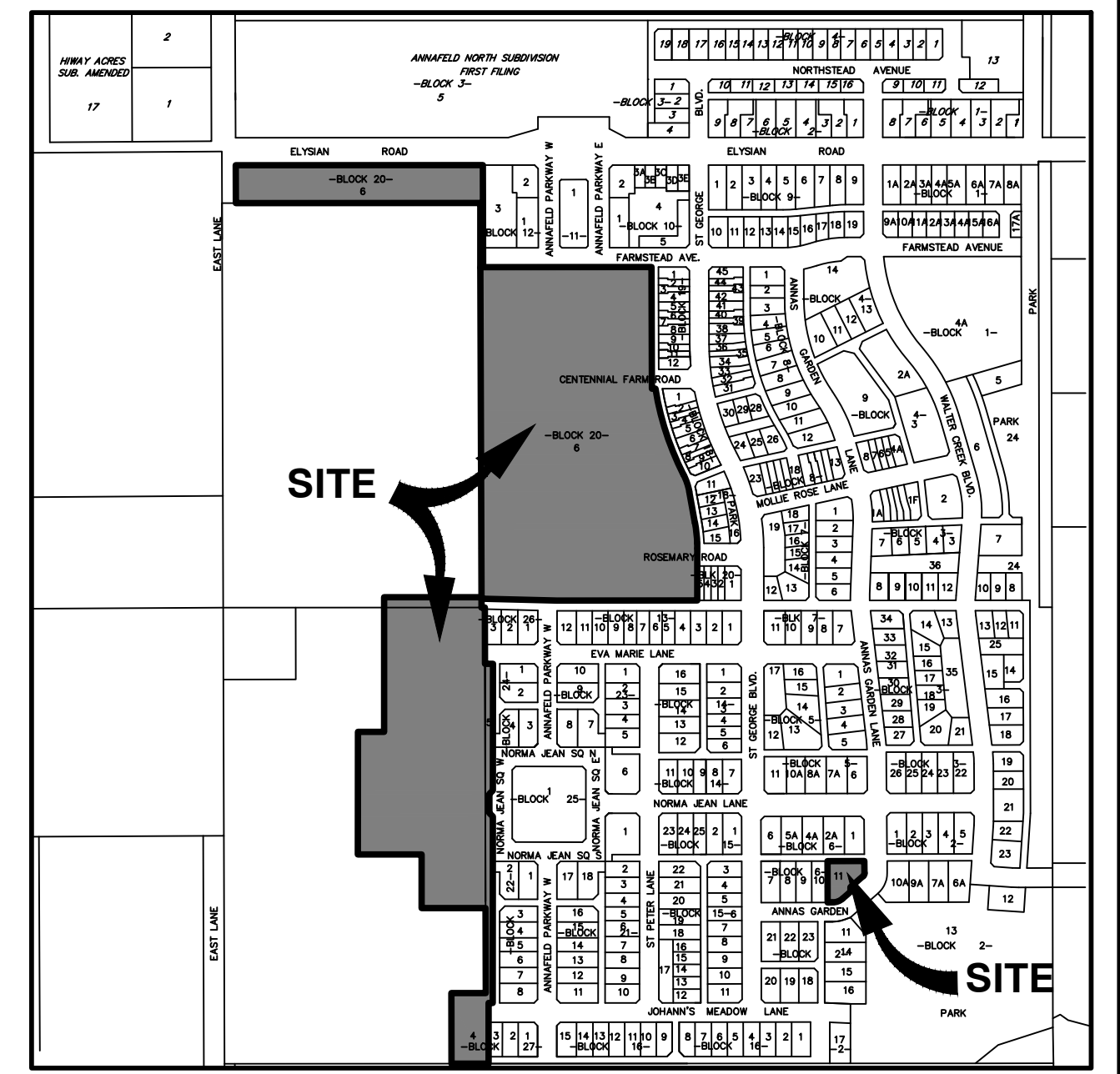
