'
L29	S 89°57'58" W	20.00'
L30	S 44°57'58" E	21.21'
L31	S 45°02'02" W	21.21'
L32	N 44°57'58" W	14.14'
L33	N 44°57'58" W	21.21'
L34	N 45°02'02" E	21.21'
L35	S 89°57'58" E	20.00'
L36	S 45°02'02" W	20.00'
L45	S 00°02'02" W	20.00'

Curve #	Delta	Radius	Length
C4	1°32'59"	739.42'	20.00'
C5	1°22'54"	829.42'	20.00'
C6	1°14'23"	739.42'	16.00'
C7	1°39'29"	829.42'	24.00'
C8	1°33'00"	739.42'	20.00'
C9	1°22'55"	829.42'	20.00'
C10	2°17'36"	739.42'	29.60'
C11	2°06'29"	829.42'	30.52'
C12	1°33'00"	739.42'	20.00'
C13	1°22'54"	829.42'	20.00'
C14	1°14'23"	739.42'	16.00'
C15	1°39'29"	829.42'	24.00'
C16	1°32'59"	739.42'	20.00'
C17	1°22'53"	829.42'	20.00'
C18	1°31'32"	739.42'	19.69'
C19	1°07'25"	534.00'	10.47'
C20	0°41'30"	829.42'	10.01'
C21	1°44'25"	200.00'	6.07'
C22	2°09'03"	534.00'	20.05'
C23	3°23'43"	200.00'	11.85'
C24	5°40'48"	534.00'	52.94'

