

PRELIMINARY PLAT OF ANNAFELD SUBDIVISION, SIXTH FILING

BEING LOT 4A, BLOCK 27 AND LOT 5A-1, BLOCK 24 OF AMENDED PLAT OF LOT 4, BLOCK 27 LOT 5A, BLOCK 24, AND LOT 6A
BLOCK 20 ANNAFELD SUBDIVISION FOURTH FILING AND LOT 10, BLOCK 26 AND LOT 15, BLOCK 22 OF ANNAFELD SUBDIVISION, FIFTH FILING
SITUATED IN THE NW1/4 OF SECTION 19, T. 1S., R. 26E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : McCALL DEVELOPMENT, INC.

OCTOBER, 2024

PREPARED BY : **sanbell**

BILLINGS, MONTANA

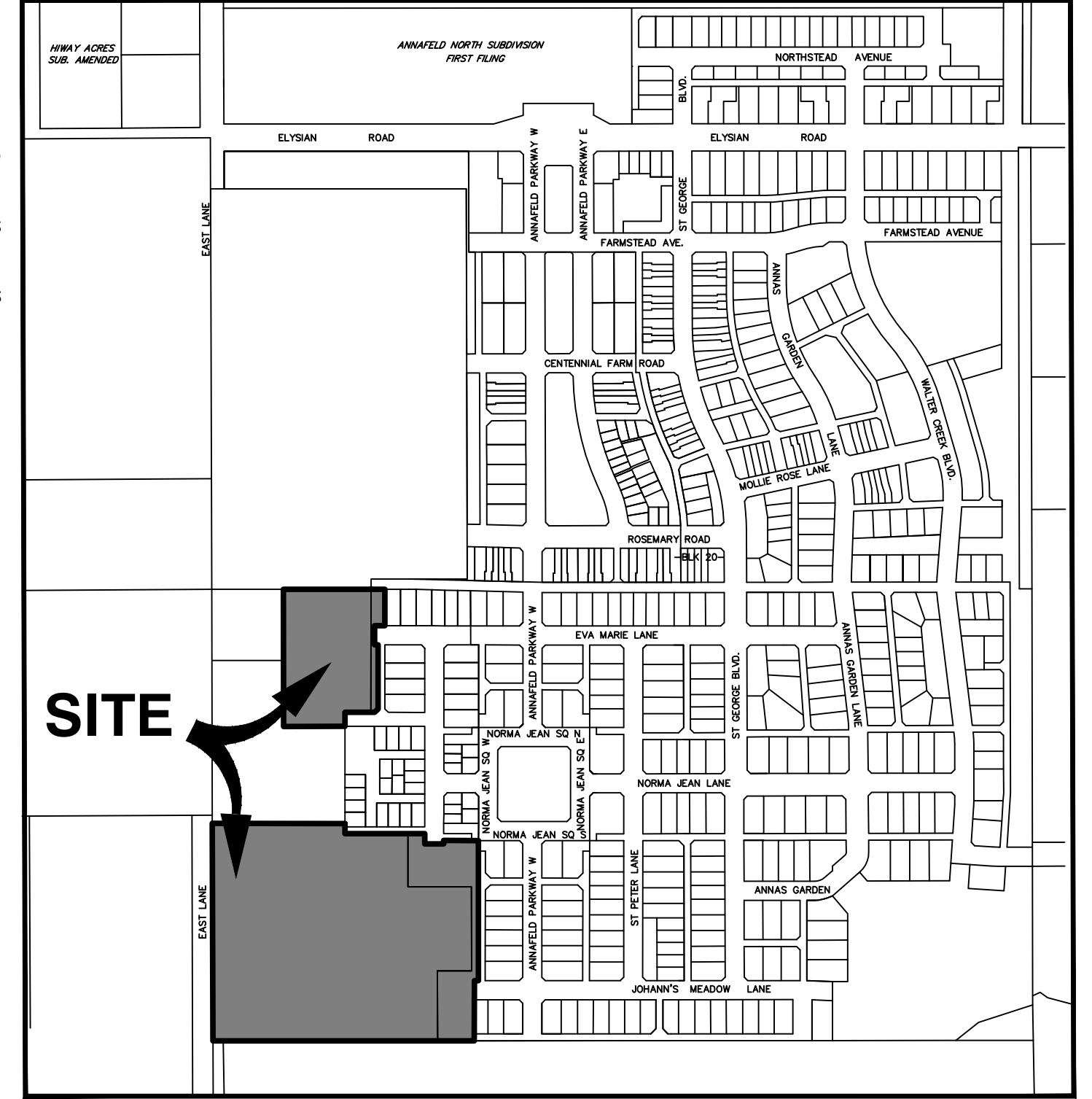
BASIS OF BEARINGS: PLAT OF ANNAFELD SUBDIVISION, SECOND FILING
NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