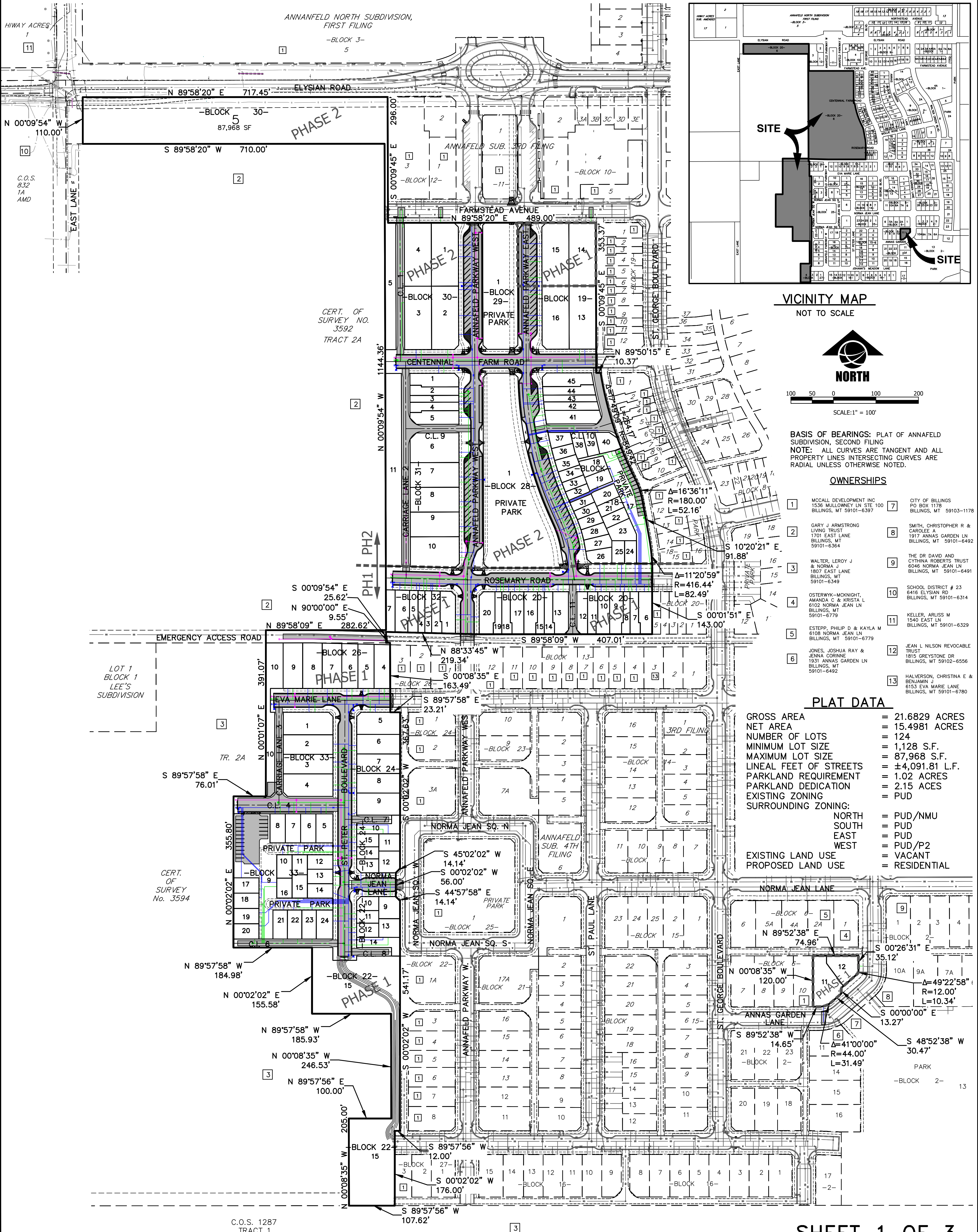


