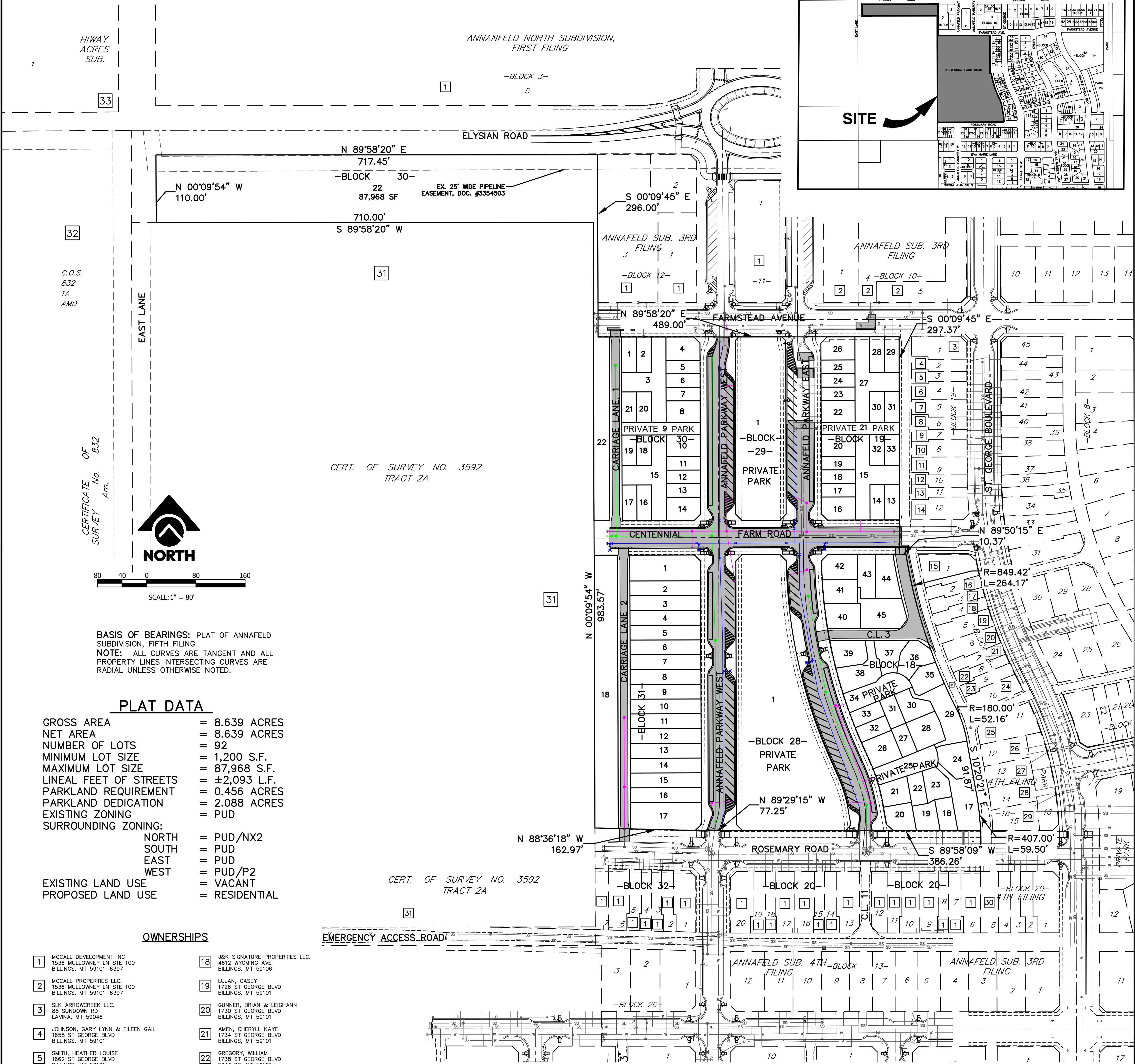
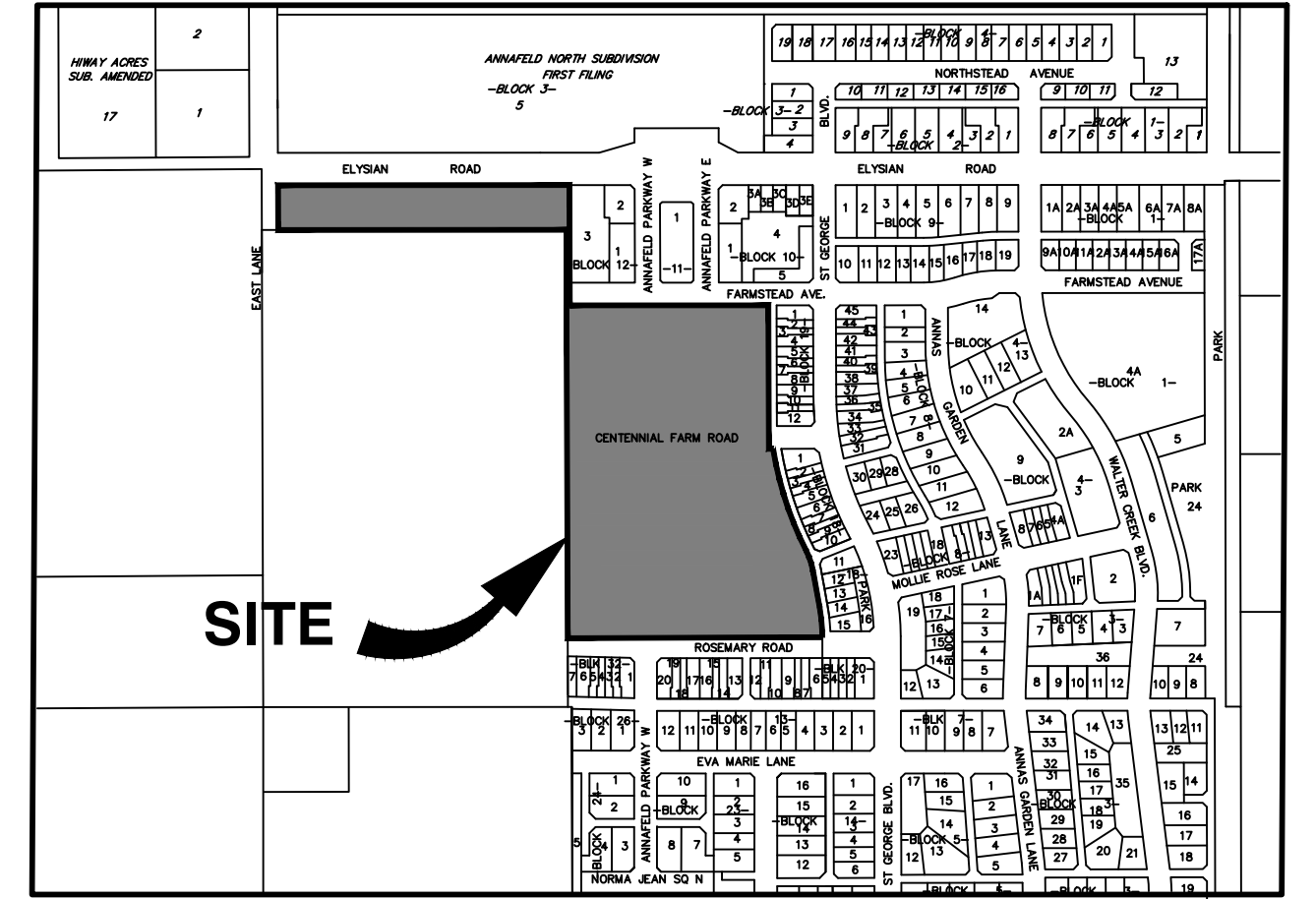