6
615,830 SF
14.138 AC

-BLOCK 20-

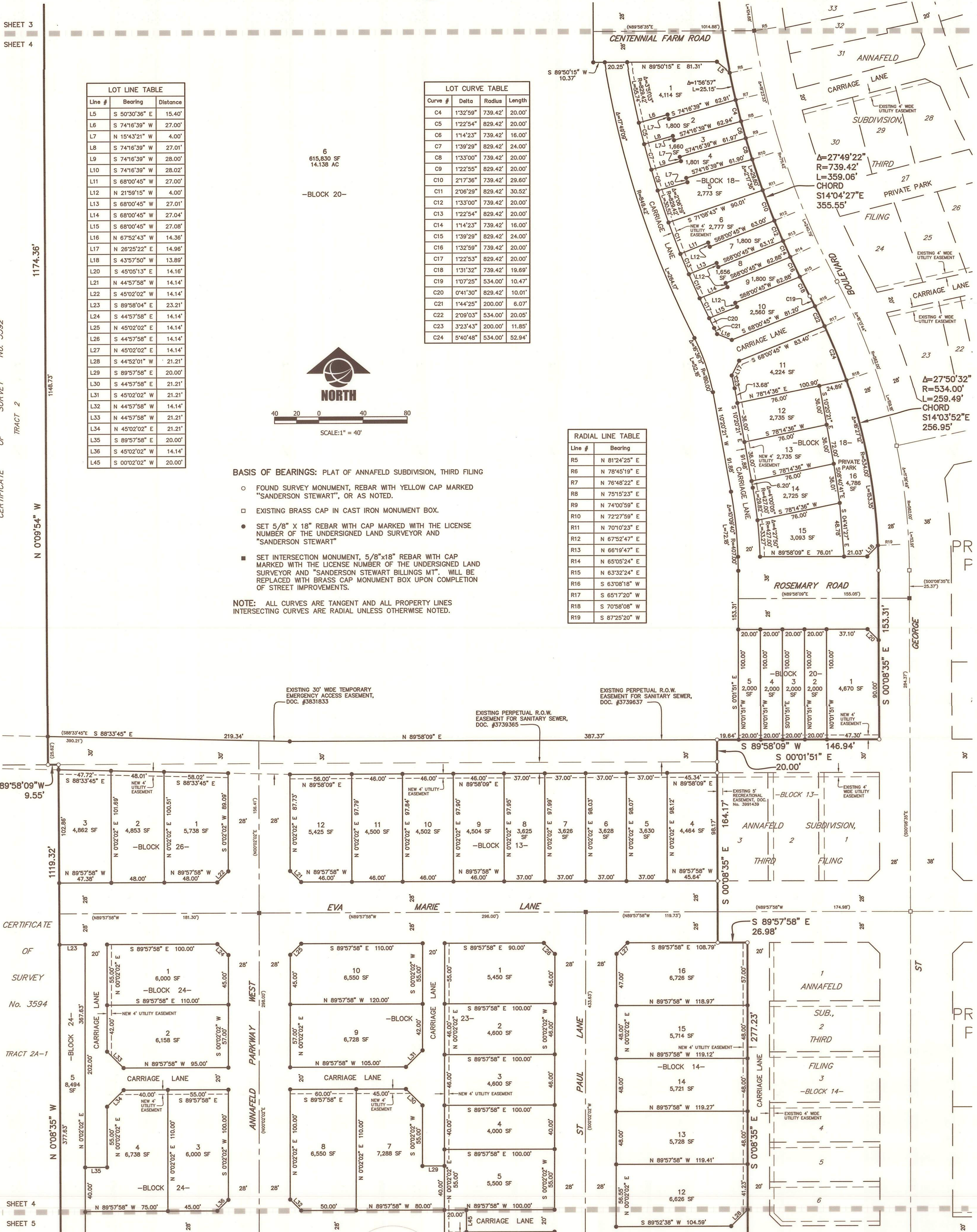


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Line #	Bearing
R5	N 81°24'25" E
R6	N 78°45'19" E
R7	N 76°48'22" E
R8	N 75°15'23" E
R9	N 74°00'59" E
R10	N 72°27'59" E
R11	N 70°10'23" E
R12	N 67°52'47" E
R13	N 66°19'47" E
R14	N 65°05'24" E
R15	N 63°32'24" E
R16	S 63°08'18" W
R17	S 65°17'20" W
R18	S 70°58'08" W
R19	S 87°25'20" W