# PRELIMINARY PLAT OF ANNAFELD SUBDIVISION, FIFTH FILING

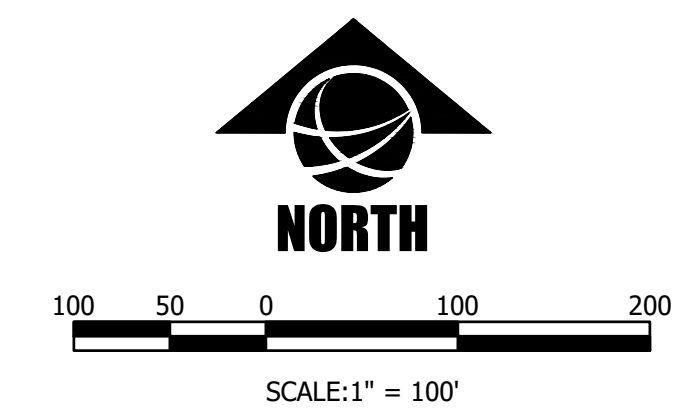
BEING LOT 6A, BLOCK 20, AMENDED LOT 6, BLOCK 20 OF ANNAFELD SUBDIVISION, 4TH FILING  
LOT 5A, BLOCK 24, OF AMENDED LOT 5, BLOCK 24 OF ANNAFELD SUBDIVISION, 4TH FILING  
AND LOT 4, BLOCK 27, OF ANNAFELD SUBDIVISION, 4TH FILING AND LOT 11, BLOCK 6 OF AMENDED  
PLAT OF LOTS 2-5, BLOCK 6 AND LOT 1, BLOCK 11 OF ANNAFELD SUBDIVISION, 2ND FILING  
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : McCALL DEVELOPMENT, INC.  
PREPARED BY : SANDERSON STEWART

DECEMBER, 2022  
BILLINGS, MONTANA



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.

**OWNERSHIPS**

- |   |  |    |  |
|---|--|----|--|
| 1 | MCCALL DEVELOPMENT INC.<br>1536 MULLOWNEY LN STE 100<br>BILLINGS, MT 59101-6397            | 7  | CITY OF BILLINGS<br>PO BOX 1178<br>BILLINGS, MT 59103-1178                                 |
| 2 | GARY J ARMSTRONG<br>LIVING TRUST<br>1701 EAST LANE<br>BILLINGS, MT 59101-6364              | 8  | SMITH, CHRISTOPHER R &<br>CAROLEE A<br>1917 ANNAS GARDEN LN<br>BILLINGS, MT 59101-6492     |
| 3 | WALTER, LEROY J<br>& NORMA J<br>1807 EAST LANE<br>BILLINGS, MT 59101-6349                  | 9  | THE DR DAVID AND<br>CYNTHIA ROBERTS TRUST<br>6046 NORMA JEAN LN<br>BILLINGS, MT 59101-6491 |
| 4 | OSTERWYK-MCKNIGHT,<br>AMANDA C & KRISTA L<br>8102 NORMA JEAN LN<br>BILLINGS, MT 59101-6779 | 10 | SCHOOL DISTRICT # 23<br>6416 ELYSIAN RD<br>BILLINGS, MT 59101-6314                         |
| 5 | ESTEPP, PHILIP D & KAYLA M<br>6108 NORMA JEAN LN<br>BILLINGS, MT 59101-6779                | 11 | KELLER, ARLISS M<br>1540 EAST LN<br>BILLINGS, MT 59101-6329                                |
| 6 | JONES, JOSHUA RAY &<br>JENNA CORINNE<br>1831 ANNAS GARDEN LN<br>BILLINGS, MT 59101-6492    | 12 | JEAN L NILSON REVOCABLE<br>TRUST<br>1815 GREYSTONE DR<br>BILLINGS, MT 59102-6556           |
|   |  | 13 | HALVERSON, CHRISTINA E &<br>BENJAMIN J<br>6153 EVA MARIE LANE<br>BILLINGS, MT 59101-6780   |