PRELIMINARY PLAT OF ANNAFELD SUBDIVISION, 7TH FILING

BEING LOTS 17-45, BLOCK 18, LOTS 13-16, BLOCK 19, LOT 1, BLOCK 28, LOT 1, BLOCK 29; LOTS 1-5, BLOCK 30 AND LOTS 1-11, BLOCK 31 ANNAFELD SUBDIVISION, 5TH FILING SITUATED IN THE NW 1/4 OF SECTION 19, T.1S., R. 26E., P.M.M. IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : McCALL DEVELOPMENT, INC.
PREPARED BY : **sanbell**

FEBRUARY, 2025
BILLINGS, MONTANA



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

PLAT DATA

GROSS AREA	= 8.639 ACRES
NET AREA	= 8.639 ACRES
NUMBER OF LOTS	= 92
MINIMUM LOT SIZE	= 1,200 S.F.
MAXIMUM LOT SIZE	= 87,968 S.F.
LINEAL FEET OF STREETS	= ±2,093 L.F.
PARKLAND REQUIREMENT	= 0.456 ACRES
PARKLAND DEDICATION	= 2.088 ACRES
EXISTING ZONING	= PUD
SURROUNDING ZONING:	
NORTH	= PUD/NX2
SOUTH	= PUD
EAST	= PUD
WEST	= PUD/P2
EXISTING LAND USE	
PROPOSED LAND USE	= RESIDENTIAL