CERTIFICATE OF SURVEY No. 3592

CERTIFICATE OF SURVEY No. 3594

SHEET 4
SHEET 5

RESERVED FOR CLERK AND RECORDER

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SHEET 4
SHEET 5

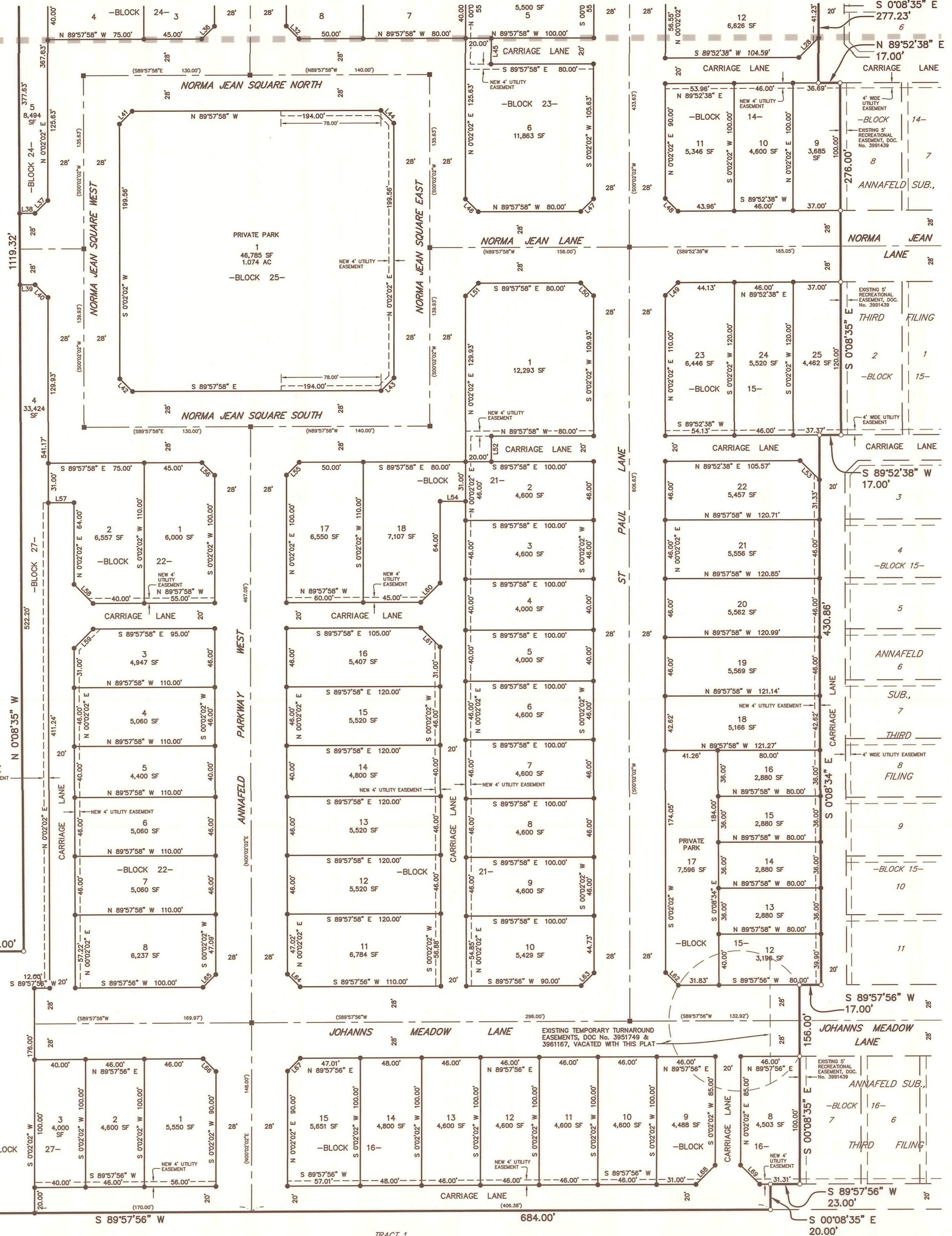
CERTIFICATE

OF
SURVEY

No. 3594

TRACT 2A-1

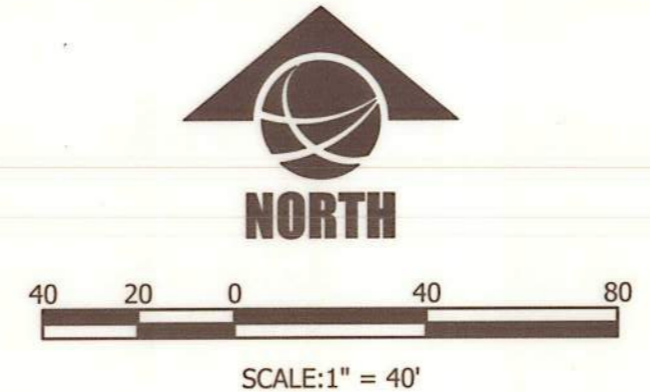
Line #	Bearing	Distance
L28	S 44°52'01" W	21.21'
L32	N 44°57'58" W	14.14'
L36	S 45°02'02" W	14.14'
L37	S 45°02'02" W	14.14'
L38	N 89°57'58" W	12.04'
L39	S 89°57'58" E	11.87'
L40	S 44°57'58" E	14.14'
L41	N 45°02'02" E	14.14'
L42	N 44°57'58" W	14.14'
L43	S 45°02'02" W	14.14'
L44	S 44°57'58" E	14.14'
L45	S 00°02'02" W	20.00'
L46	N 44°57'58" W	14.14'
L47	S 45°02'02" W	14.14'
L48	N 45°02'40" W	14.12'
L49	N 44°57'20" E	14.16'
L50	S 44°57'58" E	14.14'
L51	N 45°02'02" E	14.14'
L52	S 00°02'02" W	20.00'
L53	S 45°07'58" E	21.22'
L54	N 89°57'58" W	20.00'
L55	N 45°02'02" E	14.14'
L56	S 44°57'58" E	14.14'
L57	N 89°57'58" W	20.00'
L58	N 44°57'58" W	21.21'
L59	N 45°02'02" E	21.21'
L60	S 45°02'02" W	21.21'
L61	S 44°57'58" E	21.21'
L62	N 45°00'01" W	14.13'
L63	S 44°59'59" W	14.15'
L64	N 45°00'01" W	14.13'
L65	S 44°59'59" W	14.15'
L66	S 45°00'01" W	14.13'
L67	N 44°59'59" E	14.15'
L68	S 44°59'59" W	21.23'
L69	N 45°00'01" W	21.20'



TRACT 1
CERT. of SURVEY No. 1287

BASIS OF BEARINGS: PLAT OF ANNAFELD SUBDIVISION, THIRD FILING

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PREPARED FOR CLARK AND REEDER