**PLAT DATA**

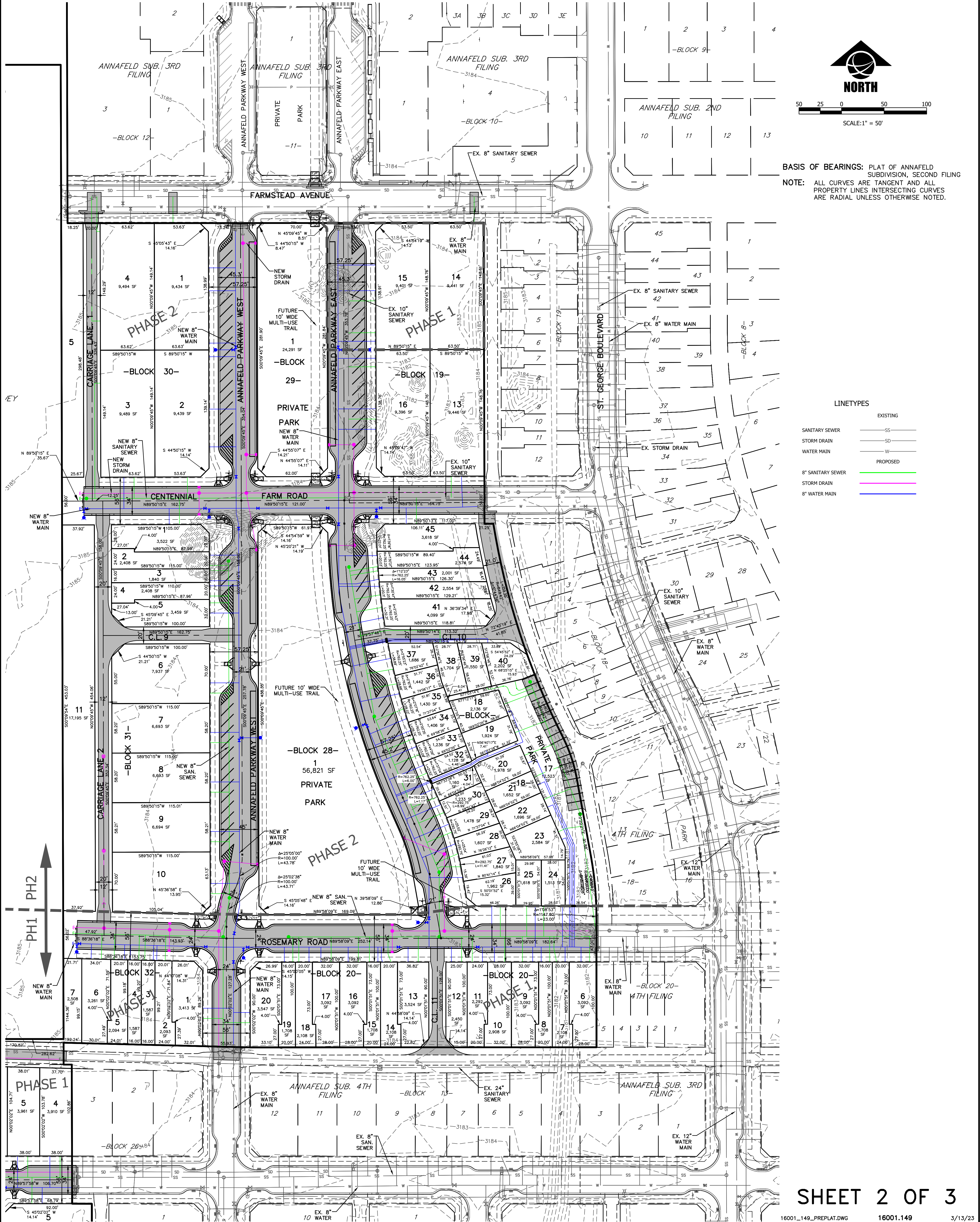
GROSS AREA	= 21.6829 ACRES
NET AREA	= 15.4981 ACRES
NUMBER OF LOTS	= 124
MINIMUM LOT SIZE	= 1,128 S.F.
MAXIMUM LOT SIZE	= 87,968 S.F.
LINEAL FEET OF STREETS	= ±4,091.81 L.F.
PARKLAND REQUIREMENT	= 1.02 ACRES
PARKLAND DEDICATION	= 2.15 ACES
EXISTING ZONING	= PUD
SURROUNDING ZONING:	
NORTH	= PUD/NMU
SOUTH	= PUD
EAST	= PUD
WEST	= PUD/P2
EXISTING LAND USE	= VACANT
PROPOSED LAND USE	= RESIDENTIAL

# PRELIMINARY PLAT OF ANNAFELD SUBDIVISION, FIFTH FILING

BEING LOT 6A, BLOCK 20, AMENDED LOT 6, BLOCK 20 OF ANNAFELD SUBDIVISION, 4TH FILING  
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 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : McCALL DEVELOPMENT, INC.  
 PREPARED BY : SANDERSON STEWART

DECEMBER, 2022  
 BILLINGS, MONTANA



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.