PLAT DATA

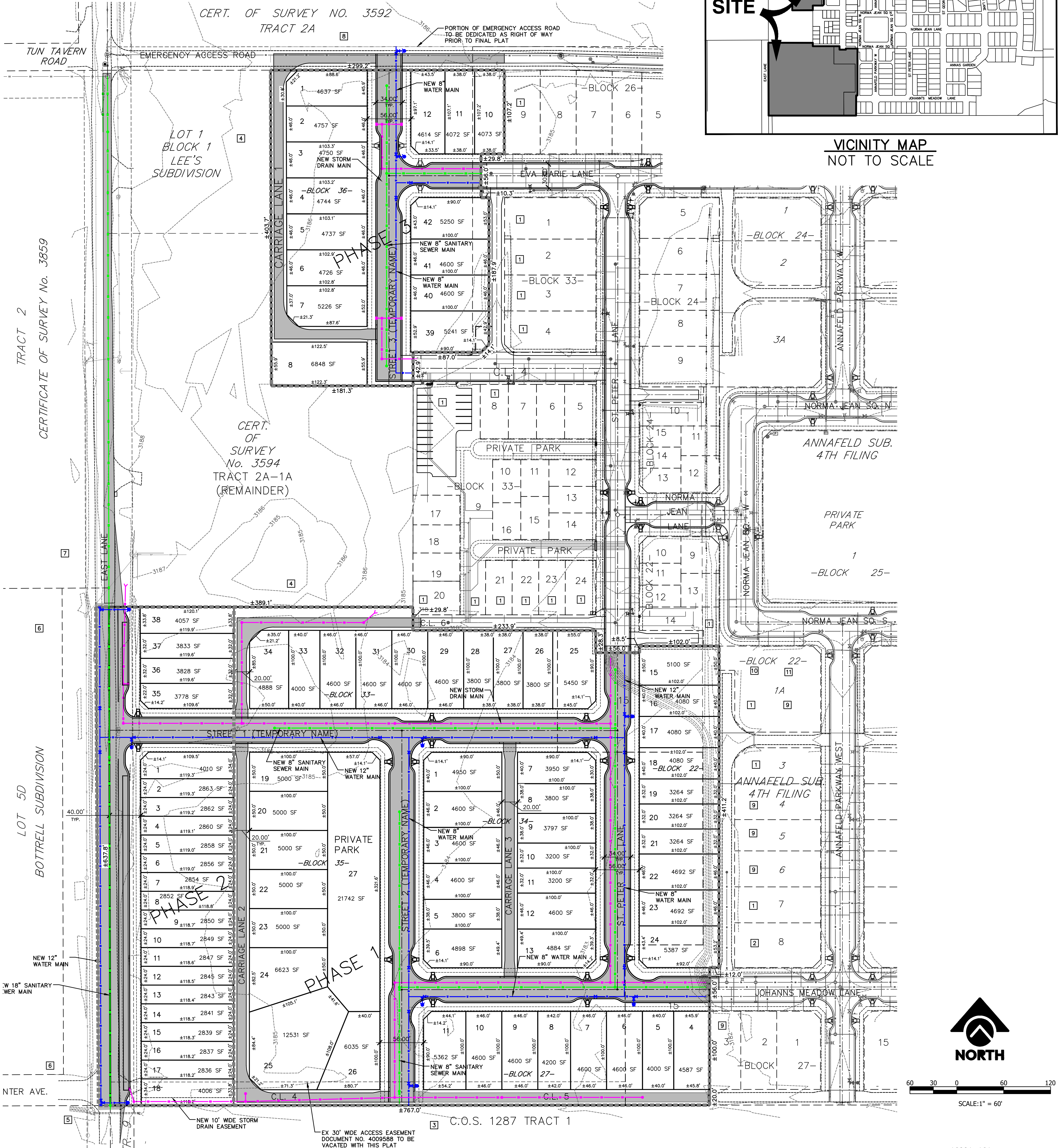
GROSS AREA = 13.536 ACRES
NET AREA = 8.486 ACRES
NUMBER OF LOTS = 87
MINIMUM LOT SIZE = 2836 S.F.
MAXIMUM LOT SIZE = 12,531 S.F.
LINEAL FEET OF STREETS = ±3135 L.F.
PARKLAND REQUIREMENT = 0.933 ACRES
PARKLAND DEDICATION = 0.499 ACRES AND PREVIOUS FILINGS = PUD
EXISTING ZONING = PUD
SURROUNDING ZONING:
NORTH = PUD
SOUTH = PUD AND AGRICULTURAL
EAST = PUD
WEST = I1 AND N4
EXISTING LAND USE = VACANT
PROPOSED LAND USE = RESIDENTIAL

OWNERSHIPS

- | | | | |
|---|---|----|---|
| 1 | MCCALL DEVELOPMENT INC
1536 MULLOWNEY LN STE 100
BILLINGS, MT 59101-6397 | 9 | MCCALL HOMES LLC
1536 MULLOWNEY LN STE 100
BILLINGS, MT 59101-6397 |
| 2 | CARDER, BRANDIE M & JASON T
1886 ANNAFELD PARKWAY W
BILLINGS, MT 59101-7286 | 10 | MILLER, MATTHEW & MADISON
6224 NORMA JEAN SQUARE S
BILLINGS, MT 59101 |
| 3 | JEAN NILSON REVOCABLE TRUST
1815 GREYSTONE DR
BILLINGS, MT 59102-6556 | 11 | COUILLARD, ANDREW & MARY
6226 NORMA JEAN SQUARE S
BILLINGS, MT 59101 |
| 4 | WALTER, NORMA J
1807 EAST LANE
BILLINGS, MT 59102-6349 | | |
| 5 | GOODMAN, KELLY
2201 EAST LN
BILLINGS, MT 59101-6351 | | |
| 6 | WINCHELL, SCOTT & DANA
PO BOX 22967
BILLINGS, MT 59104-2967 | | |
| 7 | FRONTIER SERVICES INC.
PO BOX 418
HARDIN, MT 59034-0418 | | |
| 8 | GARY J ARMSTRONG LIVING TRUST
1701 EAST LANE
BILLINGS, MT 59101-6364 | | |



VICINITY MAP
NOT TO SCALE



SCALE: 1" = 60'