

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

PREPARED BY : **SANDERSON STEWART**

DECEMBER, 2020

BILLINGS, MONTANA

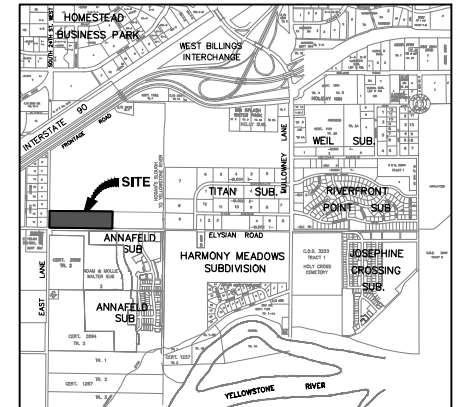
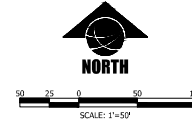
PLAT DATA

- 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" X 18" 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.

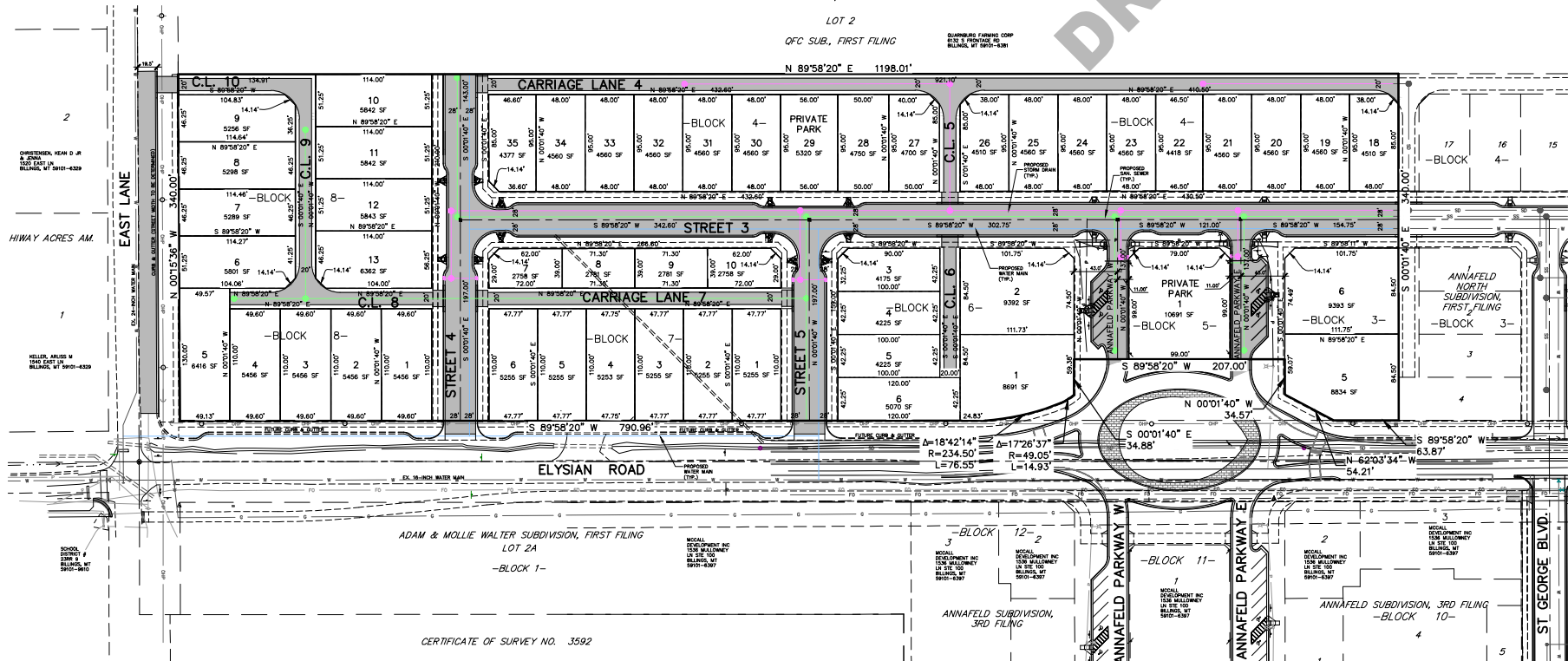
NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

GROSS AREA = ±9.03 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 = ±0.626 ACRES
PARKLAND DEDICATION = ±0.368 ACRES WITH EXCESS DEDICATION WITH ANNAFELD NORTH, 1ST FILING
NEIGHBORHOOD COMMERCIAL

EXISTING ZONING = HIGHWAY COMMERCIAL
SURROUNDING ZONING: NORTH = P.U.D
SOUTH = NEIGHBORHOOD COMMERCIAL
EAST = RESIDENTIAL 15000
WEST = VACANT
EXISTING LAND USE = RESIDENTIAL/COMMERCIAL
PROPOSED LAND USE =



VICINITY MAP
NOT TO SCALE



CERTIFICATE OF SURVEY NO. 3592