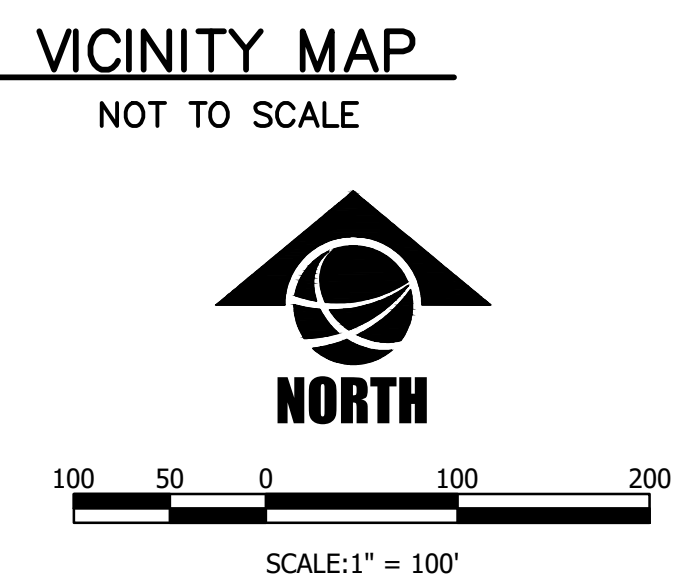
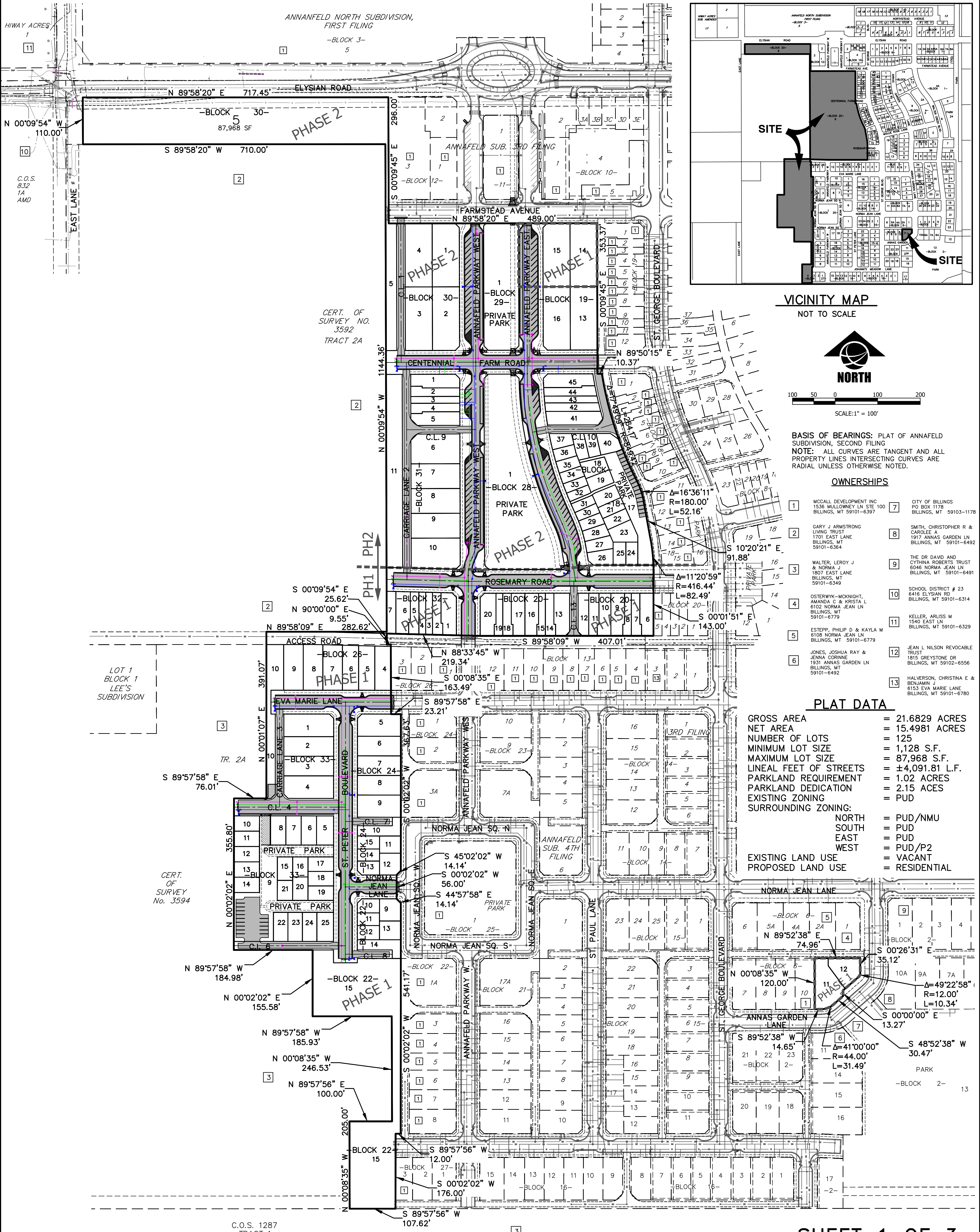