OWNERSHIPS

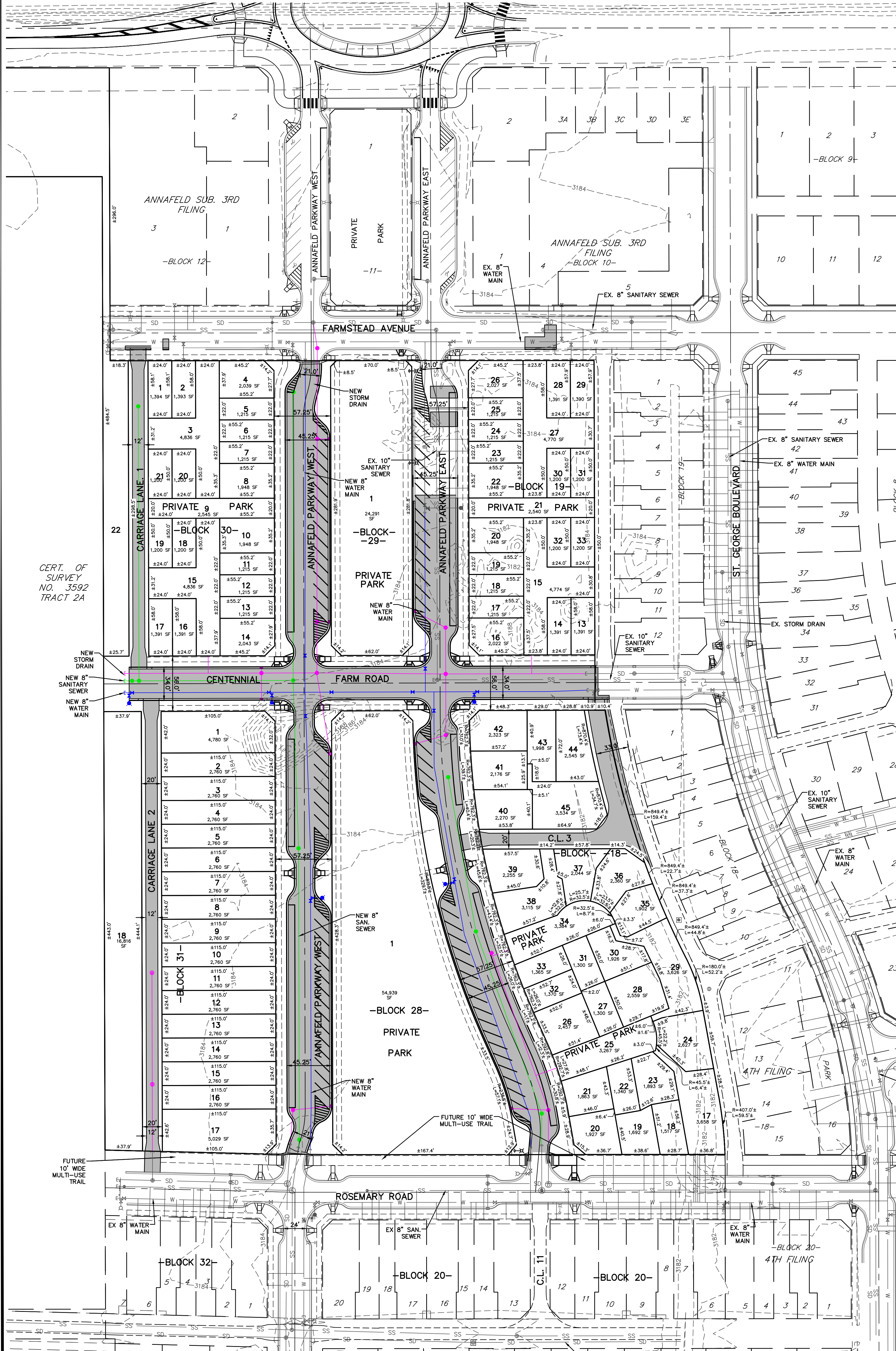
1	MCCALL DEVELOPMENT INC 1536 MULLOWNEY LN STE 100 BILLINGS, MT 59101-6397	18	J&K SIGNATURE PROPERTIES LLC 4612 WYOMING AVE BILLINGS, MT 59106
2	MCCALL PROPERTIES LLC 1536 MULLOWNEY LN STE 100 BILLINGS, MT 59101-6397	19	LUJAN, CASEY 1726 ST GEORGE BLVD BILLINGS, MT 59101
3	SLK ARROWCREEK LLC 88 SUNDOWN RD LAVINA, MT 59046	20	GUNNER, BRIAN & LEIGHANN 1730 ST GEORGE BLVD BILLINGS, MT 59101
4	JOHNSON, GARY LYNN & EILEEN GAIL 1658 ST GEORGE BLVD BILLINGS, MT 59101	21	AMEN, CHERYL KAYE 1734 ST GEORGE BLVD BILLINGS, MT 59101
5	SMITH, HEATHER LOUISE 1662 ST GEORGE BLVD BILLINGS, MT 59101	22	GREGORY, WILLIAM 1738 ST GEORGE BLVD BILLINGS, MT 59101
6	BENSON, SEAN C 1666 ST GEORGE BLVD BILLINGS, MT 59101	23	BEED, BROCK W & KYLIE 1742 ST GEORGE BLVD BILLINGS, MT 59101
7	CUDAHY, SEAN A & BRUCE 1670 ST GEORGE BLVD BILLINGS, MT 59101	24	1746 ST GEORGE BLVD LLC 1336 RIVIERA PL BILLINGS, MT 59106
8	GANETE, AMANDA 1674 ST GEORGE BLVD BILLINGS, MT 59101	25	REDFORD, TAWNY E & MAREEAR 1750 ST GEORGE BLVD BILLINGS, MT 59101
9	MATHEWS, BROOKE 1678 ST GEORGE BLVD BILLINGS, MT 59101	26	SBW TRUST 1754 ST GEORGE BLVD BILLINGS, MT 59101
10	BLAIR, SCOTT B & ALEXANDRA C 5415 GREEN TEAL DR BILLINGS, MT 59106	27	CALDERWOOD, DAWN SURVIVING TRUSTEE 4313 DUOK CREEK RD BILLINGS, MT 59101