**LINETYPES**

EXISTING	—SS—
SANITARY SEWER	—SD—
STORM DRAIN	—W—
WATER MAIN	—
PROPOSED	—
8" SANITARY SEWER	—
STORM DRAIN	—
8" WATER MAIN	—

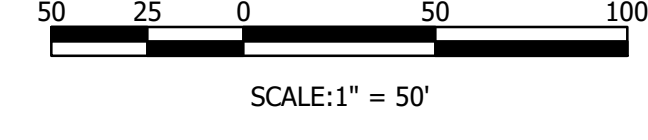
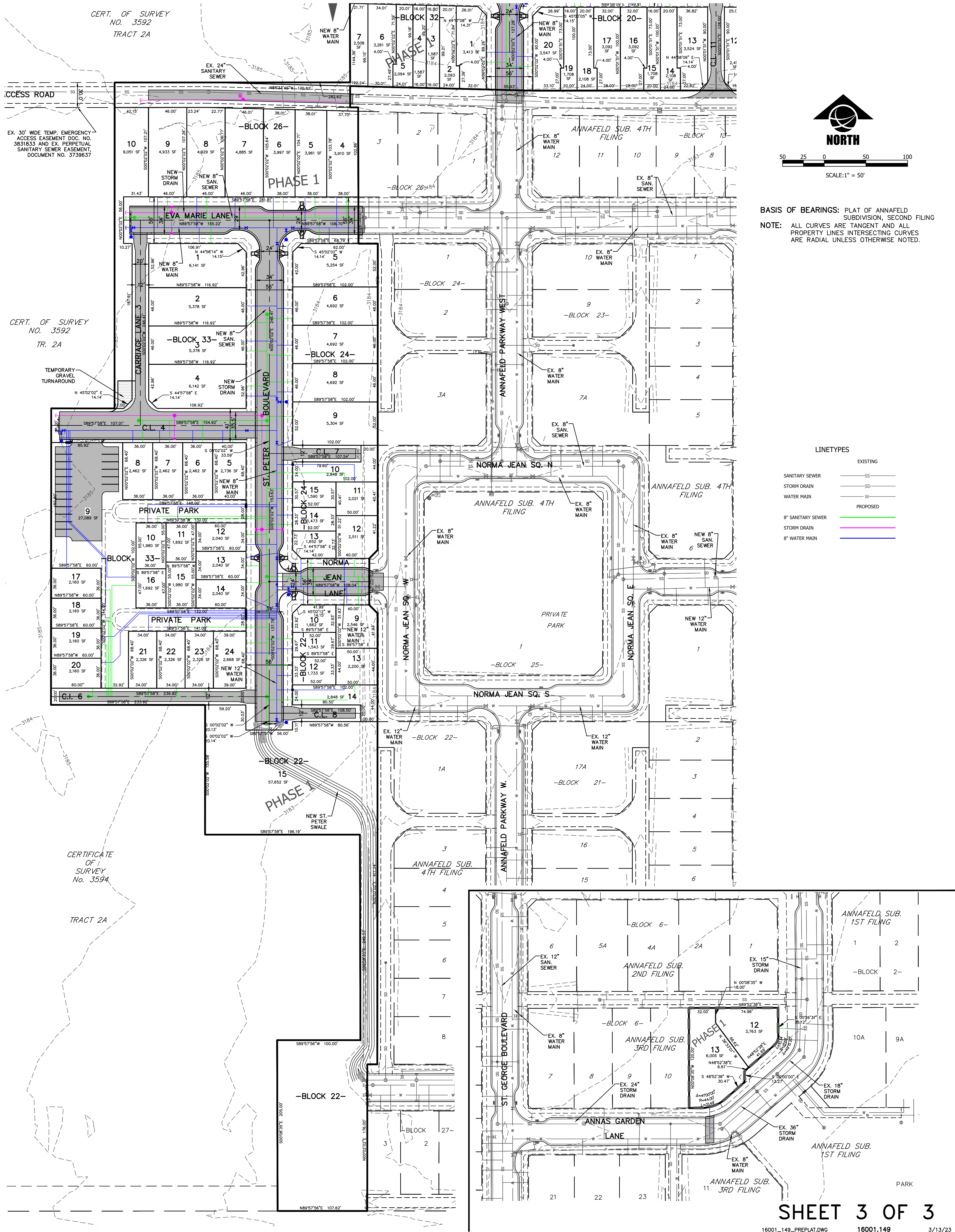
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LINETYPES

	EXISTING
—SS—	SANITARY SEWER
—SD—	STORM DRAIN
—W—	WATER MAIN
—	PROPOSED
—	8" SANITARY SEWER
—	STORM DRAIN
—	8" WATER MAIN