PRELIMINARY PLAT OF ANNAFELD SUBDIVISION, FIFTH FILING

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



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

PLAT DATA

GROSS AREA	= 21.6829 ACRES
NET AREA	= 15.4981 ACRES
NUMBER OF LOTS	= 125
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

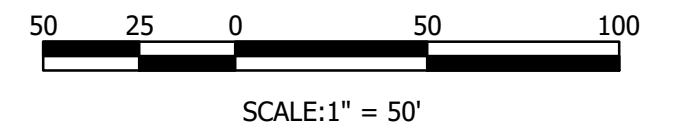
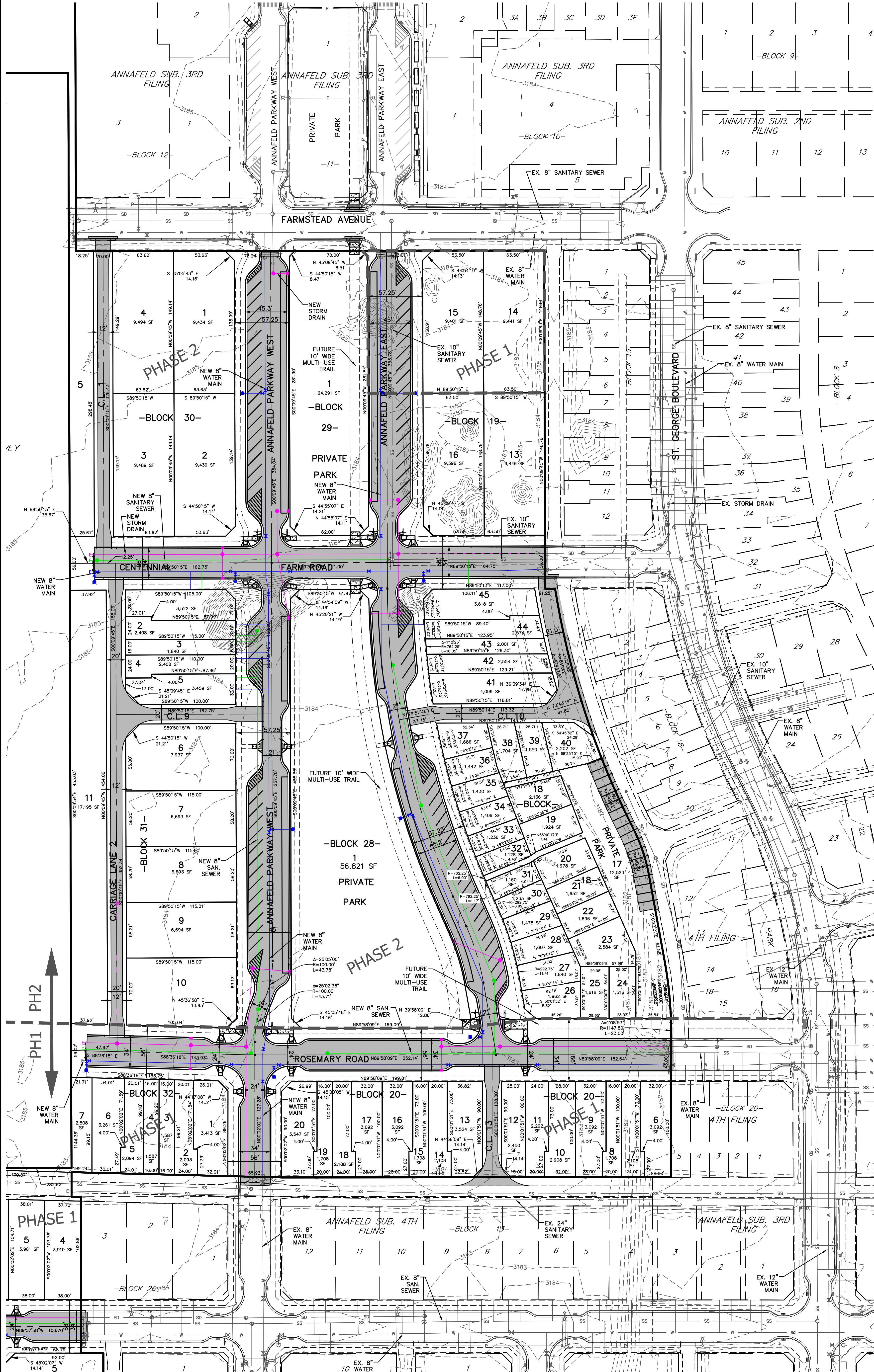
C.O.S. 1287
TRACT 1