11	MCCRARY, MOLLY (AKA) MOLLY E MCCRARY 1686 ST GEORGE BLVD BILLINGS, MT 59101	28	KUCK, DAVID A 1762 ST GEORGE BLVD BILLINGS, MT 59101
12	MULLER, BECCA C & SIGFRID A 1690 ST GEORGE BLVD BILLINGS, MT 59101	29	LANDIS, KATIE 1766 ST GEORGE BLVD BILLINGS, MT 59101
13	BURNS REVOCABLE LIVING TRUST 1615 FRONT ST BILLINGS, MT 59101	30	NIENHUIS, DAVID 6156 ROSEMARY RD BILLINGS, MT 59101
14	WILHELM, KARL 1698 ST GEORGE BLVD BILLINGS, MT 59101	31	GARY J ARMSTRONG LIVING TRUST 1701 EAST LANE BILLINGS, MT 59101-6364
15	STRICKER, MATT & KATY 1710 ST GEORGE BLVD BILLINGS, MT 59101	32	SCHOOL DISTRICT #23 8416 ELYSIAN RD BILLINGS, MT 59101-6314
16	HOYEM, RYLEE D 1714 ST GEORGE BLVD BILLINGS, MT 59101	33	KELLER, ARLISS W 1540 EAST LANE BILLINGS, MT 59101-6329
17	DRAKE, MELISSA 1718 ST GEORGE BLVD BILLINGS, MT 59101		

PRELIMINARY PLAT OF ANNAFELD SUBDIVISION, 7TH FILING

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PREPARED FOR : McCALL DEVELOPMENT, INC.
PREPARED BY : **sanbell**

FEBRUARY, 2025
BILLINGS, MONTANA



50 25 0 25 50 100
SCALE: 1" = 50'

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

CERT. OF SURVEY NO. 3592 TRACT 2A

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