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
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LINETYPES

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

PRELIMINARY PLAT OF ANNAFELD SUBDIVISION, FIFTH FILING

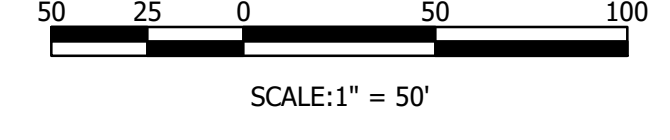
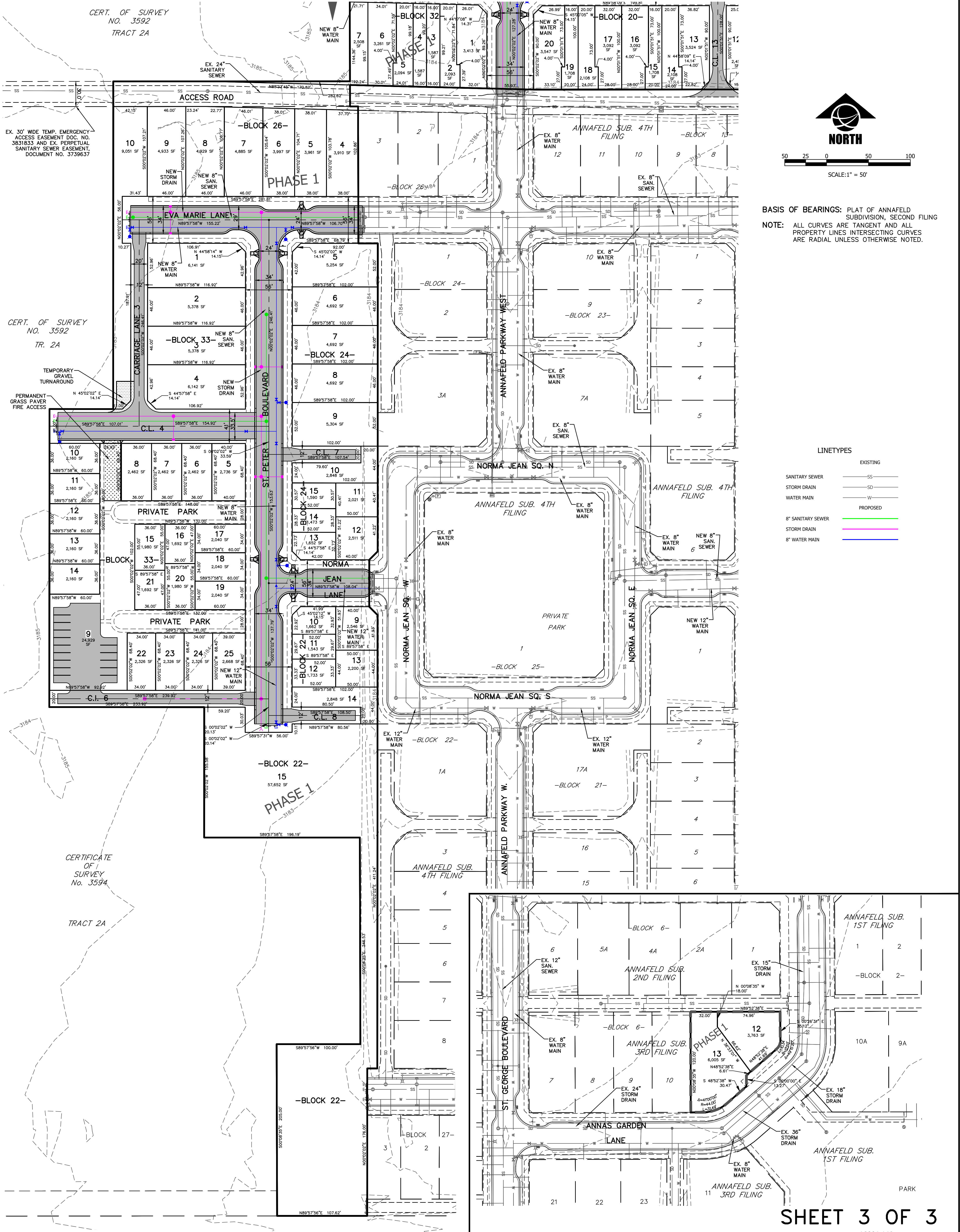
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